

**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 April 4, 2001, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 33-01

**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 FOR THE**

PARHAM ANNEXATION

**LOCATED AT 2960 D ROAD and
Including a portion of D Road Right-of-Way**

WHEREAS, on April 4, 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:

PARHAM ANNEXATION

A parcel of land situate in the SW 1/4 and SE 1/4 of Section 17 and in the NE 1/4 of Section 20, all in 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 Section 17; thence S 89°57'50" W along the south line of the SE 1/4 SW 1/4 of said Section 17 a distance of 716.19 feet to a point; thence N 00°02'10" W a distance of 5.00 feet to a point; thence N 89°57'50" E along a line 5.00 feet north of and parallel with the south line of said SE 1/4 SW 1/4 a distance of 716.19 feet to a point on the west line of the SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the west line of said SW 1/4 SE 1/4 a distance of 45.00 feet to a point on the north right of way line for D Road; thence N 89°57'50" E along the north right of way line for said D Road a distance of 329.34 feet to a point on the east line of the W 1/4 SW 1/4 SE 1/4 of said Section 17; thence N 00°03'26" W along the east line of said W 1/4 SW 1/4 SE 1/4 a distance of 1270.57 feet to the northeast corner of said W 1/4 SW 1/4 SE 1/4; thence N 89°58'55" E along the north line of the SW 1/4 SE 1/4 of said Section 17 a distance of 988.81 feet to the SE 1/16 corner of said Section 17; thence S 00°01'40" E along the east line of said SW 1/4 SE 1/4 a distance of 324.92 feet to a point on the centerline for the Grand Valley Irrigation Company Canal; thence along said centerline the following 5 courses:

N 67°31'47" W a distance of 67.05 feet to a point;
N 59°26'07" W a distance of 137.94 feet to a point;
N 70°43'27" W a distance of 60.07 feet to a point;
N 76°08'25" W a distance of 132.54 feet to a point;
N 71°48'17" W a distance of 286.92 feet to a point;

thence S 00°02'13" E a distance of 1182.69 feet to a point on the north right of way line for said D Road; thence along the north right of way line for said D Road the following 3 courses:

N 89°57'50" E a distance of 309.00 feet to a point;
S 00°02'10" E a distance of 20.00 feet to a point;

N 89°57'50" E a distance of 119.39 feet to a point;
thence leaving said north right of way line S 00°01'40" E a distance of 25.00 feet to a point;
thence N 89°57'50" E along a line 5.00 feet north of and parallel with the south line of the
SW 1/4 SE 1/4 of said Section 17 a distance of 210.00 feet to a point on the west line of
the SE 1/4 SE 1/4 of said Section 17; thence S 00°01'40" E along the west line of said SE
1/4 SE 1/4 a distance of 5.00 feet to the E 1/16 corner on the south line of said Section 17;
thence N 89°57'32" E along the south line of said SE 1/4 SE 1/4 a distance of 980.00 feet
to a point; thence S 00°01'40" E a distance of 5.00 feet to a point; thence N 89°57'32" E
along a line 5.00 feet south of and parallel with the north line of the NE 1/4 NE 1/4 of
Section 20 a distance of 307.46 feet to a point; thence S 00°02'28" E a distance of 5.00
feet to a point; thence S 89°57'32" W along a line 10.00 feet south of and parallel with the
north line of said NE 1/4 NE 1/4 a distance of 312.46 feet to a point; thence N 00°01'40" W
a distance of 5.00 feet to a point; thence S 89°57'32" W along a line 5.00 feet south of and
parallel with the north line of said NE 1/4 NE 1/4 a distance of 975.00 feet to a point on the
west line of said NE 1/4 NE 1/4 of said Section 20; thence N 00°02'21" W along said west
line a distance of 5.00 feet to the E 1/16 corner on the north line of said Section 20; thence
S 89°57'50" W along the north line of the NW 1/4 NE 1/4 of said Section 20 a distance of
1317.48 feet to the N 1/4 corner of said Section 20 and point of beginning, containing
14.53 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 May 16, 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

PUBLISHED
April 6, 2001
April 13, 2001
April 20, 2001
April 27, 2001