

**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. 66-05

**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**

TWENTY THREE PARK PLAZA ANNEXATION

LOCATED at the northwest corner of 23 Road and I-70

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:

TWENTY THREE PARK PLAZA ANNEXATION

A parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) Section 31, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 NE 1/4 of said Section 31, whence the Northwest corner of the SE 1/4 NE 1/4 of said Section 31 bears N00°08'00"E for a basis of bearings with all bearings contained herein relative thereto; thence from said Point of Commencement, N00°08'00"E along the West line of the SE 1/4 NE 1/4 of said Section 31 a distance of 81.55 feet to the Point of Beginning; thence continuing N00°08'00"E along the West line of the SE 1/4 NE 1/4 of said Section 31 a distance of 1217.50 feet to the Northwest corner of A Replat of Twenty Three Park Plaza Filing No. One, Plat Book 13, Pages 250 through 252, public records of Mesa County, Colorado ; thence S89°53'39"E along the North right of way of Plaza Road as recorded in said Replat of Twenty Three Park Plaza Filing No. One the following ten courses: (1) S89°53'39"E a distance of 239.58 feet, (2) thence 78.52 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 89°58'51", whose long chord bears N45°06'56"E with a long chord length of 70.70 feet; (3) thence S89°55'34"E a distance of 60.00 feet; (4) thence 78.56 feet along the arc of a 50.00 foot radius curve, concave Northeast, through a central angle of 90°01'09", whose long chord bears S44°53'04"E with a long chord length of 70.72 feet; (5) thence S89°53'39"E a distance of 479.12 feet; (6) thence 78.52 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 89°58'51", whose long chord bears N45°06'56"E with a long chord length of

70.70 feet; (7) thence S89°55'34"E a distance of 60.00 feet; (8) thence 78.56 feet along the arc of a 50.00 foot radius curve, concave Northeast, through a central angle of 90°01'09", whose long chord bears S44°53'04"E with a long chord length of 70.72 feet; (9) thence S89°53'39"E a distance of 198.99 feet; (10) thence 81.32 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 93°09'35", whose long chord bears N45°05'45"E with a long chord length of 70.70 feet; thence 89°56'00"E a distance of 33.00 feet to the East line of the NE 1/4 NE 1/4 of said Section 31; thence S00°04'00"W along the East line of the NE 1/4 NE 1/4 of said Section 31 a distance of 26.96 feet to the Northeast corner of the SE 1/4 NE 1/4 of said Section 31; thence S00°03'12"W along the East line of the SE 1/4 NE 1/4 a distance of 266.21 feet; thence S89°58'41"W a distance of 41.93 feet to the East line of said Replat of Twenty Three Park Plaza Filing No. One; thence S04°09'11"W along the East line of said Replat of Twenty Three Park Plaza Filing No. One, a distance of 816.50 feet to the North line of Grand Junction West Annexation Ordinance No. 2555, City of Grand Junction ; thence N89°37'19"W along the North line of said Grand Junction West Annexation a distance of 1219.83 feet to the Point of Beginning.

Said parcel contains 35.52 acres 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

