

**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 5<sup>th</sup> day of April, 2000, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 31-00**

**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**

**GRAND JUNCTION BIBLE MISSIONARY CHURCH ANNEXATION**

**LOCATED** at SW CORNER I-70 & 26 ½ Rd (2648 COTTONWOOD DRIVE)

**WHEREAS**, on the 5<sup>th</sup> 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:

A parcel of land situate in the NE 1/4 and in the NW 1/4 of Section 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the C 1/4 corner of Section 35; thence N 00°01'30" E along the north – south centerline of said Section 35 a distance of 397.60 feet to the True Point of Beginning of the parcel described herein; thence S 76°56'00" W a distance of 33.88 feet to the northeast corner of Lot 3 of North Rolling Acres Filing No. Two Subdivision; thence along the southeasterly right of way line for Cottonwood Drive the following 2 courses:

- 1) 81.08 feet along the arc of a curve concave to the southeast, having a radius of 131.35 feet, a delta angle of 35°21'59" and a long chord bearing S 66°30'56" W a distance of 79.80 feet to a point;
  - 2) S 49°01'30" W a distance of 128.32 feet to a point;
- thence crossing Cottonwood Drive N 40°58'30" W a distance of 56.00 feet to the southwest corner of Lot 9 of North Rolling Acres Subdivision; thence N 34°18'29" W along the westerly line of said Lot 9 a distance of 167.57 feet to a point on the southeasterly right of way line for Interstate 70; thence along the southeasterly right of way line for said Interstate 70 the following 2 courses:
- 1) N 70°32'30" E a distance of 174.24 feet to a point;
  - 2) N 69°32'00" E a distance of 125.00 feet to a point;
- thence N 69°21'56" E a distance of 90.62 feet to a point; thence N 71°36'00" E a distance of 43.94 feet to a point on the southeasterly right of way line for said Interstate 70; thence S 11°30'30" W along said southeasterly right of way line a distance of 209.00 feet to a point; thence continuing along said southeasterly right of way line N 89°40'00" W a distance of 32.00 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;

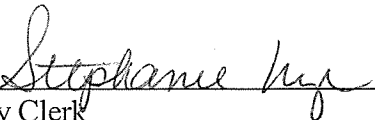
**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:**

1. That a hearing will be held on the 17<sup>th</sup> day of May, 2000, in Two Rivers Convention Center, 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:

  
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President of the Council

  
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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>
April 7, 2000
April 14, 2000
April 21, 2000
April 28, 2000