

**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 May 2, 2001, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 45-01**

**A RESOLUTION REFERING 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**

**C&K ANNEXATION**

**LOCATED AT 2521 River Road**

**WHEREAS**, on May 2, 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:

**C & K ANNEXATION**

That certain tract of land situate in the S.W.1/4 of Section 10, Township One South, Range One West of the Ute Meridian, Mesa County, Colorado, the perimeter of which is more particularly described as follows:

Beginning at the southeast corner of Redco Industrial Park, as recorded in Plat Book 13 at Page 16 of the Mesa County real property records, from whence the South 1/4 Corner of said Section 10 bears S89°46'10"E a distance of 1754.48 feet; thence N89°46'10"W a distance of 830.75 feet to the southwest corner of Redco Industrial Park; thence N15°20'01"W a distance of 152.16 feet to the west line of said Section 10; thence N00°02'41"W, on said west line, a distance of 272.54 feet to the northwest corner of Redco Industrial Park; thence, continuing on the west line of said Section 10, N00°02'41"W a distance of 578.45 feet to the southerly right-of-way line of River Road; thence S41°18'34"E, on said southerly right-of-way line, a distance of 437.42 feet to the northeast corner of Redco Industrial Park; thence S41°55'00"E a distance of 889.96 feet to the beginning, containing 9.935 acres more or less.

**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 June 6, 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 2<sup>nd</sup> day of May, 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

<b>PUBLISHED</b>
<b>May 4, 2001</b>
<b>May 11, 2001</b>
<b>May 18, 2001</b>
<b>May 25, 2001</b>