

**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 20th of April, 2005, the following Resolution was adopted:

RESOLUTION NO. 64-05

**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**

IRWIN/RIVERFRONT ANNEXATION

LOCATED at 586 Rio Verde Lane & 616 22 3/4 Road

WHEREAS, on the 20th 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:

PERIMETER BOUNDARY LEGAL DESCRIPTION

IRWIN/RIVERFRONT ANNEXATION

A certain parcel of land lying in the Southeast Quarter (SE 1/4) of Section 6 and the Northeast Quarter (NE 1/4) of Section 7, all in 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 Northeast corner of Lot 5, Block 3, Plat of Loma Rio Subdivision, as same is recorded in Plat Book 11, Page 316, Public Records of Mesa County, Colorado and assuming the North line of said Loma Rio Subdivision bears N 89°41'00" W with all other bearings contained herein being relative thereto; thence N89°41'00"W, along the North line of said Loma Rio Subdivision, a distance of 638.53 feet to the Northwest corner of said Loma Rio Subdivision; thence N00°07'42"W, along the East line of Redlands Village Acres Filing No. 2, as same is recorded in Plat Book 11, Page 39, Public Records of Mesa County, Colorado, a distance of 160.43 feet; thence S89°48'10"E, a distance of 60.33 feet; thence N00°13'54"W, a distance of 641.63 feet to a point being the Northwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 7; thence S89°39'42"E, along the North line of the NE 1/4 of said Section 7, a distance of 522.14 feet to a point on the Southwesterly line of Lot 2, 23 Road Subdivision, as same is recorded in Plat Book 19, Page 280 and 281, Public Records of Mesa County, Colorado; thence along said Southwesterly line the following three (3) courses: N43°07'28"W, a distance of 311.10 feet; thence N46°05'08"W, a distance of 562.98 feet; thence N45°52'51"W, a distance of 210.11 feet to the Northwest corner of said Lot 2; thence N44°07'09"E, along the North line of said Lot 2, a distance of 245.10 feet

to its intersection with the South line of the River Road Annexation, City of Grand Junction Ordinance Number 2901; thence along the South line of said Annexation the following two (2) courses: N01°56'51"W, a distance of 103.79 feet; thence S41°34'52"E, a distance of 1,549.24 feet to a point on the South line of said Lot 2; thence S50°30'52"W, along the South line of said Lot 2, a distance of 232.71 feet to the Southwest corner of said Lot 2; thence N43°07'28"W, along the Southwesterly line of said Lot 2, a distance of 277.78 feet; thence S00°10'29"E, along the West line, and the Northerly projection thereof, of Vista Del Rio Subdivision Filing 2, as same is recorded in Plat Book 14, Page 335, Public Records of Mesa County, Colorado, a distance of 740.71 feet, more or less, to the Point of Beginning.

CONTAINING 19.690 acres (857,718.83 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 1st day of June, 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 20th day of April, 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