

**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 August 18, 2004, the following Resolution was adopted:

RESOLUTION NO. 73-04

**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**

**PRAIRIE VIEW ANNEXATION No. 1 and 2 LOCATED at
474 DODGE STREET and 3038 MOHAWK AVENUE**

WHEREAS, on August 18, 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
PRAIRIE VIEW ANNEXATION**

A Serial Annexation comprising Prairie View Annexation No. 1 and Prairie View Annexation No 2

PRAIRIE VIEW ANNEXATION NO. 1

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter of the Northwest Quarter (NW 1/4 SE 1/4 NW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet; thence S 00°05'30" W a distance of 660.13 feet, more or less, to a point on the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 134.18 feet, more or less, to a point of intersection with the Southerly projection of the East line of that certain parcel of land as described and recorded in Book 1826, Page 820, Public Records of Mesa County, Colorado; thence N 00°05'30" W along the East line of said parcel, a distance of 228.71 feet to a point being the Northeast corner of that certain parcel of land; thence S 89°54'06" W along the North line of that certain parcel described in said Book 1826, Page 820, a distance of 208.71 feet to a point on the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence N 00°05'30" W along the West line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 431.57 feet, more or less, to the Point of Beginning.

CONTAINING 4.117 Acres (179,340 Sq. Ft.), more or less, as described.

PRAIRIE VIEW ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter of the Northwest Quarter (NW 1/4 SE 1/4 NW 1/4) of Section 16, 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 Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 and assuming the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16 bears N 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 345.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue N 89°55'43" E along the North line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 316.91 feet, more or less, to a point being the Northwest corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 00°01'41" E along the East line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, being the West line of Cherokee Village No. Two, as same is recorded in Plat Book 13, Page 13, Public Records of Mesa County, Colorado, a distance of 659.97 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 89°54'06" W along the South line of the NW 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 318.29 feet; thence N 00°05'30" E a distance of 660.13 feet, more or less, to the Point of Beginning.

CONTAINING 4.812 Acres (209,629 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 October 6, 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 on August 18, 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

DATES PUBLISHED
August 20, 2004
August 27, 2004
September 3, 2004
September 10, 2004