

**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 7th day of March, 2001, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 21-01

**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**

**CANTRELL ANNEXATION
A serial Annexation Comprising Cantrell Annexation No. 1
and Cantrell Annexation No. 2**

LOCATED AT 2930 NORTH AVENUE

AND INCLUDING A PORTION OF THE NORTH AVENUE RIGHT-OF-WAY

WHEREAS, on the 7th day of March, 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:

PERIMETER BOUNDARY LEGAL DESCRIPTION

Cantrell Annexation

A serial Annexation Comprising Cantrell Annexation No. 1 and Cantrell Annexation No. 2

Cantrell Annexation No. 1

A parcel of land situate in the SW 1/4 SE 1/4 and in the SE 1/4 SW 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the S 1/4 corner of said Section 8; thence N 89°53'09" W along the south line of the SE 1/4 SW 1/4 of said Section 8 a distance of 177.92 feet to a point; thence leaving said south line N 00°06'51" E a distance of 30.00 feet to a point; thence N 89°53'09" W along a line 10.00 feet south of and parallel with the north right of way line for North Avenue (U.S. Highway 6) a distance of 486.06 feet to a point; thence N 00°06'51" E a distance of 10.00 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence S 89°53'09' E along said north right of way line a distance of 633.91 feet to a point on the west right of way line for 29 1/2 Road; thence N 00°00'00" E along the west right of way line for said 29 1/2 Road a distance of 9.92 feet to a point; thence crossing said 29 1/2 Road N 90°00'00" E a distance of 70.00 feet to a point on the east right of way line for said 29 1/2 Road (said point also being the southwest corner of Lot 7 of J and J Subdivision); thence S 89°58'35" E along the north right of way line for said North Avenue (U.S. Highway 6) a distance of 50.10 feet to a point; thence leaving said north right of way line S 00°01'25" W a

distance of 50.00 feet to a point on the south line of the SW 1/4 SE 1/4 of said Section 8; thence N 89°58'35" W along said south line a distance of 90.08 feet to the point of beginning.

Cantrell Annexation No.2

A parcel of land situate in the SE 1/4 SW 1/4 of Section 8 and in the NE 1/4 NW 1/4 of Section 17 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 N 1/4 corner of Section 17; thence N 89°53'09" W along the north line of the NE 1/4 NW 1/4 of said Section 17 a distance of 177.92 feet to the True Point of Beginning of the parcel described herein; thence leaving the north line of said NE 1/4 NW 1/4 S 00°05'33" E a distance of 40.01 feet to a point on the south right of way line for North Avenue (U.S. Highway 6); thence N 89°53'09" W along said south right of way line a distance of 10.00 feet to a point; thence leaving said south right of way line N 00°06'51" E a distance of 40.00 feet to a point on the south line of the SE 1/4 SW 1/4 of Section 8; thence leaving said south line N 00°06'51" E a distance of 20.00 feet to a point; thence N 89°53'09" W along a line 20.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 969.25 feet to a point; thence N 00°00'09" E a distance of 20.00 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence leaving said north right of way line N 00°00'09" E a distance of 620.16 feet to a point on the north line of the S 1/2 W 1/4 SE 1/4 SW 1/4 of Section 8 (said north line also being the south line of Lot 10, Block 3 of Palace Estates Subdivision Filing No. Two); thence S 89°55'20" E along said north line a distance of 165.49 feet to the northeast corner of the S 1/2 W 1/4 SE 1/4 SW 1/4 of said Section 8 (said northeast corner also being the southeast corner of Lot 10, Block 3 of said Palace Estates Subdivision Filing No. Two); thence S 00°00'07" W along the east line of the W 1/4 SE 1/4 SW 1/4 of said Section 8 a distance of 620.26 feet to a point on the north right of way line for said North Avenue (U.S. Highway 6); thence S 89°53'09" E along said north right of way line a distance of 327.59 feet to a point; thence leaving said north right of way line S 00°06'51" W a distance of 10.00 feet to a point; thence S 89°53'09" E along a line 10.00 feet south of and parallel with the north right of way line for said North Avenue (U.S. Highway 6) a distance of 486.06 feet to a point; thence S 00°06'51" W a distance of 30.00 feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 8 and 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 18th day of April, 2001, at the City of Grand Junction City Auditorium, located at 250 North 5th 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 7th day of March, 2001.

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: March 9, 2001
March 16, 2001
March 20, 2001
March 27, 2001