

**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 4th day of June, 2002, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 50-03

**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**

UNAWEEP HEIGHTS ANNEXATION

LOCATED AT 2857 UNAWEEP AVENUE

WHEREAS, on the 4th day of June, 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

UNAWEEP HEIGHTS ANNEXATION

A Serial Annexation Comprising UnawEEP Heights Annexation No. 1, UnawEEP Heights Annexation No. 2 and UnawEEP Heights Annexation No. 3

UNAWEEP HEIGHTS ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Southwest Corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, and assuming the South line of the NW 1/4 NE 1/4 of said Section 30 bears S 89°58'35" W and all other bearings contained herein are relative thereto; thence from said Point of Commencement, S 00°03'42" W a distance of 20.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°58'35" W, along the North line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126, a distance of 30.00 feet to a point on the West right of way for 28-1/2 Road, as same is shown on the Replat of Village Nine-Phase 2, as same is recorded in Plat Book 12, Page 151, Public Records of Mesa County, Colorado; thence N 00°03'42" E along said West right of way, a distance of 45.00 feet; thence N 89°58'35" E, along the North right of way for B-3/4 Road, as same is shown on a Plat recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado, a distance of 365.00 feet; thence S 00°01'25" E a distance of 1.00 feet; thence S 89°58'35" W along a line 1.00 feet South of and parallel to, the said North right of way for B-3/4 Road, a distance of 360.00 feet; thence S 00°03'42" W along a line

5.00 feet East of and parallel to, the West right of way for said 28-1/2 Road, a distance of 39.00 feet; thence N 89°58'35" E along a line 10.00 feet North of and parallel to, the South right of way for said B-3/4 Road, a distance of 194.99 feet; thence S 00°01'25" E a distance of 5.00 feet to a point being the Northeast corner of said Armantrout Annexation No. 3; thence S 89°58'35" W along the North line of said Armantrout Annexation No. 3, being a line 5.00 feet North of and parallel to, the South right of way for said B-3/4 Road, a distance of 170.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.0358 Acres (1,559.94 Sq. Ft.) more or less, as described.

UNAWEEP HEIGHTS ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, and assuming the South line of the NW 1/4 NE 1/4 of said Section 30 bears S 89°58'35" W and all other bearings contained herein are relative thereto; thence from said Point of Beginning, S 89°58'35" W along the South line of the NW 1/4 NE 1/4 of said Section 30, a distance of 484.25 feet to a point being the beginning of a non-tangent curve, concave Northwest, having a radius of 172.00 feet; thence Southwesterly 87.94 feet along the arc of said curve, through a central angle of 29°17'44", having a chord bearing of S 75°17'44" W with a chord length of 86.99 feet; thence S 89°58'35" W along a line 22.00 feet South of and parallel to, the South line of the NW 1/4 NE 1/4 of said Section 30, a distance of 94.97 feet; thence S 00°01'12" E a distance of 3.00 feet to a point on the South right of way for B-3/4 Road, as same is shown on that certain Plat recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado; thence S 89°58'35" W along said South right of way, a distance of 478.70 feet to a point on the East line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence N 00°01'25" W a distance of 10.00 feet; thence S 89°58'35" W a distance of 194.99 feet; thence N 00°03'42" E a distance of 39.00 feet; thence N 89°58'35" E along a line 1.00 foot South of and parallel to, the North right of way for said B-3/4 Road, a distance of 360.00 feet; thence N 00°01'25" E a distance of 1.00 foot to a point on the North right of way for said B-3/4 Road; thence N 89°58'35" E along said North right of way, a distance of 977.02 feet, more or less, to a point on the East line of the NW 1/4 NE 1/4 of said Section 30; thence N 89° 58'04" E along the North right of way for said B-3/4 Road, a distance of 367.53 feet to a point on the West line of UnawEEP Avenue, as same is recorded in Book 3132, Pages 568 through 574, inclusive, said point being the beginning of a non-tangent curve, concave Northeast, having a radius of 880.00 feet; thence 38.72 feet Southeasterly along the arc of said curve, through a central angle of 02°31'15", having a chord bearing

of S 49°47'52" E with a chord length of 38.71 feet, to a point on the South line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 30; thence S 89°58'04" W, along the South line of the NE 1/4 NE 1/4 of said Section 30, a distance of 397.09 feet, more or less, to the Point of Beginning.

CONTAINING 1.3790 Acres (60,857.40 Sq. Ft.) more or less, as described.

UNAWEEP HEIGHTS ANNEXATION NO. 3

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, State of Colorado, County of Mesa, being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Meridian, and assuming the South line of the NW 1/4 NE 1/4 of said Section 30 bears S 89°58'35" W and all other bearings contained herein are relative thereto; thence from said Point of Commencement, N 00°04'38" W a distance of 25.00 feet to a point on the North right of way for B-3/4 Road, as same is shown on that certain Plat recorded in Plat Book 9, Page 23, Public Records of Mesa County, Colorado, and being the POINT OF BEGINNING; thence from said Point of Beginning, S 89°58'35" W along the North right of way for said B-3/4 Road, a distance of 663.38 feet, more or less, to a point being the Southeast corner of Kirby Subdivision, as same is recorded in Plat Book 11, Page 28, Public Records of Mesa County, Colorado, and being a point on the West line of Lots 6 and 3, Plat of Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, Public Records of Mesa County, Colorado; thence N 00°01'12" W along the West line of said Lots 6 and 3, a distance of 1295.44 feet to a point on the North line of the NW 1/4 NE 1/4 of said Section 30; thence S 89°57'28" E along the North line of the NW 1/4 NE 1/4 of said Section 30 a distance of 507.28 feet; thence S 00°01'25" W a distance of 180.00 feet; thence S 89°57'28" East a distance of 150.00 feet; thence S 00°01'25" W a distance of 143.57 feet; thence S 89°57'28" E a distance of 380.28 feet; thence N 00°07'41" E a distance of 200.10 feet; thence S 63°23'51" E a distance of 233.19 feet; thence S 58°05'51" E a distance of 86.76 feet; thence S 00°07'41" W along the East line of Lots 2 and 7, said Plat of Grand Junction Orchard Mesa Land Company's Orchard Subdivision, a distance of 1045.29 feet, more or less, to a point on the South line of the NE 1/4 NE 1/4 of said Section 30; thence S 89°58'04" W along said South line, a distance of 155.33 feet to a point being the beginning of a 820.00 foot radius non-tangent curve, concave Northeast; thence 47.45 feet Southeasterly along the arc of said curve, through a central angle of 03°18'56", having a chord bearing of S 58°13'57" E with a chord length of 47.44 feet, to a point on the South right of way for said B-3/4 Road; thence S 89°58'04" W along said South right of way, a distance of 109.34 feet to a point being the beginning of a 880.00 foot radius non-tangent curve, concave Northeast; thence 79.66 feet Northwesterly along the arc of

said curve, through a central angle of 05°11'08", having a chord bearing of N 51°07'46" W with a chord length of 79.62 feet, to a point on the North right of way for said B-3/4 Road; thence S 89°58'04" W along said North right of way, a distance of 367.53 feet, more or less, to the Point of Beginning.

CONTAINING 34.7049 Acres (1,511,748.86 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 16th day of July, 2003, in the City Hall auditorium, located at 250 N 5th Street, City of 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 4th day of June, 2003.

Attest:

/s/: Jim Spehar
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