

**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. 55-03

**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**

MARCHUN ANNEXATIONS #1 and #2

LOCATED AT 2925 F 1/2 Road and including a portion of the F 1/2 Road ROW

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:

A Serial Annexation comprising Marchun Annexations #1 and #2

MARCHUN ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 5, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Southwest corner of the NE 1/4 SW 1/4 of said Section 5, the same point being the Southeast corner of Karen Lee Subdivision, as same is recorded in Plat Book 11, Page 97, Public Records of Mesa County, Colorado, and assuming the West line of the West half (W 1/2) of the NE 1/4 SW 1/4 of said Section 5 bears N 00°03'21" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°03'21" E along the West line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 and the East line of said Karen Lee Subdivision, a distance of 1,000.00 feet; thence S 89°48'24" E a distance of 659.67 feet to a point on the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5; thence S 00°01'41" W along the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 a distance of 1,000.00 feet to a point being the Southeast corner of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5, the same point being the Northeast corner of Del-Mar Subdivision Filing No. 3, as same is recorded in Plat Book 15, Pages 379 and 380, Public Records of Mesa County, Colorado; thence N 89°48'24" W along the South line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 a distance of 660.16 feet, more or less, to the Point of Beginning.

CONTAINING 15.1496 Acres (659,915.06 Sq. Ft.) more or less, as described.

MARCHUN ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 5, 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 Southwest corner of the NE 1/4 SW 1/4 of said Section 5, the same point being the Southeast corner of Karen Lee Subdivision, as same is recorded in Plat Book 11, Page 97, Public Records of Mesa County, Colorado, and assuming the West line of the West half (W 1/2) of the NE 1/4 SW 1/4 of said Section 5 bears N 00°03'21" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°03'21" E along the West line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5 and the East line of said Karen Lee Subdivision, a distance of 1000.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 00°03'21" E a distance of 319.74 feet to a point being the Northwest corner of the NE 1/4 SW 1/4 of said Section 5; thence continue N 00°03'21" E a distance of 30.00 feet to a point on the North right of way for F-1/2 Road, said right of way being recorded in Book 803, Page 262, Public Records of Mesa County, Colorado; thence S 89°47'43" E along said North right of way, being a line 30.00 feet North of and parallel to, the North line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5, a distance of 456.60 feet, more or less, to a point intersecting the Southerly extension of the West line of the Replat of Willow Glen, as same is recorded in Plat Book 13, Page 518, Public Records of Mesa County, Colorado; thence N 00°12'17" E a distance of 3.00 feet to a point being the Southwest corner of said Replat of Willow Glen; thence S 89°47'43" E along the South line of said Replat of Willow Glen, a distance of 202.90 feet, more or less, to a point on the Northerly extension of the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5; thence S 00°01'41" W along said line, a distance of 33.00 feet to a point being the Northeast corner of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5; thence S 00°01'41" W along the East line of the W 1/2 of the NE 1/4 SW 1/4 of said Section 5, a distance of 319.61 feet; thence N 89°48'24" W a distance of 659.67 feet, more or less, to the Point of Beginning.

CONTAINING 5.3088 Acres (231,250.27 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 6th day of August, 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