

**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 2nd day of February, 2005, the following Resolution was adopted:

**RESOLUTION NO. 24-05**

**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**

**HAWK'S NEST ANNEXATION #1-5**

**LOCATED AT 157 30 ROAD & PORTIONS OF THE B & 30 ROAD RIGHTS-OF-WAY**

WHEREAS, on the 2nd day of February, 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:

**HAWKS NEST ANNEXATION NO. 1**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 29 and the Northeast Quarter (NE 1/4) of Section 32, 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 said Section 32 and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32 bears S 89°52'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°52'02" W along the North line of the NE 1/4 NE 1/4 of said Section 32 a distance of 767.51 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 67°06'39" W a distance of 77.56 feet to a point on the South right of way for B Road, being a line 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32; thence N 00°05'43" W a distance of 60.00 feet to a point on the North right of way for said B Road, being a line 30.00 feet North of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 32; thence N 89°52'02" E along said North right of way, a distance of 143.00 feet; thence S 67°06'39" W a distance of 77.56 feet, more or less, to the Point of Beginning.

CONTAINING 0.0985 Acres (4,290.00 Sq. Ft.), more or less, as described.

**HAWKS NEST ANNEXATION NO. 2**

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 29 and the Northeast Quarter (NE 1/4) of Section 32, 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 said Section 32 and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32 bears S 89°52'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°52'02" W along the North line of the NE 1/4 NE 1/4 of said Section 32 a distance of 410.33 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°52'02" W along the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of 253.00 feet; thence S 00°15'40" W a distance of 30.00 feet to a point on the South right of way for B Road, being a line 30.00 feet South of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 32; thence S 89°52'02" W along said South right of way, a distance of 175.50 feet; thence N 67°06'39" E a distance of 155.11 feet to a point on the North right of way for said B Road, being a line 30.00 feet North of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 32; thence N 89°52'02" E along said North right of way, a distance of 7.00 feet; thence S 00°05'43" E a distance of 10.00 feet; thence N 89°52'02" E along a line 20.00 feet North of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of 278.67 feet; thence S 00°07'58" E a distance of 20.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.2537 Acres (11,051.47 Sq. Ft.), more or less, as described.

### HAWKS NEST ANNEXATION NO. 3

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 29 and the Northeast Quarter (NE 1/4) of Section 32, 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 Northeast corner of said Section 32 and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32 bears S 89°52'02" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°52'02" W along the North line of the NE 1/4 NE 1/4 of said Section 32 a distance of 410.33 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°15'13" W along the East line of the NE 1/4 of said Section 32, a distance of 225.00 feet; thence N 89°44'47" W a distance of 30.00 feet to a point on the West right of way for 30 Road, being a line 30.00 feet West of and parallel with, the East line of the NE 1/4 of said Section 32; thence N 00°15'13" E along said West right of way, a distance of 195.00 feet to a point on the South right of way for B Road, being a line 30.00 feet South of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 32; thence S 89°52'02" W along said South right of way, a distance of 633.33 feet; thence N 00°15'40" E a distance of 30.00 feet; thence N 89°52'02" E along the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of

253.00 feet; thence N 00°07'58" W a distance of 20.00 feet; thence N 89°52'02" E along a line 20.00 feet North of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 32, a distance of 410.36 feet, more or less, to a point on the East line of the SE 1/4 of said Section 29; thence S 00°02'41" E along the East line of the SE 1/4 of said Section 29, a distance of 20.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.7796 Acres (33,959.78 Sq. Ft.), more or less, as described.

#### HAWKS NEST ANNEXATION NO. 4

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 32, 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 said Section 32 and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32 bears S 89°52'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°15'13" W along the East line of the NE 1/4 of said Section 32, a distance of 225.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°15'13" W along the East line of the NE 1/4 of said Section 32, a distance of 1517.75 feet; thence N 89°44'20" W a distance of 663.54 feet, more or less, to a point on the East line of that certain property with Mesa County Parcel Control Number 2943-321-00-160, the description of same being recorded in Book 2096, Page 142 and Book 2417, Page 383, Public Records of Mesa County, Colorado; thence N 00°15'40" E along the East line of said parcel, a distance of 1708.40 feet to a point on the South right of way for B Road, being a line 30.00 feet South of and parallel with, the North line of the NE 1/4 NE 1/4 of said Section 29; thence N 89°52'02" E along said South right of way, a distance of 633.33 feet, more or less, to the Point of Beginning.

CONTAINING 25.9196 Acres (1,129,056.28 Sq. Ft.), more or less, as described.

#### HAWKS NEST ANNEXATION NO. 5

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 32, 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 said Section 32 and assuming the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 32 bears S 89°52'02" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°15'13" W along the East line of the NE 1/4 of said Section 32, a distance of 1,742.95 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S

00°15'13" W along the East line of the NE 1/4 of said Section 32, a distance of 500.00 feet; thence N 89°44'20" W a distance of 239.90 feet; thence N 00°15'40" E a distance of 149.00 feet; thence N 89°44'20" W a distance of 423.70 feet, more or less, to a point on the East line of that certain property with Mesa County Parcel Control Number 2943-321-00-160, the description of same being recorded in Book 2096, Page 142 and Book 2417, Page 383, Public Records of Mesa County, Colorado; thence N 00°15'40" E along the East line of said parcel, a distance of 351.00 feet; thence S 89°44'20" E a distance of 663.54 feet, more or less, to the Point of Beginning.

CONTAINING 6.1674 Acres (268,653.88 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 March, 2005, 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 2<sup>nd</sup> day of February, 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