

**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 17th day of February, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 20-99

**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**

DOS RIOS ELEMENTARY SCHOOL ANNEXATION

LOCATED AT 265 LINDEN AVENUE

WHEREAS, on the 17th day of February, 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:

A parcel of land situate in the SW 1/4 NE 1/4 of Section 26, 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 southeast corner of Lot 1 of Miles Craig Minor Subdivision, as found recorded in Plat Book 16 at Page 38 of the records of the Mesa County Clerk and Recorder; thence along the southerly, southwesterly, westerly and northerly boundary of said Lot 1 the following 4 courses:

- 1) N 89°36'24" W a distance of 739.29 feet to a point;
- 2) N 63°23'23" W a distance of 335.12 feet to a point;
- 3) N 00°11'27" E a distance of 501.96 feet to the northwest corner of said Lot 1; S 89°36'24" E a distance of 1039.41 feet to the northeast corner of said Lot 1; thence S 89°36'24" E a distance of 30.00 feet to a point on the east line of the SW 1/4 NE 1/4 of said Section 26; thence S 00°11'27" W along the east line of said SW 1/4 NE 1/4 a distance of 650.01 feet to a point; thence leaving said east line N 89°36'24" W a distance of 30.00 feet to the southeast corner of said Lot 1 and point of beginning, containing 15.45 acres more or less.

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 7th day of April, 1999, in the City-County Auditorium in City Hall of the 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 17th day of February, 1999.

Attest:

/s/ Janet L. Terry

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:

February 19, 1999

February 26, 1999

March 5, 1999

March 12, 1999