

**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 of November, 2006, the following Resolution was adopted:

RESOLUTION NO. 132-06

**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**

BECERRA ANNEXATION

**LOCATED AT 244 28 ½ ROAD; INCLUDING A PORTION
OF THE 28 ½ ROAD RIGHT-OF-WAY**

WHEREAS, on the 1st day of November, 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:

BECERRA ANNEXATION NO. 1

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East 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 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears N00°04'16"E; thence S89°54'25"E a distance of 50.00 feet along the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126 to a point on the West line of that certain parcel of land as described in Book 2275, Pages 724-725, Public Records of Mesa County, Colorado; thence S00°04'16"W along said West line a distance of 5.00 feet; thence N89°54'25"W along a line being 5.00 feet South of and parallel with the South line of said Armantrout Annexation No. 3, a distance of 45.00 feet; thence S00°04'16"W along a line being 5.00 feet East of and parallel with the East line of said Lot 1, a distance of 95.00 feet; thence N89°54'25"W a distance of 5.00 feet to a point on the East line of said Lot 1; thence N00°04'16"E along the East line of said Lot 1 a distance of 100.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (725 square feet), more or less, as described.

BECERRA ANNEXATION NO. 2

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter

(NE 1/4 SW 1/4) of Section 30, 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 Northeast corner of Lot 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears $S00^{\circ}04'16''W$; thence $S00^{\circ}04'16''W$ along said East line a distance of 100.00 feet to the Point of Beginning; thence $N89^{\circ}54'25''E$ a distance of 5.00 feet; thence $N00^{\circ}04'16''E$ along a line being 5.00 feet East of and parallel with the East line of said Lot 1 a distance of 95.00 feet to a point on a line being 5.00 feet South of and parallel to the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence $S89^{\circ}54'25''E$ along said parallel line a distance of 25.00 feet to a point on the East line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 30; thence $S00^{\circ}04'16''W$ along the East line of said NE 1/4 SW 1/4 a distance of 305.00 feet; thence $S89^{\circ}56'27''W$ a distance of 30.00 feet to a point on the East line of said Orchard Villas Subdivision; thence $N00^{\circ}04'16''E$ along said East line a distance of 210.08 feet, more or less, to the Point of Beginning.

Said parcel contains 0.20 acres (8,676 square feet), more or less, as described.

BECERRA ANNEXATION NO. 3

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter

(NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 30, 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 Northeast corner of Lot 1, Block 1 of Orchard Villas Subdivision, as same is recorded in Plat Book 11, Page 209, Public Records of Mesa County, Colorado and assuming the East line of said Lot 1 bears $S00^{\circ}04'16''W$; thence $S00^{\circ}04'16''W$ along said East line a distance of 310.08 feet to the Point of Beginning; thence $N89^{\circ}56'27''E$ a distance of 30.00 feet to a point on West line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4); thence $N00^{\circ}04'16''E$ along said West line a distance of 305.00 feet to a point on a line being 5.00 feet South of and parallel to the South line of the Armantrout Annexation No. 3, City of Grand Junction Ordinance No. 3126; thence $S89^{\circ}54'25''E$ along said parallel line a distance of 20.00 feet to a point on the West line of that certain parcel of land as described in Book 2275, Pages 724-

725, Public Records of Mesa County, Colorado; thence S00°04'16"W along said West line a distance of 304.95 feet to the Southwest corner of said parcel; thence N89°56'27"E along the South line of said parcel a distance of 330.00 feet to the Southeast corner of said parcel; thence S00°04'16"W along the East line of that certain parcel of land as described in Book 3878, Page 758, Public Records of Mesa County, Colorado and the West line of Logan Addition to the Morrison Subdivision, as same is recorded in Plat Book 7, Page 28, Public Records of Mesa County, Colorado, a distance of 132.00 to the Southeast corner of said parcel; thence S89°56'27"W along the South line of said parcel a distance of 380.00 feet to a point on the East line of said Orchard Villas Subdivision; thence N00°04'16"E along said East line a distance of 132.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.29 acres (56,259 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 6th day of December, 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 the 1st day of November, 2006.

Attest:

/s/: James J. Doody
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

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