

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

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 11-04

**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**

SUMMIT VIEW ESTATES ANNEXATION

LOCATED AT 649 29 ½ ROAD

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:

SUMMIT VIEW ESTATES ANNEXATION

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 Florida, being more particularly described as follows:

BEGINNING at the Northwest corner of the Northeast Quarter of the Northeast Quarter of the Southwest Quarter (NE 1/4 NE 1/4 SW 1/4) of said Section 5 and assuming the North line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5 bears S 89°47'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°01'41" E a distance of 33.00 feet to a point on the North right of way for F-1/2 Road, as shown on the Replat of Willow Glen, as same is recorded in Plat Book 13, Page 518, Public Records of Mesa County, Colorado; thence S 89°47'43" E along said North right of way, a distance of 66.78 feet, more or less, to a point being the Southeast corner of said Replat of Willow Glen; thence S 01°23'17" W along the Southerly projection of the East line of said Replat of Willow Glen, a distance of 33.01 feet to a point on the North line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5; thence S 89°47'43" E along the North line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5, a distance of 593.52 feet, more or less, to a point being the Northeast corner of the NE 1/4 SW 1/4 of said Section 5; thence S 00°00'01" W, along the East line of the NE 1/4 SW 1/4 of said Section 5, a distance of 130.01 feet; thence S 89°32'19" E along the Westerly projection of the North line of Lot 1, Barslund Subdivision, as same is recorded in Plat Book 12, Page 114, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point being the Northwest corner of said

Barslund Subdivision; thence S 00°00'01" W along the West line of said Barslund Subdivision, being the East right of way for 29-1/2 Road, a distance of 657.61 feet; thence N 89°48'04" W along the Easterly projection of the North line of Lot 2, Taylor Place Minor Subdivision, as same is recorded in Plat Book 14, Page 98, Public Records of Mesa County, Colorado, a distance of 30.00 feet to a point on the East line of the NE 1/4 SW 1/4 of said Section 5; thence N 00°00'01" E along said East line, a distance of 128.01 feet; thence N 89°48'04" W along the North line and its Easterly projection, of Holtons Haciendas, as same is recorded in Plat Book 13, Page 485, Public Records of Mesa County, Colorado, a distance of 659.84 feet, more or less, to a point being the Northwest corner of said Holtons Haciendas; thence N 00°01'41" E along the East line of the NE 1/4 NE 1/4 SW 1/4 of said Section 5, a distance of 659.81 feet, more or less, to the Point of Beginning.

CONTAINING 10.495 Acres (457,157.43 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 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 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

Published:

February 06, 2004

February 13, 2004

February 20, 2004

February 27, 2004