

**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 March, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 29-99

**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**

EBERHART ANNEXATION

A serial annexation comprising: Eberhart Annexation No.1 and Eberhart Annexation No. 2

**LOCATED AT 543 31 ROAD
AND INCLUDING PORTIONS OF THE I-70 BUSINESS LOOP AND 31 ROAD RIGHTS-OF-WAY.**

WHEREAS, on the 3rd day of March, 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:

EBERHART ANNEXATION NO.1

A parcel of land situate in the SE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the southwest corner of Lot 6 of 31 Road Business Park as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence N 69°03'27" E along the northerly right of way line for I-70 B a distance of 310.44 feet to a point; thence continuing along the northerly right of way line for said I-70 B N 72°04'12" E a distance of 164.77 feet to a point; thence leaving said northerly right of way line S 17°55'48" E a distance of 1.00 feet to a point; thence S 72°04'12" W along a line 1.00 feet south of and parallel with the northerly right of way line for said I-70 B a distance of 164.74 feet to a point; thence continuing along a line 1.00 feet south of and parallel with said northerly right of way line S 69°03'27" W a distance of 309.73 feet to a point; thence S 00°00'00" W a distance of 237.18 feet to a point on the southerly right of way line for said I-70 B; thence S 73°08'27"W along said southerly right of way line a distance of 1.04 feet to a point; thence leaving said southerly right of way line N 00°00'00" E a distance of 238.17 feet to the point on the northerly right of way line for said I-70 B and point of beginning, containing .02 acres more or less.

EBERHART ANNEXATION NO.2

A parcel of land situate in the SE 1/4 of Section 9, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the southwest corner of Lot 6 of 31 Road Business Park as found recorded in Plat Book 12 at Page 353 of the records of the Mesa County Clerk and Recorder; thence S 00°00'00" W a distance of 238.17 feet to a point on the southerly right of way line for I-70 B; thence N 73°08'27" E along said southerly right of way line a distance of 1.04 feet to the True Point of Beginning of the

parcel described herein; thence N 00°00'00" E a distance of 237.18 feet to a point; thence along a line 1.00 feet south of and parallel with the northerly right of way line for said I-70 B the following 2 courses:

1) N 69°03'27" E a distance of 309.73 feet to a point;
2) N 72°04'12" E a distance of 164.74 feet to a point; thence N 17°55'48" W a distance of 1.00 feet to a point on the northerly right of way line for said I-70 B; thence N 72°04'12" E along said northerly right of way line a distance of 121.49 feet to a point on the west right of way line for 31 Road; thence N 00°11'04" W along the west right of way line for 31 Road a distance of 260.39 feet to the southeast corner of Lot 1 of said 31 Road Business Park; thence S 73°00'00" W along the southerly line of said Lot 1 a distance of 209.31 feet to the southwest corner of said Lot 1; thence N 00°00'00" E along the west line of said Lot 1 a distance of 156.01 feet to the northwest corner of said Lot 1; thence N 73°03'02" E along the southerly right of way line for E 1/4 Road a distance of 281.84 feet to a point on the east right of way line for 31 Road; thence S 00°11'04" E along the east right of way line for said 31 Road (said east right of way line also being the west boundary line for East Park Subdivision, Plat Bk. 11, P. 173) a distance of 414.75 feet to a point on the northerly right of way line for said I-70 B; thence leaving said northerly right of way line S 00°11'04" E a distance of 2.10 feet to a point; thence along a line 2.00 feet south of and parallel with the northerly right of way line for said I-70 B the following 2 courses:

1) S 72°04'12" W a distance of 359.06 feet to a point;
2) S 69°03'27" W a distance of 309.01 feet to a point; thence S 00°00'00" W a distance of 236.19 feet to a point on the southerly right of way line for said I-70 B; thence S 73°08'27" W along said southerly right of way line a distance of 1.04 feet to the point of beginning, containing 1.41 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 3rd day of March, 1999.

Attest:

/s/ Janet 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:

March 5, 1999

March 12, 1999

March 19, 1999

March 26, 1999