

**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 4th of May, 2005, the following Resolution was adopted:

RESOLUTION NO. 78-05

**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**

SWAN LANE ANNEXATION

**LOCATED AT THE SOUTH END OF SWAN LANE and including a PORTION
OF THE BROADWAY AND SWAN LANE RIGHTS-OF-WAY.**

WHEREAS, on the 4th day of May, 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:

SWAN LANE ANNEXATION

A parcel of land located in the Southwest 1/4 (SW 1/4) of Section 7, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of Lucas Annexation No. 2, Ordinance No. 3474 City of Grand Junction, and assuming the South line of said Lucas Annexation No. 2 to bear S59°08'46"E with all bearings contained herein relative thereto; thence from said Point Of Commencement S00°55'42"E along the Southerly projection of the West line of said Lucas Annexation No.2 distance of 7.06 feet to the South line of Bogart Annexation, Ordinance No. 3603, City of Grand Junction; thence along the South line of said Bogart Annexation S59°28'46"E a distance of 1541.03 feet to the West line of Krause Annexation No. 1, Ordinance No. 3133, City of Grand Junction; thence S30°51'14"W along the West line of said Krause Annexation a distance of 2.00 feet; thence N59°08'46"W along a line being 12.00 feet South of and parallel with the Northerly Right of Way of Colorado State Highway 340 (Broadway) a distance of 1780.51 feet to the intersection of the East Right of Way line of Swan Lane projected Northeasterly as recorded on the plat of Liberty Cap Subdivision Replat, Plat Book 9, Page 11, public records of Mesa County, Colorado; thence along said Northeasterly projected East Right of Way line of Swan Lane S30°56'14"W a distance of 553.63 feet; thence along the East Right of Way of said Swan Lane 104.65 feet along the arc of a 50.00 foot radius curve, concave Northwest, through a central angle of 119°55'00", whose long chord bears S30°53'44"W with a long chord length of 86.57 feet to the Southwest corner of Lot 5 of said Liberty Cap Subdivision Replat; thence N89°08'46"W a distance of

28.45 feet to the Northwest corner of Lot 6 Block 8, Reed Mesa Subdivision Amended, as recorded in Plat Book 9, Page 62, public records of Mesa County, Colorado; thence along the South line of said Lot 6, Block 8, the following three (3) courses; (1) S63°41'08"E a distance of 11.19 feet; (2) thence S35°44'03"E a distance of 2.79 feet to the Northeast corner of Swan Lane Right of Way as recorded on the plat of Mockingbird Heights Subdivision, Plat Book 10, Page 21, public records of Mesa County, Colorado; (3) thence S55°51'47"E a distance of 125.52 feet to the intersection of the West line of Milli Subdivsion projected Northeasterly, as recorded in Plat Book 15, Page 48, public records of Mesa County, Colorado; thence along said West line S30°59'13"W a distance of 548.94 feet to the Northeast corner of Block 5 of said Reed Mesa Subdivision; thence along the South line of said Mockingbird Heights Subdivision, N68°18'47"W a distance of 279.00 to a point on the South line of Lot 5, Block 2, of said Mockingbird Heights Subdivision, being the intersection of a Southerly projected West line of Lots 1 through 4, Block 2 of said Mockingbird Heights Subdivision; thence along the Southerly projected West line of said lots 1 through 4, N30°59'13"E a distance of 554.03 feet to the Northwest corner of said Lot 1; thence along the North line of said Lot 1, S67°51'47"E a distance of 87.04 feet; thence N30°59'13"E a distance of 29.59 feet to the South line of Lot 6 of said Liberty Cap Subdivision; thence along the South line of said Lot 6 S63°41'08"E a distance of 24.92 feet to the Southeast corner of said Lot 6, also being the Westerly Right of Way of said Swan Lane; thence along the Westerly Right of Way of said Swan Lane the following two (2) courses; (1) N30°56'14"E a distance of 16.28 feet; (2) thence 104.72 feet along the arc of a 50.00 foot radius curve, concave Southeast, through a central angle of 120°00'00", whose long chord bears N30°56'14"E with a long chord length of 86.60 feet; thence N30°56'14"E a distance of 555.55 feet; thence along a line that is 10.00 South of and parallel with the Northerly Right of Way of said Highway 340, S5908'46"E a distance of 289.34 feet to the POINT OF BEGINNING.

Said parcel contains 4.47 acres (194,576 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 15th 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 4th day of May, 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

Please publish May 6, 13, 20, 27, 2005