

**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:

**RESOLUTION NO. 16-03**

**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**

**FAIRWAY PINES ANNEXATION**

**LOCATED at 2970 B ROAD**

**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:

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of the SW 1/4 SE 1/4 of said Section 29 and assuming the South line of the SW 1/4 SE 1/4 of said Section 29 bears S 89°52'01" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°05'43" W along the East line of the SW 1/4 SE 1/4 of said Section 29 a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°52'01" W along a line 5.00 feet North of and parallel to, the South line of the SW 1/4 SE 1/4 of said Section 29 a distance of 921.92 feet; thence N 00°07'59" W a distance of 28.00 feet to a point on the North Right of Way for B Road, as same is recorded in Book 1319, Page 33, Public Records of Mesa County, Colorado; thence N 58°59'12" E a distance of 1074.64 feet, more or less, to a point on the East line of the SW 1/4 SE 1/4 of said Section 29, also being the West line of Chipeta Pines Subdivision, as same is recorded in Plat Book 17, Pages 171 and 172, Public Records of Mesa County, Colorado; thence S 00°05'43" E along the East line of the SW 1/4 SE 1/4 of said Section 29, a distance of 579.56 feet, more or less, to the Point of Beginning.

CONTAINING 6.4295 Acres (280,068.54 Sq. Ft.), 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 16<sup>th</sup> 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 19<sup>th</sup> day of February, 2003.

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>
<b>February 21, 2003</b>
<b>February 28, 2003</b>
<b>March 7, 2003</b>
<b>March 14, 2003</b>