

**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 18th day of December, 2002, the following Resolution was adopted:

RESOLUTION NO. 122-02

**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**

RICE ANNEXATION LOCATED AT 135 BURNS DRIVE

A serial annexation comprising Rice Annex #1 and Rice Annex #2 and including a portion of the B Road, 29 ½ Road, 30 Road, Hwy 50, and Burns Drive rights-of-way.

LOCATED AT 135 BURNS DRIVE

WHEREAS, on the 18th day of December, 2002, 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:

RICE ANNEXATION #1

A certain parcel of land lying in Section 32, 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 Northwest corner of the Northeast Quarter (NE 1/4) of said Section 32 and assuming the West line of the NE 1/4 of said Section 32 bears S 00°02'43" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 89°52'02" E along the North line of the NE 1/4 of said Section 32 a distance of 1319.33 feet; thence S 00°11'54" E a distance of 30.00 feet; thence S 89°52'02" W along a line 30.00 feet South of and parallel to the North line of the NE 1/4 of said Section 32, a distance of 1319.21 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32 a distance of 629.98 feet; thence N 89°48'18" E a distance of 30.00 feet to a point being the Northwest corner of Lot 1, Country Estates, as same is recorded in Plat Book 11, Page 129, Public Records of Mesa County, Colorado; thence S 00°02'43" E along the East right of way for 29 1/2 Road, being a line 30.00 feet East of and parallel to, the West line of the NE 1/4 of said Section 32, also being the West line of said Country Estates, a distance of 989.93 feet to a point being the Southwest corner of Lot 7 of said Country Estates; thence S 89°42'52" W a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence S 00°02'43" E along the West line of the NE 1/4 of said Section 32, a distance of 990.01 feet to a point being the Center of said Section 32; thence S 63°44'41" E through the right of way for Highway 50, a distance of 750.00 feet;

thence S 26°15'19" W a distance of 2.00 feet; thence N 63°44'41" W a distance of 751.24 feet; thence N 00°02'43" W along a line 2.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, a distance of 331.24 feet; thence S 89°57'17" W a distance of 31.00 feet to a point being the Southeast corner of Lot 2, Replat of Lot 5 Country Home Estates, as same is recorded in Plat Book 13, Page 522, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 33.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Replat of Lot 5 Country Home Estates, a distance of 406.47 feet; thence N 89°57'17" E, along the North line of said Replat of Lot 5 Country Home Estates, a distance of 3.00 feet to a point being the Southeast corner of Lot 4, Country Home Estates, as same is recorded in Plat Book 12, Page 211, Public Records of Mesa County, Colorado; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 30.00 West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of said Country Home Estates, a distance of 583.46 feet to a point being the Northeast corner of Lot 1 of said Country Home Estates; thence N 89°49'17" E a distance of 30.00 feet to a point on the West line of the NE 1/4 of said Section 32; thence N 00°02'43" W along the West line of the NE 1/4 of said Section 29, a distance of 410.01 feet; thence S 89°51'27" W a distance of 25.00 feet; thence N 00°02'43" W along the West right of way for 29 1/2 Road, being a line 25.00 feet West of and parallel to, the West line of the NE 1/4 of said Section 32, also being the East line of the Baldwin Subdivision Second Filing, as same is recorded in Plat Book 11, Page 102, Public Records of Mesa County, Colorado, a distance of 859.92 feet to a point being the beginning of a 20.00 foot radius curve, concave Southwest; thence Northwesterly along the arc of said curve, through a central angle of 90°05'57", a distance of 31.45 feet; thence S 89°51'20" W, along the South right of way for B Road, being a line 30.00 feet South of and parallel to, the North line of the Northwest Quarter (NW 1/4) of said Section 32, also being the North line of said Baldwin Subdivision Second Filing, a distance of 366.02 feet; thence N 00°08'40" W a distance of 30.00 feet to a point on the North line of the NW 1/4 of said Section 32; thence N 89°51'18" E along the North line of the NW 1/4 of said Section 32, a distance of 411.10 feet, more or less, to the Point of Beginning.

CONTAINING 3.1399 Acres (136,774.35 Square Feet) more or less, as described.

and,

RICE ANNEXATION # 2

A certain parcel of land lying in Section 32, 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 Center of said Section 32 and assuming the West line of the Northeast Quarter (NE 1/4) of said Section 32 bears N 00°02'43" W with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 00°02'43" W along the West line of the NE 1/4 of said Section 32, a distance of 990.01 feet; thence N 89°42'52" E a distance of 2.00 feet; thence S 00°02'43" E along a line 2.00 feet East of and parallel to, the West line of the NE 1/4 of said Section 32, a distance of 998.78 feet; thence S 63°44'41" E a distance of 2918.61 feet, more or less, to a point on the East line of the Southeast Quarter (SE 1/4) of said Section 32; thence S 00°14'18" W along the East line of the SE 1/4 of said Section 32, a distance of 391.09 feet; thence N 86°30'42" W along the South line, and the Easterly extension thereof, of Burns Drive, as shown on the Replat of Burns Subdivision, recorded in Plat Book 9, Page 45, Public Records of Mesa County, Colorado, a distance of 461.29 feet, more or less, to a point being the Northeast corner of Lot 8, said Replat of Burns Subdivision, being common with the Northwest corner of Lot 9 of said Replat of Burns Subdivision; thence traversing the boundary of said Lot 8 by the following eight (8) courses:

- 1.) S 14°26'18" W along the East line of said Lot 8, a distance of 239.12 feet; thence...
- 2.) N 70°51'42" W along the South line of said Lot 8, a distance of 146.80 feet; thence...
- 3.) N 03°50'18" E a distance of 68.90 feet; thence...
- 4.) N 11°43'18" E a distance of 51.02 feet; thence...
- 5.) N 05°17'42" W a distance of 50.23 feet; thence...
- 6.) N 00°24'18" E a distance of 50.00 feet; thence...
- 7.) N 16°18'16" W a distance of 52.10 feet to a point being the Northwest corner of said Lot 8; thence...
- 8.) S 70°04'35" E a distance of 177.93 feet to a point being the Southeast corner of Lot 7, Block 7 of said Burns Subdivision;

thence N 62°37'54" E a distance of 53.66 feet to a point being the Southwest corner of Lot 1, Block 7 of said Burns Subdivision; thence S 86°30'42" E along the North line and its Easterly extension of said Burns Drive, a distance of 446.78 feet; thence N 00°14'18" E a distance of 339.64 feet; thence N 63°44'41" E a distance of 2918.60 feet, more or less, to the Point of Beginning.

CONTAINING 1.7278 Acres (75,262.35 Square Feet), more or less, as described.

and,

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 5th day of February, 2003, 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 18th day of December, 2002.

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

| <i>PUBLISHED</i> |
|--------------------------|
| December 20, 2002 |
| December 27, 2002 |
| January 3, 2003 |
| January 10, 2003 |