

**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 December, 2001, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 126-01**

**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**

**CIMARRON MESA ANNEXATION**

**LOCATED AT THE SOUTHWEST CORNER  
OF LINDEN AVENUE AND B ½ ROAD**

**WHEREAS**, on the 5<sup>th</sup> day of December, 2001, 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 certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW ¼ SE ¼), the Southwest Quarter of the Northeast Quarter (SW ¼ NE ¼) and the Southeast Quarter of the Northwest Quarter (SE ¼ NW ¼) of Section 26, Township 1 South, Range 1 West of the Ute Principal Meridian and a portion of the Plat of Miles Craig Minor Subdivision as same is recorded in Plat Book 16, Page 38, Reception No. 1819902, Public Records of Mesa County, State of Colorado, being more particularly described as follows:

ALL of Lot 2, said Plat of Miles Craig Minor Subdivision, TOGETHER WITH the following described parcel of land; BEGINNING at the Northeast corner of the NW ¼ SE ¼ of said Section 26, and considering the East line of the NW ¼ SE ¼ of said 26 to bear S 00°06'59" E with all bearings contained herein being relative thereto; thence S 00°06'59" E along the East line of the NW ¼ SE ¼ of said Section 26, a distance of 627.94 feet; thence S 89°53'01" W a distance of 30.00 feet to a point being the Southeast corner of said Lot 2; thence N 00°06'59" W along a line 30.00 feet West of and parallel with the East line of the NW ¼ SE ¼ of said Section 26, being the East line of said Lot 2, a distance of 628.21 feet to a point on the North line of the NW ¼ SE ¼ of said Section 26; thence continuing along the East line of said Lot 2, N 00°11'27" E along a line 30.00 feet West of and parallel with the East line of the SW ¼ NE ¼ of said Section 26, a distance of 143.08 feet to a point being the Southeast corner of Lot 1 of said Plat of Miles Craig Minor Subdivision; thence S 89°36'24" E a distance of 30.00 feet to a point on the East line of the SW ¼ NE ¼ of said Section 26; thence S 00°11'27" W, along the East line of the SW

¼ NE ¼ of said Section 26, a distance of 143.08 feet, more or less, 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 16<sup>th</sup> day of January, 2002, 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 5th day of December, 2001.

Attest:

/s/: Cindy Enos-Martinez  
President of the Council

/s/: Stephanie Tuin  
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 Tuin  
City Clerk

<b><i>PUBLISHED</i></b>
<b>December 7, 2001</b>
<b>December 14, 2001</b>
<b>December 21, 2001</b>
<b>December 28, 2001</b>