

**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. 133-06

**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**

HUMPHREY ANNEXATION

**LOCATED AT 412 30 ¼ ROAD INCLUDING A PORTION OF THE
30 ¼ 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:

HUMPHREY ANNEXATION NO. 1

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Tract A of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records, Mesa County Colorado, and assuming the East line of said Tract A to bear N00°02'11"E with all bearings contained herein relative thereto; thence N00°02'11"E along said East line a distance of 70.49 feet to the Northeast corner of said Tract A; thence N89°56'09"E along the North line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 16, a distance of 13.00 feet to the Southern most corner of the 430 30 Road Annexation, City of Grand Junction, Ordinance No. 3468; thence N00°02'15"E along the East line of said 430 30 Road Annexation a distance of 24.46 feet; thence N89°54'47"E a distance of 20.00 feet to a point on the East line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 16; thence N00°02'15"E along said East line a distance of 238.90 feet to a point on the South line of the Abeyta/Weaver Annexation No. 2, City of Grand Junction, Ordinance No. 3835; thence N89°54'19"E along said Abeyta/Weaver Annexation No. 2 a distance of 5.00 feet to a point on a line being 5.00 feet East of and parallel to the West line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 16; thence S00°02'15"W along said parallel line a distance of 263.37 feet to the South line of said NE 1/4 SW 1/4; thence S00°02'11"W along a line being 5.00 feet East of and parallel to the West line of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section

16 a distance of 70.55 feet; thence N89°58'08"W a distance of 38.00 feet, more or less to the Point of Beginning.

Said parcel contains 0.10 acres (4,486 square feet), more or less, as described.

HUMPHREY ANNEXATION NO. 2

A parcel of land located in the East Half of the Southwest Quarter (E 1/2 SW 1/4) and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of Lot 4 of Ironwood, as same is recorded in Plat Book 12, Page 454, Public Records, Mesa County Colorado, and assuming the East line of said Ironwood to bear N00°02'11"E with all bearings contained herein relative thereto; thence N00°02'11"E along said East line a distance of 341.00 feet to the Northeast corner of Lot 26 of said Ironwood; thence S89°58'08"E a distance of 38.00 feet to a point on a line being 5.00 feet East and parallel to the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 16; thence N00°02'11"E along said parallel line a distance of 70.55 feet to the South line of the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of said Section 16; thence N00°02'15"E along a line being 5.00 feet East of and parallel to the West line of said (NE 1/4 SW 1/4) a distance of 263.37 feet to a point on the South line of the Abeyta/Weaver Annexation No. 2, City of Grand Junction, Ordinance No. 3835; thence N89°54'19"E along said Abeyta/Weaver Annexation No. 2 a distance of 25.00 feet to the East line of 30-1/4 Road per Book 767, Page 175, Public Records, Mesa County, Colorado; thence S00°02'15"W along said East line a distance of 160.21 feet to the Southwest corner of that certain parcel of land as described in Book 1897, Page 904, Public Records, Mesa County, Colorado; thence N89°55'10"E a distance of 3.00 feet to the West line of Wedgewood Park Subdivision Filing No. 3 as same is recorded in Plat Book 13, Page 36, Public Records, Mesa County, Colorado; thence S00°02'11"W along said West line a distance of 367.16 feet to the Southwest corner of said Wedgewood Park Subdivision Filing No. 3; thence S89°55'11"E a distance of 3.00 feet to the Northwest corner of that certain parcel of land as described in Book 1707, Page 967, Public Records, Mesa County, Colorado; thence S00°02'11"W along the West line of said parcel a distance of 110.00 feet to the Southwest corner of said parcel; thence N89°55'11"E along the South line of said parcel a distance of 65.00 feet; thence S00°02'11"E a distance of 5.00 feet to a point on a line being 5.00 feet South of and parallel to the South line of said parcel; thence S89°55'11"W along said parallel line a distance of 65.00 feet to a point on the East line of 30-1/4 Road; thence S00°02'11"W along said East line a distance of 431.11 feet to the Southwest corner of that certain parcel of land as described in Book 2296, Pages 731-732, Public Records, Mesa County, Colorado; thence S89°54'41"W a distance of 30.00 feet to a point on the West line of Southeast

Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 16; thence N00°02'11"E along said West line a distance of 380.61 feet; thence S89°56'10"W a distance of 33.00 feet, more or less to the Point of Beginning.

Said parcel contains 0.98 acres (42,673 square feet), more or less, as described.

HUMPHREY ANNEXATION NO. 3

A parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southwest corner of that certain parcel of land as described in Book 2296, Pages 731-732, Public Records, Mesa County, Colorado, and assuming the West line of said parcel to bear N00°02'11"E with all bearings contained herein relative thereto; N00°02'11"E along said West line a distance of 413.11 feet; thence N89°55'11"E along a line being 5.00 feet South of and parallel with the South line of that certain parcel of land as described in Book 1707, Page 967, Public Records, Mesa County Colorado, a distance of 65.00 feet; thence N00°02'11"W a distance of 5.00 feet to the South line of said parcel; thence N89°55'11"E along said South line a distance of 45.00 feet to the Southeast corner of said parcel; thence N00°02'11"E along the East line of said parcel a distance of 110.00 feet to the Northeast corner; thence N89°55'11"E along the South line of Wedgewood Park Subdivision Filing No. 2 as same is recorded in Plat Book 12, Page 259 and Wedgewood Park Subdivision Filing No. 3 as same is recorded in Plat Book 13, Page 36, Public Records, Mesa County, Colorado, a distance of 685.21 feet to the Southeast corner of Lot 3 Block No. 3 of said Filing No. 2; thence S00°02'11"W along the West line of said Wedgewood Park Subdivision Filing No. 2 a distance of 527.99 feet to the Southwest corner; thence S89°54'41"W along the North line of Replat of Wedgewood Park Subdivision as same is recorded in Plat Book 11, Page 311 and that certain parcel of land as described in Book 1519, Page 531, Public Records, Mesa County, Colorado, a distance of 795.21 feet, more or less to the Point of Beginning.

Said parcel contains 9.35 acres (407,483 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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