

**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 5th day of May, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 63-99

**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**

CIMMARON EAST ANNEXATION

A serial annexation comprising: Cimmaron East Annexation No.1 and Cimmaron East Annexation No. 2

**LOCATED AT 3060 D ½ ROAD
AND INCLUDING PORTIONS OF THE D ½ ROAD RIGHT-OF-WAY.**

WHEREAS, on the 5th day of May, 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:

CIMMARRON EAST ANNEXATION NO.1

A parcel of land situate in the SW 1/4 NE 1/4 of Section 16, 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 C 1/4 corner of said Section 16; thence N 89°54'23" E along the south line of the SW 1/4 NE 1/4 of said Section 16 a distance of 330.02 feet to the True Point of Beginning of the parcel described herein; thence leaving the south line of said SW 1/4 NE 1/4 N 00°00'30" E a distance of 33.00 feet to the southeast corner of Cherokee Village Subdivision as found recorded in Plat Book 12 at Page 362 of the records of the Mesa County Clerk and Recorder; thence N 89°54'23" E a distance of 10.00 feet to a point; thence S 00°00'30" W a distance of 23.00 feet to a point; thence N 89°54'23" E along a line 10.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 145.00 feet to a point; thence N 00°00'30" W a distance of 495.00 feet to a point; thence N 89°54'23" E a distance of 10.00 feet to a point on the west boundary line of Topaz Subdivision as found recorded in Plat Book 13 at Page 131 of the records of said Mesa County Clerk and Recorder; thence S 00°00'30" E along the west boundary line of said Topaz Subdivision a distance of 472.00 feet to the southwest corner of said Topaz Subdivision; thence S 00°00'30" E a distance of 33.00 feet to a point on the south line of the SW 1/4 NE 1/4 of said Section 16; thence S 89°54'23" W along the south line of said SW 1/4 NE 1/4 a distance of 165.00 feet to the point of beginning, containing .16 acres more or less.

CIMMARRON EAST ANNEXATION NO.2

A parcel of land situate in the SW 1/4 NE 1/4 of Section 16, 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 C 1/4 corner of said Section 16; thence N 89°54'23" E along the south line of the SW 1/4 NE 1/4 of said Section 16 a distance of 330.02 feet to a point; thence leaving the south line of said SW 1/4 NE 1/4 N 00°00'30" E a distance of 33.00 feet to the southeast corner of Cherokee Village Subdivision as found recorded in Plat Book 12 at Page 362 of the records of the Mesa County Clerk and Recorder and the True Point of Beginning of the parcel described herein ; thence N 89°54'23" E a distance of 10.00 feet to a point; thence S 00°00'30" W a distance of 23.00 feet to a point; thence N 89°54'23" E along a line 10.00 feet north of and parallel with the south line of said SW 1/4 NE 1/4 a distance of 145.00 feet to a point; thence N 00°00'30" W a distance of 495.00 feet to a point; thence N 89°54'23" E a distance of 10.00 feet to a point on the west boundary line of Topaz Subdivision as found recorded in Plat Book 13 at Page 131 of the records of said Mesa County Clerk and Recorder; thence N 00°00'30" W along the west boundary line of said Topaz Subdivision a distance of 316.50 feet to the northwest corner of said Topaz Subdivision; thence N 89°54'23" E along the north boundary line of said Topaz Subdivision a distance of 264.39 feet to the northeast corner of said Topaz Subdivision (said northeast corner also being the northwest corner of William Keith Subdivision as found recorded in Plat Book 13 at Page 442 of the records of said Mesa County Clerk and Recorder); thence N 89°54'23" E along the north boundary line of said William Keith Subdivision a distance of 231.27 feet to a point on the west boundary line of Orchard View Subdivision as found recorded in Plat Book 13 at Page 90 – 91 of the records of said Mesa County Clerk and Recorder; thence N 00°01'46" E along the west boundary line of said Orchard View Subdivision a distance of 497.54 feet to the northwest corner of said Orchard View Subdivision; thence S 89°54'43" W along the north line of the SW 1/4 NE 1/4 of said Section 16 a distance of 660.61 feet to the northeast corner of said Cherokee Village Subdivision; thence S 00°00'30" W along the east boundary line of said Cherokee Village Subdivision a distance of 1286.10 feet to the point of beginning, containing 10.50 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 16th day of June, 1999, at Two Rivers Convention Center, 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 5th day of May, 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:

May 7, 1999

May 14, 1999

May 21, 1999

May 28, 1999