

**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 of February, 2005, the following Resolution was adopted:

RESOLUTION NO. 34-05

**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**

SYCAMORE CREEK ANNEXATION #1 & #2

**LOCATED AT 2370 BROADWAY AND PORTIONS OF THE SAYRE DRIVE,
PLEASANT RIDGE DRIVE, AND HIGHWAY 340 (BROADWAY) RIGHTS-OF-
WAY**

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:

SYCAMORE CREEK ANNEXATION NO. 1

A certain parcel of land lying in the East Half (E 1/2) of Section 17 and the West Half (W 1/2) of Section 16, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 8A, Watson's Subdivision Replat, as same is recorded in Plat Book 9, Page 65, Public Records of Mesa County, Colorado and assuming the North line of said Lot 8A bears N 74°29'23" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N12°31'37"E, a distance of 50.07 feet to a point on the North line of Sayre Drive; thence S74°29'23"E along the North line of said Sayre Drive, a distance of 162.09 feet to a point of a tangent curve to the left having a radius of 25.00 feet and a central angle of 121°55'00"; thence northeasterly along the arc a distance of 53.20 feet; thence N16°24'23"W, along the West line of Pleasant Ridge Drive, a distance of 125.83 feet; thence S73°36'34"E, a distance of 10.24 feet to a point being the Southeast corner of Lot 7, Watson's Subdivision, as same is recorded in Plat Book 8, Page 65, Public Records of Mesa County, Colorado; thence N16°30'13"W, along the West line of said Pleasant Ridge Drive, a distance of 223.91 feet; thence N74°35'13"W, a distance of 790.69 feet; thence N15°24'47"E, a distance of 2.00 feet; thence S74°35'13"E, a distance of 809.18 feet; thence S16°24'23"E, a distance of 380.53 feet; thence S12°31'37"W, a distance of 352.80 feet; thence S77°28'23"E, a distance of 25.00 feet; thence S44°53'37"W, a distance of 44.08 feet; thence N50°00'22"W, a distance of 50.18 feet to a point being the Southeast corner of said Lot 8M; thence N44°53'37"E,

along the West line of said Pleasant Ridge Drive, a distance of 33.86 feet; thence N12°31'37"E, a distance of 252.02 feet to a point of tangent curve to the left having a radius of 25.00 feet and a central angle of 87°01'00"; thence northwesterly along the arc a distance of 37.97 feet; thence N74°29'23"W, a distance of 179.95 feet to the Point of Beginning.

CONTAINING 0.6975 Acres (30,383 Sq. Ft.), more or less, as described.

SYCAMORE CREEK ANNEXATION NO. 2

A certain parcel of land lying in the East Half (E 1/2) of Section 17 and the West Half (W 1/2) of Section 16, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 8A, Watson's Subdivision Replat, as same is recorded in Plat Book 9, Page 65, Public Records of Mesa County, Colorado and assuming the North line of said Lot 8A bears N 74°29'23" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N89°42'56"E, a distance of 234.23 feet to the POINT OF BEGINNING; thence N16°24'23"W, a distance of 380.53 feet; thence N74°35'13"W, a distance of 809.18 feet; thence N84°02'09"W, a distance of 817.73 feet; thence N76°52'24"W, a distance of 432.77 feet; thence N60°00'34"W, a distance of 279.93 feet; thence N09°12'49"E, a distance of 101.19 feet; thence N46°05'49"E, a distance of 341.30 feet; thence N20°53'49"E, a distance of 273.50 feet; thence N50°59'49"E, a distance of 423.30 feet; thence N54°38'01"E, a distance of 173.11 feet; thence S39°37'44"E, a distance of 391.23 feet; thence S10°43'51"W, a distance of 180.00 feet; thence S32°48'47"W, a distance of 106.34 feet; thence S21°27'17"W, a distance of 290.99 feet; thence S10°23'22"W, a distance of 128.27 feet; thence S80°07'38"E, a distance of 23.40 feet; thence S19°42'58"W, a distance of 23.08 feet; thence N76°49'27"W, a distance of 240.55 feet; thence S15°12'20"W, a distance of 30.67 feet to the point of curve of a non tangent curve to the right, of which the radius point lies S53°49'32"W, a radial distance of 217.20 feet; thence southerly along the arc, through a central angle of 42°04'09", a distance of 159.48 feet; thence S05°53'40"W, a distance of 79.76 feet; thence S84°02'09"E, a distance of 817.86 feet; thence S74°35'13"E, a distance of 837.53 feet; thence S16°24'23"E, along the West line of Watson's Subdivision, as same is recorded in Plat Book 8, Page 65, Public Records of Mesa County, Colorado, a distance of 373.82 feet; thence S12°31'37"W, along the West line of Ratliff's Subdivision, as same is recorded in Plat Book 15, Page 215, Public Records of Mesa County, Colorado, a distance of 359.25 feet; thence N77°28'23"W, a distance of 25.00 feet; thence N12°31'37"E, a distance of 352.80 feet to the Point of Beginning.

CONTAINING 16.4031 acres (714,517 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 6th day of April, 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 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.

/s/ Stephanie Tuin
City Clerk

<i>DATES PUBLISHED</i>
February 18, 2005
February 25, 2005
March 4, 2005
March 11, 2005