

**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 18th of February, 2004, the following Resolution was adopted:

RESOLUTION NO. 15-04

**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**

LANDMARK BAPTIST CHURCH ANNEXATION

LOCATED at 3015 D ROAD

WHEREAS, on the 18th 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:

LANDMARK BAPTIST CHURCH ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4 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 the NW 1/4 NW 1/4 NW 1/4 of said Section 21 and assuming the North line of the Northwest Quarter (NW 1/4) of said Section 21 bears N 89°54'55" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°03'41" E along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 a distance of 30.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°03'41" E along the East line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 a distance of 631.18 feet, more or less, to a point on the North line of the Hitchcock Major Boundary Line Adjustment, as recorded in Plat Book 16, Page 257, Public Records of Mesa County, Colorado and being the Southeast corner of the NW 1/4 NW 1/4 NW 1/4 of said Section 21; thence S 89°50'11" W along the South line of the NW 1/4 NW 1/4 NW 1/4 of said Section 21 and the North line of said Hitchcock Major Boundary Line Adjustment, a distance of 329.21 feet, more or less, to a point being the Southeast corner of La Veta Subdivision, as same is recorded in Plat Book 12, Page 227, Public Records of Mesa County, Colorado; thence N 00°08'47" W along the East line of said La Veta Subdivision, a distance of 631.63 feet, more or less, to a point on a line 30.00 feet South of and parallel to, the North line of the NW 1/4 of said Section 21; thence N 89°54'55" E along said parallel line, a distance of 330.14 feet, more or less, to the Point of Beginning.

CONTAINING 4.779 Acres (208,160 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 7th day of April, 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 18th 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 20, 2004
February 27, 2004
March 5, 2004
March 12, 2004