

**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 1st day of February, 2006, the following Resolution was adopted:

RESOLUTION NO. 08-06

**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**

BELLHOUSE ANNEXATION

**LOCATED AT 2381 S SAN MIGUEL DRIVE AND INCLUDING PORTIONS OF
THE E ROAD, VALLEJO DRIVE, AND SOUTH SAN MIGUEL DRIVE RIGHTS-
OF-WAY.**

WHEREAS, on the 1st day of February, 2006, 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:

Bellhouse Annexation No. 1

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17, 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 Southwest corner of Lot 2, Block No. 1 of Second Amendment Rio Vista Subdivision as recorded in Plat Book 9, Page 199, Mesa County, Colorado public records and assuming the South line of said Second Amendment Rio Vista Subdivision to bear N89°54'02"E with all bearings contained herein relative thereto; thence N89°54'02"E along the South line of said Second Amendment Rio Vista Subdivision also being the North right of way of E Road as depicted on said Second Amendment Rio Vista Subdivision a distance of 145.00 feet; thence S00°00'00"E a distance of 15.00 feet; thence S89°54'02"W along a line being 15.00 feet South of and parallel with said North right of way a distance of 149.97 feet; thence N00°05'59"W feet a distance of 37.35 feet; thence N86°48'03"W along a line being 9.65 feet South of and parallel with the North right of way of E Road as recorded in Book 1005, Page 411, of the Mesa County, Colorado public records a distance of 266.21 feet; thence N08°49'04"E a distance of 9.70 feet to the said North right of way of E Road; thence S86°48'03"E along said North right of way of E Road a distance of 5.02 feet; thence S08°49'04"W a distance of 4.67 feet; thence S86°48'03"E a distance of 148.67 feet; thence N09°36'01"E a distance of 4.68 feet to the Southwest corner of Lot 1, Block No. 1 of said Second Amendment Rio Vista Subdivision; thence S86°48'03"E along the South line of said Lot 1 a distance of 115.96 feet

to the West line of said Lot 2; thence S00°05'59"E along the West line of said Lot 2 a distance of 31.73 feet to the Point of Beginning.

Said parcel contains 0.10 acres (4,280 square feet), more or less, as described.

Bellhouse Annexation No. 2

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17, Township 1 South, 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 Lot 2, Block No. 1 of Second Amendment Rio Vista Subdivision as recorded in Plat Book 9, Page 199, Mesa County, Colorado public records and assuming the South line of said Second Amendment Rio Vista Subdivision to bear N89°54'02"E with all bearings contained herein relative thereto; thence N89°54'02"E along the South line of said Second Amendment Rio Vista Subdivision also being the North right of way of E Road as depicted on said Second Amendment Rio Vista Subdivision a distance of 145.00 feet to the Point of Beginning; thence N89°54'02"E continuing along the South line of Second Amendment Rio Vista Subdivision a distance of 940.00 feet; thence S00°05'58"E a distance of 5.00 feet; thence S89°54'02"W along a line being 5.00 feet South of and parallel with the South line of said Second Amendment Rio Vista Subdivision a distance of 935.01 feet; thence S00°00'00"E a distance of 15.00 feet; thence S89°54'02"W a distance of 159.97 feet; thence N00°05'59"W a distance of 37.63 feet; thence N86°48'03"W along a line being 14.65 feet South of and parallel with the North right of way of E Road as described in Book 1005, Page 411 of the Mesa County, Colorado public records a distance of 267.01 feet; thence N08°49'04"E a distance of 14.72 feet to said North right of way of E Road; thence S86°48'03"E along said North right of way of E Road a distance of 5.02; thence S08°49'04"W a distance of 9.70 feet; thence S86°48'03"E along a line being 9.65 feet South of and parallel with said North right of way of E Road a distance of 266.21 feet; thence S00°05'59"E a distance of 37.35 feet; thence N89°54'02"E a distance of 149.97 feet; thence N00°00'00"W a distance of 15.00 feet to the Point of Beginning.

Said parcel contains 0.16 acres (7,120 square feet), more or less, as described.

Bellhouse Annexation No. 3

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17, Township 1 South, 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 Lot 2, Block No. 1 of Second Amendment Rio Vista Subdivision recorded in Plat Book 9, Page 199, Mesa County, Colorado public records and assuming the South line of said Second

