

**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 18th day of October, 2000, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 100-00

**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**

REDLANDS PARKWAY BRIDGE ANNEXATION

LOCATED

**On the Redlands Parkway across the Colorado River and
Including the Redlands Parkway Right-of-way and Bridge**

WHEREAS, on the 18th day of October 2000, 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 NW 1/4 of Section 8, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the W 1/4 corner of Section 8; thence N 00°00'00" W along the west line of the NW 1/4 of said Section 8 a distance of 641.53 feet to a point on the easterly right of way line for the Redlands Parkway; thence along the easterly right of way line for said Redlands Parkway the following 10 courses:

- 1) N 33°29'16" E a distance of 96.33 feet to a point;
- 2) N 73°13'39" E a distance of 36.83 feet to a point;
- 3) N 42°59'31" E a distance of 52.07 feet to a point;
- 4) N 51°21'45" E a distance of 54.73 feet to a point;
- 5) N 38°51'19" E a distance of 85.14 feet to a point;
- 6) N 40°08'25" E a distance of 92.46 feet to a point;
- 7) N 12°11'02" E a distance of 38.50 feet to a point;
- 8) N 10°19'42" W a distance of 47.96 feet to a point;
- 9) N 15°11'49" W a distance of 39.18 feet to a point;
- 10) N 20°12'31" W a distance of 42.29 feet to a point on the southwesterly bank of the Colorado River and True Point of Beginning for the parcel described herein;

thence along the southwesterly bank of said Colorado River the following 3 courses:

- 1) N 44°49'50" W a distance of 114.37 feet to a point;
- 2) N 30°12'07" W a distance of 8.62 feet to a point;
- 3) N 39°08'01" W a distance of 40.41 feet to a point;

thence crossing said Colorado River N 46°16'07" E a distance of 317.16 to a point on the northeasterly bank of said Colorado River (said northeasterly bank also being the edge of accreted land as per Action No. 19066 recorded in Book 959 at Page 269-271 of the records of the Mesa County Clerk and Recorder); thence along the northeasterly bank of said Colorado River the following 3 courses:

- 1) S 37°23'17" E a distance of 15.69 feet to a point;
- 2) S 43°02'50" E a distance of 256.14 feet to a point;
- 3) S 49°35'45" E a distance of 28.43 feet to a point;

thence crossing said Colorado River S 46°16'07" W a distance of 294.14 feet to a point on the southwesterly bank of said Colorado River; thence N 53°45'00" W along the southwesterly bank of said Colorado River a distance of 139.11 feet to the point of beginning.

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 6th day of December, 2000, in the auditorium of the Grand Junction City Hall, located at 250 N. Fifth Street, 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 18th day of October, 2000.

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/ Stehanie Nye
City Clerk

<i>PUBLISHED</i>
October 20, 2000
October 27, 2000
November 3, 2000
November 10, 2000