

**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 2<sup>nd</sup> of March, 2005, the following Resolution was adopted:

**RESOLUTION NO. 41-05**

**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**

**BARKER NO. 3 ANNEXATION**

**LOCATED AT 2939 JON HALL ROAD**

WHEREAS, on the 2<sup>nd</sup> day of March, 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:

**BARKER NO. 3 ANNEXATION**

A certain parcel of land lying in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 32, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being all of Lot 1, Plat of Sunset Park as same is recorded in Plat Book 9, Page 93, Public Records of Mesa County, Colorado together with all of that certain 50.0 foot wide right of way for Jon Hall Drive lying North of the East and West lines of said Lot 1, being more particularly described as follows:

BEGINNING at the Southwest corner of said Lot 1, Sunset Park, and assuming the West line of said Lot 1 bears N 00°08'57" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°08'57" W along the West line and the Northerly projection thereof, of said Lot 1, a distance of 160.06 feet to a point on the North right of way for said Jon Hall Drive; thence N 89°51'27" E along said North right of way, a distance of 81.00 feet; thence S 00°08'57" E along the East line and the Northerly projection thereof, of said Lot 1, a distance of 160.05 feet to the Southeast corner of said Lot 1; thence S 89°51'18" W along the South line of said Lot 1, a distance of 81.00 feet to the Point of Beginning.

CONTAINING 0.298 Acres (12,964.6 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 6<sup>th</sup> day of April, 2005, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 March, 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>
<b>March 4, 2005</b>
<b>March 11, 2005</b>
<b>March 18, 2005</b>
<b>March 25, 2005</b>