

**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 7th of September, 2005, the following Resolution was adopted:

RESOLUTION NO. 146-05

**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**

ABEYTA-WEAVER ANNEXATIONS #1 AND #2

LOCATED AT 3037 D ½ ROAD AND 432 30 ¼ ROAD

WHEREAS, on the 7th day of September, 2005, 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:

ABETYAWEAVER ANNEXATION NO. 1

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NE 1/4 SW 1/4 of said Section 16 and assuming the North line of the NE 1/4 SW 1/4 of said Section 16 to bear N89°54'18"E with all bearings contained herein relative thereto; thence N89°54'18"E along the North line of said NE 1/4 SW 1/4 of said Section 16 a distance of 563.75 feet; thence S00°05'42"E a distance of 1.00 foot to the Point of Beginning; thence N89°54'18"E along a line being 1.00 foot South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 16 a distance of 206.25 feet; thence S00°02'15"W a distance of 412.00 feet; thence N89°57'45"W a distance of 5.00 feet; thence N00°02'15"E a distance of 407.00 feet; thence S89°54'18"W along a line being 6.00 feet South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 16 a distance of 201.24 feet; thence N00°05'42"W a distance of 5.00 feet to the Point of Beginning.

Said parcel contains 0.07 acres (3,066 square feet), more or less, as described.

ABETYAWEAVER ANNEXATION NO. 2

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East, of the Ute

Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of the NE 1/4 SW 1/4 of said Section 16 and assuming the North line of the NE 1/4 SW 1/4 of said Section 16 to bear N89°54'18"E with all bearings contained herein relative thereto; thence S00°02'15"W along the East line of the NW 1/4 SW 1/4 of said Section 16 a distance of 33.00 feet; thence N89°54'18"E a distance of 52.97 feet; thence 31.37 feet along the arc of a 20.00 foot radius curve, concave Southeast, having a central angle of 89°52'12", a chord bearing S44°58'12"W a distance of 28.25 feet to a point of the Easterly right of way of 30 1/4 Road per Book 767, Page 175 public records of Mesa County, Colorado; thence S00°02'45"W along the Easterly right of way of said 30 1/4 Road a distance of 462.05 feet to the Southwest corner of Lot 1, Block One, Cherokee Village West, recorded in Plat Book 13, Pages 193 and 194, Mesa County, Colorado records; thence N89°54'19"E along the Southerly line of said Cherokee Village West a distance of 530.75 feet to the Southeast corner of Lot 15, Block Two, of said Cherokee Village West; thence N00°02'20"E along the Easterly line of said Cherokee Village West a distance of 509.00 feet; thence N89°54'18"E along a line being 6.00 feet South of and parallel with the NE 1/4 SW 1/4 of said Section 16 a distance of 201.24 feet; thence S00°02'15"W a distance of 407.00 feet; thence S89°57'45"E a distance of 5.00 feet; thence S00°02'15"W a distance of 643.00 feet to a point on the Northerly line of Lot 15, Block No. 2, Wedgewood Park Subdivision Filing No. 3, as recorded in Plat Book 13, Page 36, Mesa County, Colorado records; thence S89°54'19"W along the Northerly line of Said Wedgewood Park Subdivision projected Westerly a distance of 770.00 feet to the East line of the NW 1/4 SW 1/4 of said Section 16; thence N00°02'15"E along the East line of the NW 1/4 SW 1/4 of said Section 16 a distance of 54.89 feet; thence S89°56'21"W a distance of 20.00 feet to the Westerly right of way of said 30 1/4 Road; thence N00°02'15"E along the Westerly right of way of said 30 1/4 Road a distance of 1001.11 feet to the North line of NW 1/4 SW 1/4 of said Section 16; thence N89°56'21"E along the North line of the NW 1/4 SW 1/4 of said Section 16 a distance of 20.00 feet to the Point of Beginning.

Said parcel contains 12.75 acres (555,532 square feet), 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 19th day of October, 2005, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 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 7th day of September, 2005.

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

<i>DATES PUBLISHED</i>
September 9, 2005
September 16, 2005
September 23, 2005
September 30, 2005