

**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 4th day of April, 2001, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 31-01

**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**

SNIDOW ANNEXATION

**(A serial Annexation comprising
Snidow Annexation No 1 and Snidow Annexation No. 2)**

**LOCATED AT 3165 D ROAD
and Including a Portion of the 29 5/8 Road and D Road Rights-of-way**

WHEREAS, on the 4th day of April, 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:

SNIDOW ANNEXATION NO. 1

A parcel of land situate in the SW1/4 of Section 15, in Section 16, in the NE1/4 of Section 20, in Section 21, and in the NW1/4 of Section 22 all in Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N1/4 Corner of said Section 20, thence S00° 01'52"W along the west line of the NE1/4 of said Section 20 a distance of 1324.28 feet to the south west corner of the NW1/4 NE1/4 of said Section 20; thence S89°46'35"E on the southerly line of the NW1/4 NE1/4 of said Section 20 a distance of 30.00 feet to the easterly right-of-way line of 29-5/8 Road; thence N00°01'52"E a distance of 1274.42 feet to the southerly right-of-way line of D Road; thence on said southerly right-of-way line the following:

1. N89°57'50"E a distance of 1287.50 feet to a point;
2. N00°02'21"W a distance of 20.00 feet to a point;
3. N89°57'32"E a distance of 1317.46 feet to a point on the easterly line of said Section 20;
4. S00°21'47"E on said easterly line a distance of 10.00 feet to a point;
5. N89°55'06"E a distance of 330.11 feet to a point;
6. N00°03'10"W a distance of 10.00 feet to a point;

7. N89°55'06"E a distance of 2311.13 feet to the easterly line of the NW1/4 of said Section 21;

8. N89°55'06"E a distance of 2641.66 feet to the east line of said Section 21;

9. S00°01'02"W on said east line a distance of 20.00 feet to a point;

10. S89°52'50"E a distance of 784.25 feet to a point;

11. N00°11'23"E a distance of 20.00 feet to a point;

12. S89°52'50"E a distance of 1840.83 feet to a point on the east line of the NW1/4 of said Section 22; thence leaving said southerly right-of-way line of D Road N00°06'54"E a distance of 30.00 feet to the N1/4 Corner of said Section 22; thence N89°52'50"W a distance of 2625.20 feet to the Northwest Corner of said Section 22; thence N00°00'00"E on the west-line of said Section 15 a distance of 40.00 feet to the northerly right-of-way line of said D Road; thence on said northerly right-of-way line the following:

1. S89°55'06"W a distance of 660.61 feet to a point;

2. N00°00'00"E a distance of 10.00 feet to a point;

3. S89°55'06"W a distance of 740.45 feet to a point;

4. S00°00'00"W a distance of 20.00 feet to a point;

5. S89°55'06"W a distance of 269.83 feet to a point;

6. N00°00'00"E a distance of 20.00 feet to a point;

7. S89°55'06"W a distance of 820.82 feet to a point;

8. S00°00'00"W a distance of 20.00 feet to a point;

9. S89°55'06"W a distance of 150.04 feet to a point;

10. N00°04'54"W a distance of 10.00 feet to a point;

11. S89°55'06"W a distance of 978.21 feet to a point;

12. S00°18'23"E a distance of 10.00 feet to a point;

13. S89°55'06"W a distance of 1197.08 feet to a point;

14. N00°04'54"W a distance of 11.00 feet to a point;

15. S89°55'06"W a distance of 394.77 feet to a point;

16. N69°52'41"W a distance of 11.88 feet to a point;

thence leaving said northerly right-of-way line of D Road S00°01'05"W a distance of 50.19 feet to the southerly line of the Parham Annexation; thence, continuing along said annexation boundary, N90°00'00"W a distance of 60.00 feet to the west line of said Section 21; thence S89°57'32"W a distance of 30.00 feet; thence S00°02'28"E a distance of 5.00 feet; thence S89°57'32"W a distance of 312.46 feet; thence N00°01'40"W a distance of 5.00 feet; thence S89°57'32"W a distance of 974.97 feet; thence N00°02'28"W a distance of 5.00 feet; thence S89°57'50"W a distance of 1317.48 feet to the beginning.

SNIDOW ANNEXATION NO. 2

A parcel of land situate in Section 15 and in the NE 1/4 of Section 22 all in Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the N 1/4 Corner of said Section 22; thence S00°06'54"W a distance of 30.00 feet to a point; thence on the southerly right-of-way line of D Road S89°52'17"E a distance of 656.06 feet; thence on the easterly right-of-way line of 31-5/8 Road S00°27'01"W a distance of 1064.76 feet; thence leaving said right-of-way line S89°52'58"E a distance of 664.23 feet to a point; thence N00°01'56"E a distance of 1094.61 feet to the north line of said Section 22; thence N00°06'41"E a distance of 40.00 feet to the northerly right-of-way line of D Road; thence on said northerly right-of-way line the following:

1. N89°52'17"W a distance of 412.57 feet to a point;
2. S00°19'23"E a distance of 10.00 feet to a point;
3. N89°52'17"W a distance of 132.00feet to a point;
4. N00°09'21"E a distance of 10.00 feet to a point;
5. N89°52'17"W a distance of 767.99 feet to a point;
6. N89°52'50"W a distance of 1312.66 feet to a point;
7. S00°13'21"E a distance of 10.00 feet to a point;
8. N89°52'50"W a distance of 1005.60 feet to a point;
9. N00°08'11"W a distance of 20.00 feet to a point;
10. N89°52'50"W a distance of 76.00 feet to a point;
11. S00°08'11"E a distance of 20.00 feet to a point;

12. N89°52'50"W a distance of 231.06 feet to a point on the west line of said Section 15; thence leaving said northerly right-of-way line S00°00'00"W a distance of 30.00 feet to the S.W. Corner of said Section 15; thence S89°52'50"E a distance of 2625.20 feet to the 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 16th day of May, 2001, 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 4th day of April, 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

<i>PUBLISHED</i>
April 6, 2001
April 13, 2001
April 20, 2001
April 27, 2001