

**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 19th day of February, 2003, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 14-03

**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**

HUBBARTT ANNEXATION

**LOCATED AT 2976 GUNNISON AVENUE AND INCLUDING
A PORTION OF GUNNISON AVENUE RIGHT-OF-WAY**

WHEREAS, on the 19th day of February, 2003, 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:

PERIMETER BOUNDARY LEGAL DESCRIPTION
HUBBARTT ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being all of Lot 7 and a portion of Gunnison Avenue, as shown on the Plat of Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 7, Banner Industrial Park, as same is recorded in Plat Book 11, Page 362, Public Records of Mesa County, Colorado, and assuming the North line of said Banner Industrial Park bears S 89°58'26" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, S 89°58'26" E along the North line of said Banner Industrial Park, a distance of 151.32 feet to a point being the Northeast corner of said Lot 7; thence S 00°00'00" W along the East line, and the Southerly projection thereof of said Lot 7, a distance of 389.69 feet to a point being the Northeast corner of Lot 6, said Banner Industrial Park; thence Westerly along

the North line of said Lot 6, being the South right of way for Gunnison Avenue, the following three (3) courses:

1. Westerly along the arc of a 60.00 foot radius curve, non-tangent to the previously described line, concave North, whose long chord bears N64°20'09" W, through a central angle of 51°20'23", an arc distance of 53.76 feet to a point of reverse curvature; thence...
2. Westerly along the arc of a 20.00 foot radius curve, concave South, whose long chord bears N 64°19'20" W, through a central angle of 51°19'04", an arc distance of 17.91 feet to a point; thence...
3. N 89°58'41" W along the South line of said Gunnison Avenue, a distance of 88.33 feet to a point being the Northwest corner of said Lot 6;

thence N 00°05'01" W along the West line of said Banner Industrial Park, also being the West line of said Lot 7, a distance of 359.71 feet, more or less, to the Point of Beginning.

CONTAINING 1.2731 Acres (55,456.69 Square Feet), 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 16th day of April 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 19th day of February, 2003.

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

<i>PUBLISHED</i>
February 21, 2003
February 28, 2003
March 7, 2003
March 14, 2003