

**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 7th day of April, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 44-99

**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**

WHEELING CORRUGATED ANNEXATION

LOCATED AT 2749 HIGHWAY 50

WHEREAS, on the 7th day of April, 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:

**Perimeter Boundary Legal Description
WHEELING CORRUGATED ANNEXATION**

A parcel of land situate in the NE 1/4 SW 1/4 and in the NW 1/4 SE 1/4 of Section 25, 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 southwest corner of the E 1/2 NE 1/4 SW 1/4 of said Section 25; thence N 00°05'35" E along the west line of the E 1/2 NE 1/4 SW 1/4 of said Section 25 a distance of 261.21 feet to a point; thence leaving the west line of said E 1/2 NE 1/4 SW 1/4 S 89°57'00" E a distance of 119.28 feet to a point; thence N 28°17'00" E a distance of 625.54 feet to a point on the southerly right of way line for U.S. Highway 50; thence N 73°15'30" E along the southerly right of way line for said U.S. Highway 50 a distance of 12.44 feet to a point; thence leaving said southerly right of way line and crossing said U.S. Highway 50 N 19°38'43" E a distance of 279.86 feet to a point on the northerly right of way line for said U.S. Highway 50; thence along said northerly right of way line the following 3 courses:

S 69°23'00" E a distance of 179.09 feet to a point;

S 65°05'30" E a distance of 200.50 feet to a point;

S 69°29'00" E a distance of 797.16 feet to a point; thence leaving said northerly right of way line and crossing said U.S. Highway 50 S 11°28'13" W a distance of 255.33 feet to a point on the southerly right of way line for said U.S. Highway 50; thence along said southerly right of way line the following 3 courses:

N 69°23'00" W a distance of 832.20 feet to a point;

N 73°40'30" W a distance of 188.70 feet to a point;

N 69°23'00" W a distance of 10.14 feet to a point; thence leaving the southerly right of way line for said U.S. Highway 50 S 35°54'00" E along the westerly line of a parcel of land as found described in Book 894 at Page 255 of the records of the Mesa County Clerk and Recorder a distance of 76.74 feet to a point; thence along the westerly right of way line for 27 1/2 Road as found described in Book 891 at Page 566 of the records of said Mesa County Clerk and Recorder the following 6 courses:

S 00°00'00" W a distance of 44.61 feet to a point;

S 21°03'00" E a distance of 55.67 feet to a point;

S 12°57'00" E a distance of 514.89 feet to a point;
S 36°00'00" W a distance of 59.68 feet to a point;
S 75°00'00" W a distance of 83.00 feet to a point;
S 00°00'00" W a distance of 20.96 feet to a point on the south line of the W 1/2 NW 1/4
SE 1/4 of said Section 25; thence N 89°56'37" W along said south line a distance of 3.29 feet to the CS
1/16 corner of said Section 25; thence S 89°57'48" W along the south line of the E 1/2 NE 1/4 SW 1/4
of said Section 25 a distance of 564.90 feet to a point; thence leaving said south line N 00°05'35" E a
distance of 133.00 feet to a point; thence S 89°57'48" W a distance of 75.00 feet to a point; thence S
00°05'35" W a distance of 133.00 feet to a point on the south line of said E 1/2 NE 1/4 SW 1/4; thence
S 89°57'48" W along said south line a distance of 20.00 feet to the point of beginning, containing 16.31
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 19th day of May, 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 7th day of April, 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: April 9, 1999
April 16, 1999
April 23, 1999
April 30, 1999