

**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 16th day of February, 2005, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 33-05

**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,**

UNAWEEP HEIGHTS ANNEXATION NO. 4

LOCATED AT 2861 B ³/₄ ROAD AND VICTORIA DRIVE

WHEREAS, on the 16th 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:

PERIMETER BOUNDARY LEGAL DESCRIPTION

UNAWEEP HEIGHTS ANNEXATION NO. 4

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 30, 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 NE 1/4 of said Section 30, and assuming the North line of the SW 1/4 NE 1/4 of said Section 30 bears N 89°58'35" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°58'35" W along the North line of the SW 1/4 NE 1/4 of said Section 30, a distance of 4.90 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°07'07" E along the East line of Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, Public Records of Mesa County, Colorado, a distance of 327.31 feet, more or less, to a point on the North line of Church Subdivision, as same is recorded in Plat Book 11, Page 9 of the Public Records of Mesa County, Colorado; thence S 89°56'51" W along the North line of said Church Subdivision, a distance of 5.56 feet, more or less, to the Northwest corner of Lot 7 of said Church Subdivision; thence S 00°12'04" E along the West line of said Church Subdivision, a distance of 331.65 feet to a point on the South line of said Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision; thence S 89°57'39" W along the South line of said Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision and along the North line of Thistle Street Subdivision Correction Plat, as same is recorded in Plat Book 14, Page 306, Public Records of Mesa County, Colorado,

a distance of 653.89 feet to a point on the West line of said Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision; thence N 00°04'40" W along the West line of said Lot 11, Grand Junction Orchard Mesa Land Company's Orchard Subdivision, a distance of 637.13 feet; thence N 89°58'35" E along a line 22.00 feet South of and parallel with, the North line of the SW 1/4 NE 1/4 of said Section 30, a distance of 94.97 feet to a point being the beginning of a 172.00 foot radius curve, concave Northwest, whose long chord bears N 75°19'41" E and with a long chord length of 86.99 feet; thence Northeasterly 87.94 feet along the arc of said curve, through a central angle of 29°17'44" to a point on the North line of the SW 1/4 NE 1/4 of said Section 30; thence N 89°58'35" E along the North line of the SW 1/4 NE 1/4 of said Section 30, a distance of 479.35 feet, more or less, to the Point of Beginning.

CONTAINING 9.8491 Acres (429,028.44 Sq. Ft.), 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 6th day of April, 2005, in the City Hall auditorium, located at 250 N 5th Street, City of Grand Junction, Colorado, at 7:30 p.m. 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 16th day of February, 2005.

/s/ Bruce Hill
President of the Council

Attest:

/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.

City Clerk

Published:
February 18, 2005
February 25, 2005
March 4, 2005
March 11, 2005