

**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 21st day of May, 2003, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 45-03

**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

O'CONNOR ANNEXATION

**LOCATED AT 511 31 ROAD AND INCLUDING A PORTION
OF E ROAD AND 31 ROAD RIGHTS-OF-WAY**

WHEREAS, on the 21st day of May, 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
O'CONNOR ANNEXATION**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 9 and the Southwest Quarter (SW 1/4) of Section 10, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Southeast corner of Section 9, Township 1 South, Range 1 East of the Ute Meridian, and considering the East line of the SE 1/4 of said Section 9 to bear N 00°18'17" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°18'17" W along the East line of the SE 1/4 of said Section 9 a distance of 2.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°18'17" W along the East line of the SE 1/4 of said Section 9, a distance of 463.00 feet; thence S 89°44'43" W a distance of 160.00 feet; thence N 00°15'17" W a distance of 70.00 feet; thence S 89°44'43" W a distance of 97.00 feet; thence N 00°18'17" W a distance of 169.50 feet to a point being the Northwest corner of that certain property described in Book 2729, Page 689, Public Records of Mesa County, Colorado; thence N 89°44'43" E along the North line of said property, a distance of 258.94 feet to a point on a line 2.00 feet East of and parallel to, the East line of the SE 1/4 of said Section 9; thence S 00°18'17" E along said parallel line, a distance of 700.51 feet to a point on a line 4.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10; thence N 90°00'00" E along said parallel line, a distance of 500.00 feet; thence S 00°00'00" E a distance of

2.00 feet; thence S 90°00'00" W along a line 2.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 501.99 feet, more or less, to the Point of Beginning.

CONTAINING 1.3121 Acres (57,153.95 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 2nd day of July, 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 21st day of May, 2003.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Jim Spehar
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.

City Clerk

<i>PUBLISHED</i>
May 23, 2003
May 30, 2003
June 6, 2003
June 13, 2003