

**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 1st of December, 2004, the following Resolution was adopted:

RESOLUTION NO. 123-04

**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**

THE SUMMIT ANNEXATION

LOCATED at 280 29 ROAD, INCLUDING 29 & B 1/2 ROAD RIGHTS-OF-WAY

WHEREAS, on the 1st day of December, 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:

THE SUMMIT ANNEXATION

SUMMIT ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 29 and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 30, all in 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 Southeast corner of the SW 1/4 NW 1/4 of said Section 29 and assuming the South line of the SW 1/4 NW 1/4 of said Section 29 bears S 89°49'20" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°49'20" W along the South line of the SW 1/4 NW 1/4 of said Section 29, a distance of 1319.58 feet to the Southwest corner of the SW 1/4 NW 1/4 of said Section 29; thence N 00°12'04" W along the West line of the SW 1/4 NW 1/4 of said Section 29, a distance of 443.40 feet; thence S 89°56'51" W a distance of 30.00 feet; thence N 00°12'04" W along the West right of way for 29 Road and the East line of Lincoln Heights Subdivision, as same is recorded in Plat Book 8, Page 16, Public Records of Mesa County, Colorado, a distance of 766.15 feet; thence S 89°47'56" W a distance of 11.99 feet; thence N 00°16'00" E a distance of 110.73 feet to a point on the SE 1/4 NE 1/4 of said Section 30; thence N 89°58'04" E along the North line of the SE 1/4 NE 1/4 of said Section 30, a distance of 41.09 feet to the Northwest corner of the SW 1/4 NW 1/4 of said Section 29; thence N 89°51'18" E along the South line of the North half (N 1/2) of the Northwest Quarter (NW 1/4) of said Section 29, a distance of 5.00 feet; thence S 00°12'04" E along a line 5.00 feet East of and

parallel with, the West line of the SW 1/4 NW 1/4 of said Section 29, a distance of 1315.24 feet; thence N 89°49'20" E along a line 5.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 29, a distance of 1314.59 feet to a point on the East line of the SW 1/4 NW 1/4 of said Section 29; thence S 00°08'20" E along the East line of the SW 1/4 NW 1/4 of said Section 29, a distance of 5.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.9357 Acres (40,757.35 Sq. Ft.), more or less, as described.

SUMMIT ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter (NW 1/4) of Section 29, 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 Southeast corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 29 and assuming the South line of the SW 1/4 NW 1/4 of said Section 29 bears S 89°49'20" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 00°13'00" W along the East line of the SW 1/4 NW 1/4 of said Section 29, a distance of 5.00 feet; thence S 89°49'20" W along a line 5.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 29, a distance of 659.58 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°10'40" W a distance of 25.00 feet to a point on the North right of way for B-1/2 Road; thence S 89°49'20" W along said North right of way, being a line 30.00 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 29, as shown on Weems Gardens, as same is recorded in Plat Book 7, page 14, Public Records of Mesa County, Colorado, a distance of 630.01 feet; thence N 00°12'04" W along the East right of way for 29 Road, being a line 30.00 feet East of and parallel with, the West line of the SW 1/4 NW 1/4 of said Section 29, a distance of 1290.22 feet to a point on the South line of the North half (N 1/2) of the NW 1/4 of said Section 29; thence N 00°11'59" W along said East right of way, being a line 30.00 feet East of and parallel with, the West line of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 29, a distance of 210.00 feet; thence N 89°51'18" E a distance of 175.00 feet; thence S 00°11'59" E a distance of 210.00 feet; thence N 89°51'18" E along the South line of the N 1/2 of the NW 1/4 of said Section 29, a distance of 1,942.00 feet; thence N 11°15'42" W a distance of 666.00 feet, more or less, to a point on the South bank of the Colorado River; thence N 86°24'42" W along said South bank, a distance of 315.00 feet; thence continuing along said South bank, N 87°38'42" W a distance of 361.00 feet; thence continuing along said South bank, S 85°42'18" W a distance of 433.00 feet; thence continuing along said South bank, N 82°42'42" W a distance of 82.43 feet; thence S 00°08'42" E a distance of 202.09 feet; thence S 89°51'18" W a distance of 830.45 feet to a point on the West line of the NE 1/4 NW 1/4 of said Section 29; thence S 00°11'59" E along the West line of the NE 1/4 NW 1/4 of said Section

29, a distance of 467.00 feet to the Northwest corner of the SE 1/4 NW 1/4 of said Section 29; thence N 89°51'18" E along the South line of the N 1/2 of the NW 1/4 of said Section 29, a distance of 5.00 feet; thence S 00°12'04" E along a line 5.00 feet East of and parallel with, the West line of the SW 1/4 NW 1/4 of said Section 29, a distance of 1315.24 feet; thence N 89°49'20" E along a line 5.0 feet North of and parallel with, the South line of the SW 1/4 NW 1/4 of said Section 29, a distance of 655.00 feet, more or less, to the Point of Beginning.

CONTAINING 28.500 Acres (1,241,490.0 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 1st day of December, 2004.

Attest:

/s/: Gregg Palmer
Mayor Pro Tem

/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