Amendment Rio Vista Subdivision to bear N89°54'02"E with all bearings contained herein relative thereto; thence N89°54'02"E along the South line of said Second Amendment Rio Vista Subdivision also being a point on the North right of way of E Road as depicted on said Second Amendment Rio Vista Subdivision a distance of 1085.00 feet to the Point of Beginning; thence N89°54'02"E along the South line of Second Amendment Rio Vista Subdivision a distance of 91.06 feet to a point on the Northerly projection of the East right of way of Vallejo Drive as shown on Vallejo Subdivision recorded in Plat Book 8, Page 90, Mesa County, Colorado public records; thence S00°18'39"E along said line a distance of 637.73 feet; thence S06°06'21"W along said line a distance of 69.26 feet; thence 56.90 feet along the arc of a 30.00 foot radius curve, concave Northeast, having a central angle of 108°39'39" and a chord bearing S49°02'52"E a distance of 48.75 feet to a point on the Northerly right of way of San Miguel Road as shown on said Vallejo Subdivision; thence N76°37'06"E along the Northerly right of way of said San Miguel Road and the Northeasterly projection thereof a distance of 281.36 feet to the East line of the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of said Section 17; thence N00°18'19"W along the East line of the NW 1/4 NE 1/4 said Section 17 a distance of 7.55 feet; thence S58°25'00"E along the Southwesterly line of Lots 3, 4, and 5, Block 2 and the Southeasterly projection thereof, as shown on Vallejo Subdivision Second Amendment recorded in Plat Book 9, Page 66, Mesa County, Colorado public records a distance of 414.14 feet to a point on the Northwesterly line of Lot 5, Block 3 of said Vallejo Subdivision Second Amendment; thence S46°05'00"W along the Northwesterly line of said Lot 5, Block 3 a distance of 29.87 feet; thence S35°02'00"W continuing along the Northwesterly line of said Lot 5, Block 3 a distance of 93.48 feet to the Northeast corner of Lot 4, of said Block 3; thence 131.36 feet along the arc of a 50.00 foot radius curve concave Northwest, having a central angle of 150°31'47" and a chord bearing S50°17'53"W a distance of 96.71 feet; thence N35°33'47"E a distance of 186.07 feet; thence N58°25'00"W a distance of 365.37 feet to the East line of the NW 1/4 NE 1/4 said Section 17; thence S76°37'06"W along the centerline of said San Miguel Road being 50.00 feet in width a distance of 379.88 feet to a point on the Southerly projection of the West right of way of said Vallejo Drive; thence N06°06'21"E along said line a distance of 152.68 feet; thence N00°18'39"W along said line a distance of 154.75 feet to the Northeast corner of Lot 5, Vallejo West Subdivision recorded in Plat Book 11, Page 115, Mesa County, Colorado public records; thence N87°25'00"E a distance of 25.02 feet to a point on the centerline of said Vallejo Drive being 50.00 feet in width; thence N00°18'39"W along the centerline of said Vallejo Drive a distance of 454.29 feet; thence S89°54'02"W a distance of 1166.16 feet; thence N00°05'59"W a distance of 42.91 feet; thence S86°48'03"E a distance of 5.01 feet; thence S00°05'59"E a distance of 37.63 feet; thence N89°54'01"E a distance of 159.97 feet; thence N00°00'00"E a distance of 15.00 feet; thence N89°54'02"E along a line being 5.00 feet South of and parallel with the South line of said Second Amendment Rio Vista Subdivision a distance of 935.01 feet; thence N00°05'58"W a distance of 5.00 feet to the Point of Beginning;

Said parcel contains 1.71 acres (74,403 square feet), more or less, as described.

Bellhouse Annexation No. 4

A certain parcel of land located in the North 1/2 (N 1/2) of Section 17, 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 Southwest corner of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE1/4) of said Section 17 and assuming the West line of the NE 1/4 NE1/4 of said Section 17 to bear N00°17'59"W with all bearings contained herein relative thereto; thence N00°17'59"W along the West line of said NE 1/4 NE1/4 of said Section 17 a distance of 252.67 feet to the most Southerly corner of Lot 1, Block 3, Vallejo Subdivision Second Amendment recorded in Plat Book 7, Page 66, Mesa County, Colorado public records; thence N51°50'00"E along the Northwesterly line of Lot 3, of said Block 3, a distance of 71.60 feet; thence S64°13'47"E along the Northwesterly line of said Lot 3 a distance of 143.72 feet; thence 60.44 feet along the arc of a 50.00 foot radius curve concave Southeast, having a central angle of 69°15'47" and a chord bearing N60°24'07"E a distance of 56.83 feet; thence N35°02'00"E a distance of 42.79 feet; thence 40.78 feet along the arc of a 25.00 foot radius curve concave Southwest, having a central angle of 93°27'00" and a chord bearing N11°41'30"W a distance of 36.40 feet; thence N58°25'00"W a distance of 297.64 feet to the West line of said NE 1/4 NE1/4 of said Section 17; thence N00°17'59"W along the West line of said NE 1/4 NE1/4 of said Section 17 a distance of 25.67 feet; thence S58°25'00"E along the centerline of San Miguel Drive being 50.00 feet in width, as shown on said Vallejo Subdivision Second Amendment a distance of 365.37 feet; thence S35°33'47"W a distance of 529.57 feet to the most Southerly corner of said Lot 3; thence N00°17'59"W a distance of 107.42 feet to the Point of Beginning.

Said parcel contains 1.37 acres (59,554 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 5th day of April, 2006, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 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 1st day of February, 2006.

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

Publication Dates: February 3, 10, 17, 24, 2006