

**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 5th day of May, 2004, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 41-04**

**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**

**SGH 27 ROAD ANNEXATION**

**LOCATED AT 215 27 Road**

WHEREAS, on the 5th day of May, 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:

**SGH 27 ROAD ANNEXATION**

A certain 160.003 acre parcel of land lying in the Southeast Quarter (SE 1/4) of Section 26 and the Northeast Quarter (NE 1/4) of Section 35, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of said Section 26 and assuming the North line of the SE 1/4 SE 1/4 of said Section 26 bears N 89°36'01" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°36'01" W along the North line of the SE 1/4 SE 1/4 of said Section 26 a distance of 699.54 feet; thence N 47°05'04" W along the Southerly line of Mesa View Subdivision, as same is recorded in Plat Book 6, Page 13, Public Records of Mesa County, Colorado, a distance of 485.21 feet; thence N 52°45'48" W along said Southerly line, a distance of 322.42 feet, more or less, to a point on the East line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 26; thence S 00°06'59" E along said East line, a distance of 521.23 feet to a point being the Northwest corner of the SE 1/4 SE 1/4 of said Section 26; thence N 89°36'24" W along the North line of the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of said Section 26, a distance of 1310.72 feet to a point being the Northwest corner of the SW 1/4 SE 1/4 of said Section 26; thence S 00°06'16" E along the West line of the SW 1/4 SE 1/4 of said Section 26, a distance of 1316.42 feet to a point being the Southwest corner of the Southeast Quarter (SE 1/4) of said Section 26; thence S 00°04'15" W along the West line of the Northwest Quarter of the Northeast Quarter (NW 1/4

NE 1/4) of said Section 35, a distance of 924.34 feet; thence S 46°51'19" E a distance of 576.87 feet, more or less, to a point on the South line of the North-half of the Northeast Quarter (N 1/2 NE 1/4) of said Section 35; thence S 89°30'18" E along said South line, a distance of 2191.05 feet to a point being the Southeast corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 35; thence N 00°09'20" E along the East line of the NE 1/4 NE 1/4 of said Section 35, a distance of 1185.13 feet to a point being the beginning of a 50.00 foot radius curve, concave East, whose long chord bears N 00°09'20" E with a long chord length of 100.00 feet; thence 157.08 feet Northerly along the arc of said curve, through a central angle of 90°00'00"; thence continuing along the East line of the NE 1/4 NE 1/4 of said Section 35, N 00°09'20" E a distance of 30.20 to a point being the Southeast corner of said Section 26; thence N 00°11'42" E along the East line of the SE 1/4 SE 1/4 of said Section 26, a distance of 1320.72 feet, more or less, to the Point of Beginning.

CONTAINING 160.003 Acres (6,969,731.0 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 16th day of June, 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 5<sup>th</sup> day of May, 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