

**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 17th of November, 2004, the following Resolution was adopted:

RESOLUTION NO. 112-04

**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**

CAMPBELL / HYDE ANNEXATION

LOCATED at 351 & 353 30 ROAD

WHEREAS, on the 17th day of November, 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:

CAMPBELL / HYDE ANNEXATION

CAMPBELL-HYDE ANNEXATION NO. 1

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 20 and the Northwest Quarter (NW 1/4) of Section 21, 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 Northeast corner of said Section 20 and assuming the East line of the NE 1/4 of said Section 20 bears S 00°03'01" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'01" E along the East line of the NE 1/4 of said Section 20, a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'01" E along the East line of the NE 1/4 of said Section 20, a distance of 10.00 feet; thence N 89°54'55" E along a line 40.00 feet South of and parallel with, the North line of the NW 1/4 of said Section 21, a distance of 53.00 feet; thence S 44°43'43" W a distance of 28.39 feet; thence S 00°03'01" E along the West line of La Veta Subdivision, as same is recorded in Plat Book 12, Page 227, Public Records of Mesa County, Colorado, being a line 33.00 feet West of and parallel with, the East line of the NE 1/4 of said Section 20, a distance of 263.88 feet; thence S 89°56'59" W a distance of 33.00 feet; thence N 00°03'01" W along the East line of the NE 1/4 of said Section 20, a distance of 252.97 feet; thence S 89°56'59" W a distance of 30.00 feet; thence N 20°24'07" W a distance of 15.13 feet; thence N 46°58'57" W a distance of 32.92 feet; thence N 69°25'31" W a distance of 12.47 feet; thence N 89°58'31" E along a line 30.00 feet South of and parallel with, the North line of the NE 1/4 of said Section 20, a distance of 70.98 feet, more or less, to the Point of Beginning.

CONTAINING 0.2614 Acres (11,384.46 Sq. Ft.), more or less, as described.

CAMPBELL-HYDE ANNEXATION NO. 2

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 20, 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 Northeast corner of said Section 20 and assuming the East line of the NE 1/4 of said Section 20 bears S 00°03'01" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'01" E along the East line of the NE 1/4 of said Section 20, a distance of 71.03 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'01" E along the East line of the NE 1/4 of said Section 20, a distance of 815.00 feet; thence S89°56'59" W a distance of 30.00 feet; thence N 00°03'01" W along the West right of way for 30 Road, being a line 30.00 feet West of and parallel with, the East line of the NE 1/4 of said Section 20, a distance of 815.00 feet; thence N 89°56'59" E a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.5613Acres (24,448.62 Sq. Ft.), more or less, as described.

CAMPBELL-HYDE ANNEXATION NO. 3

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 20 and the Northwest Quarter (NW 1/4) of Section 21, 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 Northeast corner of said Section 20 and assuming the East line of the NE 1/4 of said Section 20 bears S 00°03'01" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'01" E along the East line of the NE 1/4 of said Section 20, a distance of 324.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 89°56'59" E a distance of 33.00 feet to a point on the West line of La Veta Subdivision, as same is recorded in Plat Book 12, Page 227, Public Records of Mesa County, Colorado and being the East right of way for 30 Road; thence S 00°03'01" E along said East right of way, being a line 33.00 feet East of and parallel with, the East line of the NE 1/4 of said Section 20, a distance of 338.02 feet; thence S 89°50'11" W along the South line of said La Veta Subdivision, a distance of 3.00 feet; thence S 00°03'01" E along the East right of way for said 30 Road, being the West line of the Hitchcock Major Boundary Line Adjustment, as same is recorded in Plat Book 16, Page 257, Public Records of Mesa County, Colorado, a distance of 662.15 feet to a point on the South line of the Northwest

Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 21; thence S 89°57'03" W along said South line, a distance of 30.00 feet to the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 20; thence S 00°02'53" E along the East line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 20, a distance of 661.96 feet; thence S 89°56'37" along the Easterly prolongation of the South line of Melody Estates Filing One, as same is recorded in Plat Book 13, Pages 81 and 82, Public Records of Mesa County, Colorado, a distance of 15.00 feet; thence N 00°02'53" W along a line 15.00 feet West of and parallel with, the East line of the SE 1/4 NE 1/4 of said Section 20, a distance of 661.97 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 20; thence N 00°03'01" W along a line 15.00 feet West of and parallel with, the East line of the NE 1/4 NE 1/4 of said Section 20, a distance of 438.15 feet; thence N 89°56'59" E a distance of 15.00 feet; thence N 00°03'01" W along the East line of the NE 1/4 NE 1/4 of said Section 20, a distance of 562.03 feet, more or less, to the Point of Beginning.

CONTAINING 1.0909 Acres (47,521.18 Sq. Ft.), more or less, as described.

CAMPBELL-HYDE ANNEXATION NO. 4

A certain parcel of land lying in the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of Section 20, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the East Quarter (E 1/4) corner of said Section 20, and assuming the South line of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 20 bears S 89°54'37" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°04'01" E along the East line of the SE 1/4 of said Section 20, a distance of 33.00 feet; thence S 89°54'37" W along the South right of way for C-1/2 Road, as same is depicted on the Virginia Acres Subdivision, as same is recorded in Plat Book 12, Page 280, Public Records of Mesa County, Colorado, a distance of 1,319.01 feet to a point on the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 20; thence N 00°02'04" E along said West line, a distance of 33.00 feet to the Southwest corner of the SE 1/4 NE 1/4 of said Section 20; thence N 00°00'37" W along the West line SE 1/4 NE 1/4 of said Section 20, a distance of 661.69 feet; thence N 89°56'37" E along the North line of the South half of the SE 1/4 NE 1/4 of said Section 20, a distance of 1288.52 feet to a point being the Southeast corner of Melody Estates Filing One, as same is recorded in Plat Book 13, Pages 81 and 82, Public Records of Mesa County, Colorado; thence N 00°02'53" W along the West right of way for 30 Road, being a line 30.00 feet West of and parallel to, the East line of the SE 1/4 NE 1/4 of said Section 20, a distance of 661.97 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 20; thence N 00°03'01" W along

a line 30.00 feet West of and parallel with, the East line of the NE 1/4 NE 1/4 of said Section 20, a distance of 438.15 feet; thence N 89°56'59" E a distance of 15.00 feet; thence S 00°03'01" E along a line 15.00 feet West of and parallel with, the East line of the NE 1/4 NE 1/4 of said Section 20, a distance of 438.15 feet to a point on the South line of the NE 1/4 NE 1/4 of said Section 20; thence S 00°02'53" E along a line 15.00 feet West of and parallel with, the East line of the SE 1/4 NE 1/4 of said Section 20, a distance of 661.97 feet; thence N 89°56'37" E a distance of 15.00 feet to a point on the East line of the SE 1/4 NE 1/4 of said Section 20; thence S 00°02'53" E along the East line of the SE 1/4 NE 1/4 of said Section 20, a distance of 660.93 feet, more or less, to the Point of Beginning.

CONTAINING 21.3895 Acres (932,119.80 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 5th day of January 2005, 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 17th day of November, 2004.

Attest:

/s/: Bruce Hill
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