

**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 5th day of June, 2002, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 52-02

**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**

MESA COUNTY HUMAN SERVICES ANNEXATION

**LOCATED AT 510 29 ½ ROAD AND
INCLUDING A PORTION OF 29 1/2 ROAD AND NORTH AVENUE RIGHTS-OF-WAY**

WHEREAS, on the 5th day of June, 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:

MESA COUNTY HUMAN SERVICES ANNEXATION BOUNDARY DESCRIPTION

A Serial Annexation Comprising Mesa County Human Services Annexation No 1 and Mesa County Human Services Annexation No. 2

MESA COUNTY HUMAN SERVICES ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter (SW ¼) and the Southeast Quarter (SE ¼) of Section 8, Township One South, Range One East of the Ute Principal Meridian and the Northeast Quarter (NE ¼) of Section 17, Township One South, Range One East of the Ute Principal Meridian, and a portion of J and J Subdivision, as same is recorded in Plat Book 12, Page 125, Public Records of Mesa County, Colorado, all lying in Mesa County, State of Colorado, and being more particularly described as follows:

BEGINNING at the Southwest corner of Lot 7 of said J and J Subdivision and considering the South line of the SE ¼ of said Section 8 to bear N 89°58'35" W with all bearings contained herein being relative thereto; thence from said POINT OF BEGINNING, N 90°00'00" W a distance of 70.00 feet to a point on the West right of way for 29 ½ Road; thence N 00°05'12" W along said West right of way for 29 ½ Road, being a line 30.00 feet West of and parallel with the East line of the SW ¼ of said Section 8, a distance of 301.89 feet; thence N 89°54'48" E a distance of 70.00 feet to a point on the East right of way for 29 ½ Road; thence S 00°05'12" E along said East right of way for 29 ½ Road, also being the West line of said J and J Subdivision and lying 40.00 feet East of and parallel with the West line of the SE ¼ of said Section 8, a distance of 292.00 feet; thence S 89°58'35" E along a line 10.00 feet North of and parallel with the South line of said Lot 7, being a line 60.00 feet North of and parallel

with the South line of the SE ¼ of said Section 8, a distance of 166.76 feet; thence S 00°05'12" E a distance of 100.00 feet to a point on the South right of way for North Avenue (US Highway 6); thence N 89°58'35" W along said South right of way, being a line 40.00 feet South of and parallel with the South line of the SE ¼ of said Section 8, a distance of 116.75 feet; thence N 00°05'38" W a distance of 40.00 feet to a point on the South line of the SE ¼ of said Section 8; thence N 00°01'25" E a distance of 50.00 feet to a point on the North right of way for North Avenue; thence N 89°58'35" W along said North right of way and the South line of said Lot 7, a distance of 50.10 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 33,307.7 Square Feet or 0.765 Acres, more or less, as described.

MESA COUNTY HUMAN SERVICES ANNEXATION NO. 2

A certain parcel of land lying in the Southwest Quarter (SW ¼) and the Southeast Quarter (SE ¼) of Section 8, Township One South, Range One East of the Ute Principal Meridian, and a portion of J and J Subdivision, as same is recorded in Plat Book 12, Page 125, Public Records of Mesa County, Colorado, all lying in Mesa County, State of Colorado, and being more particularly described as follows:

COMMENCING at the Southwest corner of said Lot 7 of said J and J Subdivision and considering the South line of the SE ¼ of said Section 8 to bear N 89°58'35" W with all bearings contained herein being relative thereto; thence from said POINT OF COMMENCEMENT, N 00°05'12" W along the West line of said J and J Subdivision, being a line 40.00 feet East of and parallel with the West line of the SE ¼ of said Section 8 and also being the East right of way for 29 ½ Road, a distance of 10.00 feet to a point being the TRUE POINT OF BEGINNING; thence from said POINT OF BEGINNING, continue N 00°05'12" W along said East right of way, a distance of 292.00 feet; thence S 89°54'48" W a distance of 70.00 feet to a point on the West right of way for 29 ½ Road; thence N 00°05'12" W along said West right of way, being a line 30.00 feet West of and parallel with the East line of the SW ¼ of said Section 8, a distance of 308.99 feet to a point on the Westerly extension of the North line of said J and J Subdivision; thence S 89°57'03" E along said North line and its Westerly extension, a distance of 691.61 feet to a point being the Northeast corner of said J and J Subdivision; thence S 00°04'27" E along the East line of said J and J Subdivision to a point being the Southeast corner of Lot 4 of said J and J Subdivision; thence N 89°57'57" W along the South line of said Lot 4 and the Westerly extension thereof, a distance of 454.76 feet to a point on the East line of Lot 7 of said J and J Subdivision; thence S 00°05'12" E along said East line of Lot 7, a distance of 210.08 feet; thence N 89°58'35" W along a line 10.00 feet North of and parallel with the South line of said Lot 7, a distance of 166.76 feet, more or less, to the POINT OF BEGINNING.

CONTAINING 299,463.7 Square Feet or 6.875 Acres, more or less, as described.

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 17th day of July, 2002, 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 5th day of June, 2002.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Cindy Enos-Martinez
President of the Council

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

