

**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. 101-00

**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**

**C.H.C. CELLULAR ANNEXATION
A Serial Annexation comprising C.H.C. Cellular Annexation No 1. and
C.H.C. Cellular Annexation No. 2**

**LOCATED at 2784 Winters Avenue and
Including the Winters Avenue Right-of-way**

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:

C.H.C. CELLULAR ANNEXATION NO.1

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, 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 NE 1/16 corner of Section 24; thence S 89°53'01" E along the north line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24 a distance of 657.69 feet to the northeast corner of said NW 1/4 SE 1/4 NE 1/4 (said northeast corner also being the northwest corner of Lot 3 of 28 Road Industrial Park Subdivision); thence S 00°08'53" E along the east line of said NW 1/4 SE 1/4 NE 1/4 (said east line also being the west line of Lot 3 of said 28 Road Industrial Park Subdivision) a distance of 165.00 feet to the True Point of Beginning of the parcel described herein; thence S 00°08'53" E along said east line a distance of 135.89 feet to the southwest corner of said Lot 3; thence S 89°50'01" E along the north right of way line for Winters Avenue a distance of 598.15 feet to the southeast corner of Lot 1 of said 28 Road Industrial Park Subdivision; thence S 89°50'01" E a distance of 20.00 feet to a point on the west right of way line for 28 Road; thence S 00°14'23" E along the west right of way line for said 28 Road a distance of 80.00 feet to a point; thence 31.56 feet along the south right of way line for said Winters Avenue and arc of a curve concave to the southwest, having a radius of 20.00 feet, a delta angle of 90°24'32" and a long chord bearing N

45°02'12" W a distance of 28.39 feet to a point; thence leaving the south right of way line for said Winters Avenue N 00°09'59" E a distance of 30.00 feet to a point on the centerline for said Winters Avenue; thence N 89°50'01" W along the centerline for said Winters Avenue a distance of 598.42 feet to a point on the west end of said Winters Avenue; thence N 89°50'01" W a distance of 100.00 feet to a point; thence N 00°08'53" W a distance of 165.81 feet to a point; thence S 89°53'01" E a distance of 100.00 feet to the point of beginning.

C.H.C. CELLULAR ANNEXATION NO.2

A parcel of land situate in the SE 1/4 NE 1/4 of Section 24, 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 NE 1/16 corner of Section 24; thence S 89°53'01" E along the north line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24 a distance of 657.69 feet to the northeast corner of said NW 1/4 SE 1/4 NE 1/4 (said northeast corner also being the northwest corner of Lot 3 of 28 Road Industrial Park Subdivision); thence S 00°08'53" E along the east line of said NW 1/4 SE 1/4 NE 1/4 (said east line also being the west line of Lot 3 of said 28 Road Industrial Park Subdivision) a distance of 165.00 feet to a point; thence leaving said east line N 89°53'01" W a distance of 100.00 feet to a point; thence S 00°08'53" E a distance of 165.81 feet to a point; thence S 89°50'01" E a distance of 100.00 feet to a point on the east line of the NW 1/4 SE 1/4 NE 1/4 of said Section 24; thence S 89°50'01" E along the centerline for Winters Avenue a distance of 598.42 feet to a point; thence leaving the centerline for said Winters Avenue S 00°09'59" W a distance of 30.00 feet to a point on the south right of way line for said Winters Avenue; thence N 89°50'01" W along said south right of way line a distance of 598.23 feet to the northwest corner of Lot 4 of said 28 Road Industrial Park Subdivision; thence S 00°08'53" E along the west line of said Lot 4 a distance of 300.89 feet to the southwest corner of said Lot 4 (said southwest corner also being the southeast corner of the NW 1/4 SE 1/4 NE 1/4 of said Section 24); thence N 89°50'02" W along the south line of said NW 1/4 SE 1/4 NE 1/4 a distance of 658.74 feet to the southwest corner of said NW 1/4 SE 1/4 NE 1/4; thence N 00°03'26" W along the west line of said NW 1/4 SE 1/4 NE 1/4 a distance of 661.21 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/ Stephanie Nye
City Clerk

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