

**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 April, 2000, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 28-00

**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**

HART ANNEXATION

**LOCATED AT 3015 E 1/2 ROAD
AND INCLUDING A PORTION OF 30 ROAD RIGHT-OF-WAY.**

WHEREAS, on the 5th day of April, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
HART ANNEXATION**

A parcel of land situate in the in the SW 1/4 of Section 9, the SE 1/4 of Section 8 and in the NW 1/4 of Section 16 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 W 1/4 corner of Section 9; thence N 90°00'00" E along the north line of the NW 1/4 SW 1/4 of said Section 9 a distance of 49.00 feet to the True Point of Beginning of the parcel described herein; thence N 90°00'00" E along the north line of said NW 1/4 SW 1/4 a distance of 942.50 feet to a point; thence leaving said north line S 00°00'00" W a distance of 980.20 feet to a point on the northerly right of way line for Grand Valley Canal; thence along the northerly right of way line for said Grand Valley Canal the following 4 courses:

N 34°11'25" W a distance of 174.55 feet;

N 41°24'49" W a distance of 142.30 feet;

N 50°45'53" W a distance of 89.01 feet;

N 65°52'10" W a distance of 35.43 feet;

thence leaving said northerly right of way line N 00°08'56" W a distance of 657.32 feet to a point; thence S 90°00'00" W along a line 1.00 feet south of and parallel with the north line of the NW 1/4 SW 1/4 of said Section 9 a distance of 646.30 feet to a point; thence S 00°00'00" W a distance of 24.00 feet to a point; thence S 45°00'00" W a distance of 14.14 feet to a point on the east right of way line for 30 Road; thence S 00°00'00" E along said east right of way line a distance of 964.77 feet to a point; thence leaving said east right of

way line S 90°00'00" W a distance of 40.00 feet to a point on the west line of the NW 1/4 SW 1/4 of said Section 9; thence S 00°00'00" E along the west line of said NW 1/4 SW 1/4 a distance of 320.00 feet to the S 1/16 corner on the west line of said Section 9; thence N 90°00'00" E along the north line of the SW 1/4 SW 1/4 of said Section 9 a distance of 40.00 feet to a point on the east right of way line for said 30 Road; thence along said east right of way line S 00°15'00" E a distance of 946.80 feet to a point on the northerly right of way line for I-70B; thence along the northerly right of way line for said I-70B the following 2 courses:

N 30°19'00" W a distance of 19.96 feet;

S 89°45'00" W a distance of 29.00 feet;

thence S 00°15'00" E along a line 1.00 feet east of and parallel with the west line of the SW 1/4 SW 1/4 of said Section 9 a distance of 390.30 feet to a point on the south line of said SW 1/4 SW 1/4; thence S 00°00'00" E along a line 1.00 feet east of and parallel with the west line of the NW 1/4 NW 1/4 of Section 16 a distance of 24.07 feet to a point; thence along a line 6.00 feet north of and parallel with the southerly right of way line for I-70B the following 3 courses:

N 90°00'00" E a distance of 387.72 feet;

N 72°52'00" E a distance of 351.09 feet;

N 72°50'00" E a distance of 2000.00 feet;

thence S 17°10'00" E a distance of 5.00 feet to a point; thence along a line 1.00 feet north of and parallel with the southerly right of way line for said I-70B the following 3 courses:

S 72°50'00" W a distance of 2000.00 feet;

S 72°52'00" W a distance of 351.85 feet;

S 90°00'00" W a distance of 389.47 feet to a point on the west line of the NW 1/4 NW 1/4 of said Section 16;

thence N 00°00'00" W along the west line of said NW 1/4 NW 1/4 a distance of 29.07 feet to the northwest corner of said Section 16; thence N 00°15'00" W along the west line of the SW 1/4 SW 1/4 of Section 9 a distance of 395.30 feet to a point; thence leaving said west line N 89°45'00" E a distance of 39.00 feet to a point; thence N 00°15'00" W along a line 1.00 feet west of and parallel with the east right of way line for 30 Road a distance of 923.53 feet to a point; thence S 90°00'00" W a distance of 40.00 feet to a point; thence N 00°15'00" W along a line 1.00 feet west of and parallel with the east line of the SE 1/4 SE 1/4 of Section 8 a distance of 1.00 feet to a point on the north line of said SE 1/4 SE 1/4; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east line of the NE 1/4 SE 1/4 of said Section 8 a distance of 321.00 feet to a point; thence N 90°00'00" E a distance of 40.00 feet to a point; thence N 00°00'00" W along a line 1.00 feet west of and parallel with the east right of way line for said 30 Road a distance of 964.18 feet to a point; thence N 45°00'00" E a distance of 14.14 feet to a point; thence N 00°00'00" E a distance of 24.59 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 17th day of May, 2000, in the Two Rivers Convention Center located at 159 Main 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 5th day of April, 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

Published:

April 7, 2000

April 14, 2000

April 21, 2000

April 28, 2000