

**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 21st of April, 2004, the following Resolution was adopted:

RESOLUTION NO. 31-04

**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**

HOLLEY ANNEXATION

LOCATED at 2936 D ½ Road.

WHEREAS, on the 21st day of April, 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:

HOLLEY ANNEXATION NO. 1

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 17, 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 the SE 1/4 NW 1/4 of said Section 17, and assuming the South line of the SE 1/4 NW 1/4 of said Section 17 bears S 89°59'32" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°59'32" E along the South line of the SE 1/4 NW 1/4 of said Section 17, a distance of 660.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°00'00" W a distance of 180.00 feet; thence N 90°00'00" E a distance of 30.00 feet; thence S 00°00'00" E a distance of 150.00 feet; thence S 89°59'32" E a distance of 61.50 feet; thence S 00°00'00" E a distance of 30.00 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 17; thence N 89°59'32" W along the South line of the SE 1/4 NW 1/4 of said Section 17, a distance of 91.50 feet, more or less, to the Point of Beginning.

CONTAINING 0.1663 Acres (7,245.0 Sq. Ft.) more or less, as described.

Holley Annexation No. 2

A certain parcel of land lying in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 17, 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 the SE 1/4 NW 1/4 of said Section 17, and assuming the South line of the SE 1/4 NW 1/4 of said Section 17 bears S 89°59'32" E with all other bearings contained herein being

relative thereto; thence from said Point of Commencement, S 89°59'32" E along the South line of the SE 1/4 NW 1/4 of said Section 17, a distance of 660.00 feet; thence N 00°00'00" W a distance of 180.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°00'00" W a distance of 220.00 feet; thence S89°59'32" E a distance of 91.50 feet; thence S 00°00'00" E a distance of 370.00 feet; thence N 89°59'32" W a distance of 61.50 feet; thence N 00°00'00" W a distance of 150.00 feet; thence S 90°00'00" W a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.6739 Acres (29,355.0 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 2nd day of June, 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 21st day of April, 2004.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ Jim Spehar
President of the Council

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