

**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 16th day of June, 2003, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 54-03

**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**

WESTGATE FREE WILL BAPTIST CHURCH ANNEXATION

LOCATED AT 2155 BROADWAY

WHEREAS, on the 16th 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

**WESTGATE FREE WILL BAPTIST CHURCH ANNEXATION
A Serial Annexation comprising Westgate Freewill Baptist Church
Annexation No. 1 and Westgate Freewill Baptist Church Annexation No. 2**

WESTGATE FREE WILL BAPTIST CHURCH
ANNEXATION NO. 1

A certain parcel of land lying in the West Half (W 1/2) of Section 7, Township 1 South, Range 1 West of the Ute Meridian, and the East Half (E 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the point of intersection of the Northerly right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), and the East line of the 50' right of way for Rio Hondo Road, as same is recorded in Book 945, Page 602, Public Records of Mesa County, Colorado and depicted on the Plat of Monument Village Commercial Center, as same is recorded in Plat Book 17, Page 396, Public Records of Mesa County, Colorado, being the Southwest corner of that certain parcel of land, Parcel Control Number 2947-231-00-950, Mesa County, Colorado, and considering the East line of said Rio Hondo Road to bear N 05°01'52" E with all other bearings mentioned herein being relative thereto; thence from said Point of Beginning, N 05°01'52" E along the East line of said Rio Hondo Road, a distance of 432.33 feet; thence S 89°50'04" E a distance of 411.73 feet;

thence S 33°53'56" W a distance of 75.24 feet; thence S 13°15'56" W a distance of 180.80 feet; thence S 06°19'04" E a distance of 229.00 feet; thence S 18°52'58" W a distance of 189.71 feet to a point on the Northerly right of way for Colorado Highway 340 (Broadway); thence S 59°01'04" E along said Northerly right of way, a distance of 362.35 feet; thence N 27°31'56" E a distance of 6.01 feet; thence S 59°01'04" E along the South line of the Redlands Middle School, Parcel Control Number 2947-231-00-949, Mesa County, Colorado, a distance of 895.90 feet to a point on the West line of The Vineyard Filing No. One, as same is recorded in Plat Book 12, Pages 440 and 441, Public Records of Mesa County, Colorado; thence S 00°43'52" E, along said West line, a distance of 7.05 feet to a point on the Northerly right of way for Colorado Highway 340 (Broadway); thence S 59°01'04" E, along said Northerly right of way, a distance of 661.59 feet; thence S 00°48'00" E a distance of 4.71 feet; thence S 59°01'04" E, along a line 4.00 feet South of and parallel to, the Northerly right of way for Colorado Highway 340 (Broadway), contiguous to Lucas Annexation No. 2, Ordinance No. 3474, City of Grand Junction, a distance of 1546.75 feet; thence S 30°58'56" W a distance of 4.00 feet; thence N 59°01'04" W along a line 8.00 feet South of and parallel to the North right of way for Colorado Highway 340 (Broadway), contiguous to Lucas Annexation No. 1, Ordinance No. 3473, City of Grand Junction, a distance of 4228.15 feet; thence N 15°24'04" E a distance of 18.69 feet, more or less, to a point on the Northerly right of way for Colorado Highway 340 (Broadway), as same is depicted within Monument Village Commercial Center, recorded in Plat Book 17, Page 396, Public Records of Mesa County, Colorado; thence S 59°01'04" E along said Northerly right of way, a distance of 143.04 feet to a point on the East line of said Monument Village Commercial Center; thence S 31°55'07" W along the Southerly projection of the East line of said Monument Village Commercial Center, a distance of 10.00 feet; thence S 59°01'04" E along the Northerly right of way for said Colorado Highway 340 (Broadway) a distance of 198.39 feet, more or less, to the Point of Beginning.

CONTAINS 0.7907 Acres (34,441.88 Square Feet), more or less, as described.

WESTGATE FREE WILL BAPTIST CHURCH
ANNEXATION NO. 2

A certain parcel of land lying in the East Half (E 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 1, R.C. Jones Subdivision, as same is recorded in Plat Book 13, Page 40, Public Records of Mesa County, Colorado, and considering the East line of said Lot 1 bears N 15°24'04" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 15°24'04" E a distance of 74.75 feet; thence S 59°01'04" E along a line 72.00 feet North of and parallel to, the Southerly right of way for Colorado Highway 340 (Broadway), as same is depicted on plans by the Colorado State Highway Department, Federal and Secondary Project No. S 0143(1), a distance of 367.33

feet; thence S 30°58'56" W a distance of 4.00 feet; thence N 59°01'04" W a distance of 49.96 feet; thence S 30°23'25" W a distance of 659.02 feet; thence N 79°11'08" W a distance of 40.80 feet; thence N 56°14'40" W a distance of 44.93 feet to a point on the East line of Shadow Mountain Subdivision, as same is recorded in Plat Book 9, Page 175, Public Records of Mesa County, Colorado; thence S 00°02'34" E along said East line, a distance of 61.04 feet to a point being the Southeast corner of Lot 7, said Plat of Shadow Mountain Subdivision; thence S 89°57'26" W along the South line of said Lot 7, a distance of 10.00 feet; thence N 00°02'34" W along a line 10.00 feet West of and parallel to, the East line of said Shadow Mountain Subdivision, a distance of 161.89 feet to a point on the North line of said Lot 7; thence S 59°19'34" E along said North line, a distance of 11.63 feet to a point on the East line of said Shadow Mountain Subdivision; thence N 00°02'34" W along said East line, a distance of 58.16 feet to a point being the beginning of a 50.00 foot radius curve, concave Southwest; thence 32.81 feet along the arc of said curve, through a central angle of 37°35'39", having a long chord bearing of N 18°07'23" W with a chord distance of 32.22 feet; thence N 00°02'34" W along a line 10.00 feet West of and parallel to the East line of said Shadow Mountain Subdivision, a distance of 135.80 feet; thence N 00°39'34" W along said parallel line, a distance of 127.71 feet to a point on the North line of Lot 9, said Shadow Mountain Subdivision; thence N 89°45'26" E, along said North line, a distance of 10.00 feet to a point being the Northeast corner of said Lot 9; thence N 71°09'44" E along the North line of Lot 2, said R.C. Jones Subdivision, a distance of 84.12 feet to a point being the Southeast corner of said Lot 1, R.C. Jones Subdivision; thence N 15°24'04" E along the East line of said Lot 1, a distance of 162.00 feet, more or less, to the Point of Beginning.

CONTAINING 3.7466 Acres (163,200.18 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 16TH 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

Published:
June 20, 2003
June 27, 2003
July 4, 2003
July11, 2003