

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

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 40-99

**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**

A STORAGE PLACE ANNEXATION

**LOCATED AT 2980 NORTH AVENUE
AND INCLUDING PORTIONS OF THE I-70 BUSINESS LOOP RIGHT-OF-WAY.**

WHEREAS, on the 17th 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:

A STORAGE PLACE ANNEXATION

A parcel of land situate in the NE 1/4 NE 1/4 of Section 17 and in the SE 1/4 SE 1/4 of Section 8 all in 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 northeast corner of said Section 17; thence S 89°51'00" W along the north line of the NE 1/4 NE 1/4 of said Section 17 a distance of 661.61 feet to the True Point of Beginning of the parcel described herein; thence leaving the north line of said NE 1/4 NE 1/4 S 00°16'28" E a distance of 28.00 feet to a point; thence along a line 2.00 feet north of and parallel with the southerly right of way line for I-70 B the following 7 courses:

- 1) S 89°51'00" W a distance of 28.00 feet;
- 2) S 62°29'00" W a distance of 4.80 feet;
- 3) S 00°00'00" W a distance of 14.77 feet;
- 4) S 75°09'30" W a distance of 53.13 feet;
- 5) 221.10 feet along the arc of a curve concave to the southeast, having a radius of 1334.50 feet, a delta angle of 9°29'34" and a long chord bearing S 55°06'47" W a distance of 220.85 feet;
- 6) S 50°22'00" W a distance of 306.90 feet;
- 7) 61.13 feet along the arc of a curve concave to the northwest, having a radius of 1530.50 feet, a delta angle of 2°17'18" and a long chord bearing S 51°30'35" W a distance of 61.12 feet; thence leaving said line N 00°00'00" W a distance of 468.90 feet to a point on the northerly right of way line for said I-70 B; thence along said northerly right of way line the following 2 courses:
 - 1) N 58°24'30" E a distance of 103.05 feet;
 - 2) N 77°39'30" E a distance of 128.26 feet; thence leaving said northerly right of way line and along the easterly right of way line for Centennial Road the following 5 courses:
 - 1) N 12°20'30" W a distance of 20.61 feet;
 - 2) 224.46 feet along the arc of a curve to the left, having a radius of 225.00 feet, a delta angle of 57°09'30" and a long chord bearing N 40°55'15" W a distance of 215.27 feet;

- 3) N 69°30'00" W a distance of 34.73 feet;
- 4) 211.54 feet along the arc of a curve to the right, having a radius of 175.00 feet, a delta angle of 69°15'30" and a long chord bearing N 34°52'15" W a distance of 198.99 feet;
- 5) N 00°14'30" W a distance of 198.72 feet; thence N 89°51'00" E along the south line of the north 60.00 feet of the south 750.00 feet of the W 1/2 SE 1/4 SE 1/4 of Section 8 a distance of 611.21 feet to a point; thence S 00°16'28" E along the east line of the W 1/2 SE 1/4 SE 1/4 of said Section 8 a distance of 467.21 feet to a point on the northerly right of way line for said I-70 B; thence leaving said northerly right of way line and continuing along said east line S 00°16'28" E a distance of 222.79 feet to the southeast corner of said W 1/2 SE 1/4 SE 1/4 and point of beginning, containing 10.65 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 21st day of April, 1999, at Two Rivers Convention, 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 17th day of March, 1999.

Attest:

/s/ Stephanie Nye
City Clerk

/s/ Reford C. Theobald
President of the Council Pro Tem

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 19, 1999
March 26, 1999
April 2, 1999
April 9, 1999