

**NOTICE OF HEARING
ON PROPOSED ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO**

NOTICE IS HEREBY GIVEN that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 3rd day of November, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 125-99

**A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
SETTING A HEARING ON SUCH ANNEXATION,
AND EXERCISING LAND USE CONTROL**

HILL ANNEXATION

LOCATED AT 323, 323 ½ and 325 SOUTH REDLANDS ROAD

WHEREAS, on the 3rd day of November, 1999, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situate in Mesa County, Colorado, and described as follows:

HILL ANNEXATION

A parcel of land situate in the NE 1/4, SE 1/4 and SW 1/4 of Section 22, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the SW 1/16 corner of said Section 22; thence S 89°38'28" E along the north line of the SE 1/4 SW 1/4 of said Section 22 a distance of 608.16 feet to a point; thence along a line 1.00 feet northeast of and parallel with the southwesterly right of way line for South Redlands Road the following 7 courses:

- 1) S 37°14'28" E a distance of 114.02 feet;
- 2) S 41°18'28" E a distance of 68.33 feet;
- 3) S 46°03'28" E a distance of 84.94 feet;
- 4) S 48°09'14" E a distance of 96.92 feet;
- 5) S 49°34'53" E a distance of 74.99 feet;
- 6) S 55°44'53" E a distance of 146.96 feet;
- 7) S 77°15'53" E a distance of 254.81 feet to a point on the west right of way line for 25 1/2 Road (Rosevale Road); thence crossing the west 1/2 of said 25 1/2 Road (Rosevale Road) S 89°58'10" E a distance of 28.89 feet to a point; thence N 00°01'50" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 SW 1/4 of said Section 22 a distance of 448.78 feet to a point on the north line of said SE 1/4 SW 1/4; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east line of the NE 1/4 SW 1/4 of said Section 22 a distance of 1319.27 feet to a point on the north line of said NE 1/4 SW 1/4; thence N 00°00'00" E along a line 1.00 feet west of and parallel with the east line of the SE 1/4 NW 1/4 of said Section 22 a distance of 30.00 feet to a point; thence N 89°22'31" E a distance of 31.00 feet to a point on the east right of way line for 25 1/2 Road (Rosevale Road); thence leaving the east right of way line for said 25 1/2 Road (Rosevale Road) N 89°22'31" E along the north right of way line for C 1/2 Road a distance of 1262.90 feet to a point on the west right of way line for 25 3/4 Road; thence crossing the west 1/2 of said 25 3/4 Road N 89°22'31" E a distance of 25.00 feet to a point on the east line of the SW 1/4 NE 1/4 of said Section 22; thence crossing the east 1/2 of said 25 3/4 Road N 89°20'46" E a distance of 25.00 feet to a point on the east right of way line for said 25 3/4 Road; thence crossing the north 1/2 of C 1/2 Road S 00°05'29" E a distance of 30.00 feet to a point on the south line of said SE 1/4 NE 1/4 ; thence crossing the south 1/2 of said C 1/2 Road S 00°05'31" E a distance of 30.00 feet to a point on the south right of way line for said C 1/2 Road; thence leaving the south right of way line for said C 1/2 Road S 00°05'31" E along the east right of way line for said 25 3/4 Road a distance of 1264.99 feet to a point on the north right of way line for C 1/4 Road; thence crossing the north 1/2 of said C 1/4 Road S 00°05'31" E a distance of 25.00 feet to a point on the south line of the NE 1/4 SE 1/4 of said Section 22; thence crossing the south 1/2 of said C 1/4 Road S 00°05'54" E a distance of 25.00 feet to a point on the south right of way line for said C 1/4 Road; thence S 00°05'54" E along the east right of way line for said 25 3/4 Road a distance of 300.00 feet to a point; thence crossing said 25 3/4 Road S 89°54'06" W a distance of 50.00 feet to a point on the west right of way line for said 25 3/4 Road; thence

N 00°05'54" W along the west right of way line for said 25 3/4 Road a distance of 324.55 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 22; thence N 00°05'31" W along the west right of way line for said 25 3/4 Road a distance of 1289.97 feet to a point on the south right of way line for said C 1/2 Road; thence S 89°22'31" W along said south right of way line a distance of 1263.00 feet to a point on the east right of way line for 25 1/2 Road (Rosevale Road); thence S 00°00'00" E along said east right of way line a distance of 75.82 feet to a point; thence leaving said east right of way line S 90°00'00" W a distance of 30.00 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 22; thence S 00°00'00" E along the west line of said NW 1/4 SE 1/4 a distance of 1214.00 feet to the CS 1/16 corner of said Section 22; thence S 00°01'50" W along the west line of the SW 1/4 SE 1/4 of said Section 22 a distance of 449.54 feet to a point; thence crossing the west 1/2 of 25 1/2 Road (Rosevale Road) N 89°58'10" W a distance of 30.00 feet to a point on the southwesterly right of way line for South Redlands Road; thence along the southwesterly right of way line for said South Redlands Road the following 4 courses:

- 1) N 77°15'53" W a distance of 255.11 feet;
- 2) N 55°44'53" W a distance of 147.20 feet;
- 3) N 49°34'53" W a distance of 75.00 feet;
- 4) N 48°09'14" W a distance of 96.95 feet;

thence leaving said southwesterly right of way line S 43°44'22" W a distance of 193.53 feet to a point; thence S 31°16'28" E a distance of 188.40 feet to a point; thence S 07°47'28" E a distance of 59.19 feet to a point; thence S 61°41'28" E a distance of 110.18 feet to a point; thence S 42°39'28" E a distance of 64.93 feet to a point on the south line of the N 1/2 SE 1/4 SW 1/4 of said Section 22; thence N 89°38'53" W along the south line of said N 1/2 SE 1/4 SW 1/4 a distance of 895.63 feet to the southwest corner of said N 1/2 SE 1/4 SW 1/4; thence N 00°00'50" W along the west line of said N 1/2 SE 1/4 SW 1/4 a distance of 659.58 feet to the SW 1/16 corner of said Section 22 and point of beginning, containing 14.41 acres more or less.

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WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 15th day of December, 1999, at Two Rivers Convention Center, located at 159 Main Street, City of Grand Junction, Colorado, at 7:30 p.m. to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED this 3rd day of November, 1999.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk

NOTICE IS FURTHER GIVEN that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

/s/ Stephanie Nye

City Clerk

Published: November 5, 1999
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November 19, 1999
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