

**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 6th of April, 2005, the following Resolution was adopted:

RESOLUTION NO. 58-05

**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**

ANSON ANNEXATIONS #1, #2, #3, AND #4

**LOCATED AT 2729 B ¼ ROAD AND A PORTION OF THE B ¼ ROAD RIGHT-
OF-WAY**

WHEREAS, on the 6th day of April, 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:

Anson Annexation No. 1

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of Wheeling Corrugated Annexation, Ordinance No. 3145 City of Grand Junction, lying on the North line of the SE 1/4 SW 1/4 of said Section 25, and assuming the North line of the SE 1/4 SW 1/4 of said Section 25 bears S89°54'50"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°54'50"W along the North line of the SE 1/4 SW 1/4 of said Section 25 a distance of 5.00 feet; thence N00°05'10"W a distance of 15.00 feet; thence S89°54'50"W along a line being 5.00 South of and parallel with the North right of way of B 1/4 Road a distance of 34.50 feet; thence N00°05'10"W a distance of 5.00 feet to the North right of way of said B 1/4 Road; thence N89°54'50"E along the North right of way of said B 1/4 Road a distance of 39.50 feet to the West line of said Wheeling Corrugated Annexation; thence S00°05'10"E along the West line of said Wheeling Corrugated Annexation a distance of 20.00 feet to the Point of Beginning.

Said parcel contains 0.006 acres (272 square feet) more or less as described.

Anson Annexation No. 2

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of Wheeling Corrugated Annexation, Ordinance No. 3145 City of Grand Junction, lying on the North line of the SE 1/4 SW 1/4 of said Section 25, and assuming the North line of the SE 1/4 SW 1/4 of said Section 25 bears S89°54'50"W with all bearings contained herein relative thereto; thence from said Point of Commencement S89°54'50"W along the North line of the SE 1/4 SW 1/4 of said Section 25 a distance of 5.00 feet to the Point of Beginning; thence S00°05'10"E a distance of 20.00 feet to the South right of way of B 1/4 Road; thence S89°54'50"W along the South right of way of said B 1/4 Road a distance of 83.30 feet; thence N00°05'10"W a distance of 5.00 feet; thence N89°54'50"E along a line being 5.00 feet North of and parallel with the South right of way line of said B 1/4 Road a distance of 78.80 feet; thence N00°05'10"W a distance of 25.00 feet; thence S89°54'50"W along a line being 10.00 feet South of and parallel with the North right of way of said B 1/4 Road a distance of 29.50 feet; thence N00°05'10"W a distance of 5.00 feet; thence N89°54'50"E along a line being 5.00 feet South of and parallel with the North right of way line of said B 1/4 Road a distance of 34.50 feet; thence S00°05'10"E along a line being 5.00 West of and parallel with the West line of said Wheeling Corrugated Annexation a distance of 15.00 feet to the Point of Beginning.

Said parcel contains 0.02 acres (717 square feet) more or less as described.

Anson Annexation No. 3

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of Wheeling Corrugated Annexation, Ordinance No. 3145 City of Grand Junction, lying on the North line of the SE 1/4 SW 1/4 of said Section 25, and assuming the North line of the SE 1/4 SW 1/4 of said Section 25 bears S89°54'50"W with all bearings contained herein relative thereto; thence from said Point of Commencement S89°54'50"W along the North line of the SE 1/4 SW 1/4 of said Section 25 a distance of 10.00 feet to the Point of Beginning; thence S00°05'10"E a distance of 15.00 feet; thence S89°54'50"W along a line being 5.00 feet North of and parallel with the South right of way line of B 1/4 Road a distance of 78.80 feet; thence S00°05'10"E a distance of 5.00 feet to the South right of way of said B 1/4 Road; thence along the South right of way of said B 1/4 Road S89°54'50" a distance of 292.30 feet; thence

N00°05'10"W a distance of 5.00 feet; thence N89°54'50"E along a line being 5.00 feet North of and parallel with the South right of way line of said B 1/4 Road a distance of 287.30 feet; thence N00°05'10"W a distance of 5.00 feet; thence N89°54'50"E along a line being 10.00 feet North of and parallel with the South right of way line of said B 1/4 Road a distance of 78.80 feet; thence N00°05'10"W a distance of 15.00 feet; thence S89°54'50"W along a line being 15.00 feet South of and parallel with the North right of way line of said B 1/4 Road a distance of 29.50 feet; thence N00°05'10"W a distance of 15.00 feet to the North right of way line of said B 1/4 Road; thence N89°54'50"E along the North right of way of said B 1/4 Road a distance of 5.00 feet; thence S00°05'10"E a distance of 10.00 feet; thence N89°54'50"E along a line being 10.00 feet South of and parallel with the North right of way line of said B 1/4 Road a distance of 29.50 feet; thence S89°54'50"W a distance of 10.00 feet to the Point of Beginning.

Said parcel contains 0.05 acres (2178 square feet) more or less as described.

Anson Annexation No. 4

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 25, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northwest corner of the SE 1/4 SW 1/4 of said Section 25 and assuming the North line of the SE 1/4 SW 1/4 of said Section 25 bears S89°54'50"W with all bearings contained herein relative thereto; thence from said Point of beginning N00°05'10"W a distance of 20.00 feet to the North right of way of B 1/4 Road; thence N89°54'50"E along the North right of way of said B 1/4 Road a distance of 616.67 feet; thence S00°05'10"E a distance of 15.00 feet; thence N89°54'50"E a distance of 29.50 feet; thence S00°05'10"E a distance of 15.00 feet; thence S89°54'50"W along a line being 10.00 foot North of and parallel with the South right of way of B 1/4 Road a distance of 78.80 feet; thence S00°05'10"E a distance of 5.00 feet; thence S89°54'50"W along a line being 5.00 foot North of and parallel with the South right of way of B 1/4 Road a distance of 287.29 feet; thence S00°11'53"E a distance of 371.80 feet; thence S89°49'02"W a distance of 115.00 feet; thence S00°11'58"E a distance of 170.00 feet; thence S89°58'52"W a distance of 165.00 feet; thence N00°11'58"W a distance of 576.80 feet to the Point of Beginning.

Said parcel contains 3.53 acres (153,961 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 18th day of May, 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 6th day of April, 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