

**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:

RESOLUTION NO. 42-04

**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**

BRETSEL ANNEXATION

LOCATED at 3145 E ½ Road and including a portion of E ½ Road, a portion of I-70 B and the 31 ¼ Road (Warrior Way) Right-of-Ways

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:

PERIMETER BOUNDARY LEGAL DESCRIPTION

BRETSEL ANNEXATION

A certain parcel of land lying in the Southwest Quarter (SW 1/4) and the Northwest Quarter (NW 1/4) of Section 10, 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 SW 1/4 of said Section 10 and assuming the North line of the SW 1/4 of said Section 10 bears N 89°59'33" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°59'33" W along the North line of the SW 1/4 of said Section 10 a distance of 20.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°59'33" W along the North line of the SW 1/4 of said Section 10, a distance of 145.00 feet to its intersection with the Southerly extension of the East line of Heritage-East Subdivision, as same is recorded in Plat Book 12, Page 160, Public Records of Mesa County, Colorado; thence N 00°05'24" W along said projected East line, a distance of 50.00 feet to a point on the North right of way for E-1/2 Road; thence S 89°59'33" W along said North right of way, a distance of 140.01 feet to a point on the East line of Deb's Place Minor Subdivision, as same is recorded in Plat Book 19, Page 204, Public Records of Mesa County, Colorado; thence S 00°05'47" E along said East line, a distance of 10.00 feet to a point on the North right of way for said E-1/2 Road; thence S 89°59'33" W along said North right of way, a distance of 186.75 feet to a point being the Southwest corner of said Deb's Place Minor Subdivision; thence S 00°05'47" E along the Southerly extension of the West line of said

Deb's Place Minor Subdivision, a distance of 40.00 feet to a point on the North line of the SW 1/4 of said Section 10; thence S 89°59'33" W along the North line of the SW 1/4 of said Section 10, a distance of 1240.24 feet; thence S 00°01'04" E a distance of 847.72 feet to a point on the North right of way for the South Pacific Transportation Company; thence N 73°01'17" E along said North right of way, being the North line of the Southern Pacific Railroad Annexation No. 2, Ordinance No. 3159, City of Grand Junction, a distance of 1789.69 feet; thence N 00°00'03" E along a line 20.00 feet West of and parallel with, the East line of the SW 1/4 of said Section 10, a distance of 325.33 feet, more or less, to the Point of Beginning.

CONTAINING 23.382 Acres (1,018,535.2 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 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 5th 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