

**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 of February, 2004, the following Resolution was adopted:

RESOLUTION NO. 10-04

**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**

PELLAM ANNEXATION

LOCATED at 3136 E Road and containing a portion of E Road right-of-way

WHEREAS, on the 4th day of February, 2004, 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:

PELLAM ANNEXATION

A certain parcel of land lying in the South half (S 1/2) of 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 and being more particularly described as follows:

COMMENCING at the Southwest corner of said Section 10 and assuming the South line of the SW 1/4 of said Section 10 bears N 90°00'00" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°18'17" W along the West line of the SW 1/4 of said Section 10, a distance of 6.00 feet; thence N 90°00'00" E along a line 6.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 2.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 90°00'00" E along said parallel line, a distance of 1886.09 feet, more or less, to a point on the West line of that certain parcel of land as described in Book 2538, Page 871, Public Records of Mesa County, Colorado; thence N 00°00'00" E, along the West line of said parcel of land, a distance of 647.00 feet, more or less, to a point being the Northwest corner of said parcel; thence S 82°15'00" E, along the North line of said parcel, a distance of 290.40 feet, more or less, to a point being the Northeast corner of said parcel; thence S 00°00'00" E, along the East line of said parcel, a distance of 643.84 feet, more or less, to a point on the South right of way for E Road, and being a point on the North line of Sundown Village No. 2, as same is recorded in Plat Book 15, Pages 35 and 36, Public Records of Mesa County, Colorado; thence S 90°00'00" W along the South right of way for E Road, being a line 30.00 feet South of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 377.19

feet, more or less, to a point being the Northwest corner of Sundown Village, as same is recorded in Plat Book 14, Pages 17 and 18, Public Records of Mesa County, Colorado; thence N 00°07'00" W along the Northerly projection of the West line of said Sundown Village, a distance of 30.00 feet to a point on the South line of the SW 1/4 of said Section 10; thence S 90°00'00" W along the South line of the SW 1/4 of said Section 10, a distance of 218.55 feet; thence S 00°07'00" E along a line being the Northerly projection of the East line of Meadowood Subdivision, as same is recorded in Plat Book 11, Page 165, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point being the Northeast corner of said Meadowood Subdivision; thence S 90°00'00" W along the North line of said Meadowood Subdivision, a distance of 272.01 feet, more or less, to a point being the Northwest corner of said Meadowood Subdivision; thence N 00°07'33" W, along the Northerly projection of the East line of said Meadowood Subdivision, a distance of 32.00 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 806.01 feet; thence N 00°00'00" E a distance of 2.00 feet; thence S 90°00'00" W, along a line 4.00 feet North of and parallel to, the South line of the SW 1/4 of said Section 10, a distance of 500.00 feet; thence N 00°18'17" W, along a line 2.00 feet East of and parallel to, the West line of the SW 1/4 of said Section 10, a distance of 2.00 feet, more or less, to the Point of Beginning.

CONTAINING 4.808 Acres (209,447.8 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 17th day of March, 2004, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:30 PM 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 February, 2004.

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

<i>DATES PUBLISHED</i>
February 6, 2004
February 13, 2004
February 20, 2004
February 27, 2004