

**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 19th of May, 2004, the following Resolution was adopted:

RESOLUTION NO. 47-04

**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**

PEREGRINE ESTATES ANNEXATION

LOCATED at 2157 S BROADWAY.

WHEREAS, on the 19th 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:

PEREGRINE ESTATES ANNEXATION

A certain parcel of land lying in Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, lying West of the East right of way for Meadows Way, as same is shown on the Replat of Lots 2 through 6, Block 4, 1st Addition to Monument Meadows, as same is recorded in Plat Book 11, Page 74, Public Records of Mesa County, Colorado, North of Lots 12 through 16, Block 5 and Tract "A", all as shown on the 1st Addition to Monument Meadows, as same is recorded in Plat Book 11, Page 18, Public Records of Mesa County, Colorado, South of the South line of Lot 3, Rump Subdivision, as same is recorded in Plat Book 18, pages 140 through 142, Public Records of Mesa County, Colorado and East of that certain parcel of land with Mesa County Parcel Control Number 2947-263-00-067 and being more particularly described as follows:

BEGINNING at the Southeast corner of said Lot 3, Rump Subdivision and assuming the bearings of the following described parcel to be in the meridian of said Rump Subdivision with the East line of said Lot 3 bearing S 00°13'53" W; thence from said Point of Beginning, S 89°46'07" E a distance of 50.00 feet to a point on the East right of way for Meadows Way; thence along the East right of way for said Meadows Way, S 00°13'53" W a distance of 2.96 feet; thence Southeasterly 46.85 feet along the arc of a 152.10 foot radius curve, concave East, through a central angle of 17°39'00", whose long chord bears S 08°32'27" E with a long chord length of 46.67 feet; thence continuing along said East right of way, S 17°21'57" E a distance of 428.30 feet to a point being the beginning of a 525.00 foot radius curve, concave Northeast, whose long chord bears S 29°51'25" E with a long chord length of 227.10 feet; thence Southeasterly 228.91 feet along the arc of said curve, through a central angle of 24°58'56" to a point;

thence S 50°54'03" W along the North line of said Block 5, a distance of 549.97 feet; thence N 89°51'57" W along the North line of said Block 5, a distance of 433.51 feet to a point being the Northwest corner of Tract "A" of said 1st Addition to Monument Meadows; thence N 16°48'42" W a distance of 511.49 feet; thence N 44°01'44" W a distance of 613.39 feet, more or less, to a point on the South line of said Lot 3, Rump Subdivision; thence S 82°04'17" E along the South line of said Lot 3, a distance of 627.50 feet; thence N 81°43'43" E along said South line, a distance of 177.90 feet; thence N 68°48'43" E a distance of 363.13 feet, more or less, to the Point of Beginning.

CONTAINING 18.548 Acres (807,934 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 July, 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 19th day of May, 2004.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Bruce Hill
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