

**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 5<sup>th</sup> of April, 2006, the following Resolution was adopted:

**RESOLUTION NO. 23-06**

**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**

**FREE ANNEXATION**

**LOCATED AT 462 E. SCENIC DRIVE**

WHEREAS, on the 5th day of April, 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:

**FREE ANNEXATION**

A certain parcel of land located in the East Quarter (E 1/4) of Section 17 and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 16, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of the SW 1/4 NW 1/4 of said Section 17 and assuming the West line of the SW 1/4 NW 1/4 of said Section 17 to bear S00°44'08"E with all bearings contained herein relative thereto; thence S00°44'08"E along the West line of the SW 1/4 NW 1/4 of said Section 17 a distance of 198.26 feet to the Point of Beginning; thence S89°39'00"E a distance of 255.74 feet; thence N35°20'00"E a distance of 103.00 feet; thence S00°39'00"E a distance of 327.57 feet to the Northeast corner of Lot 2, Bemis Subdivision recorded in Plat Book 18, Page 214 of the Mesa County, Colorado public records; thence S89°06'00"W along the North line of said Bemis Subdivision a distance of 282.40 feet; thence S09°08'50"E a distance of 398.34 feet; thence S01°42'52"W a distance of 209.35 feet; thence S72°50'24"W a distance of 31.72 feet; thence S46°37'47"W along the Northeasterly extension of the Easterly right of way of Manzana Drive as shown on the plat of Hermosa Subdivision, recorded in Plat Book 9, Page 191 of the Mesa County, Colorado public records, a distance of 264.72 feet; thence continuing along the Easterly right of way of said Manzana Drive the following two (2) courses: (1) S15°37'47"W a distance of 595.42 feet; (2) thence 39.36 feet along the arc of a 25.00 foot radius curve, concave Northeast, having a central angle of 90°13'00" and a chord bearing S29°28'43"E a distance of 35.42 feet; thence S15°37'47"W a distance of 32.00 feet; thence S74°35'13"E along a line being 4.00 feet North of and parallel with the Northerly line of Sycamore Creek Annexation No. 2, Ordinance No. 3752, City of Grand Junction a distance of 264.64 feet; thence S15°24'47"W a distance of 4.00 feet to a point on the Northerly line of said Sycamore

Creek Annexation No. 2; thence N74°35'13"W along the Northerly line of said Sycamore Creek Annexation No. 2 a distance of 837.53 feet; thence N84°02'09"W continuing along the Northerly line of said Sycamore Creek Annexation No. 2 a distance of 262.47 feet; thence N05°57'51"E a distance of 4.00 feet; thence along a line being 4.00 feet North of and parallel with the Northerly line of said Sycamore Creek Annexation No. 2, the following two (2) courses: (1) S84°02'09"E a distance of 263.13 feet; (2) thence S74°35'13"E a distance of 472.89 feet; thence N15°37'47"E a distance of 32.00 feet to a point on the Northerly right of way of Colorado Highway 340; thence 39.18 feet along the arc of a 25.00 foot radius curve, concave Northwest, having a central angle of 89°47'00" and a chord bearing N60°31'17"E a distance of 35.29 feet to a point on the Westerly right of way of said Manzana Drive; thence N15°37'47"E along the Westerly right of way and the Northeasterly extension of said Manzana Drive a distance of 609.67 feet to a point on the Westerly right of way of East Scenic Drive; thence N46°37'47"E along the Westerly right of way East Scenic Drive a distance of 226.84 feet; thence N18°12'47"E continuing along the Westerly right of way of East Scenic Drive a distance of 17.20 feet; thence S68°12'52"E a distance of 20.04 feet; thence S74°46'13"E a distance of 36.28 feet; thence N72°50'24"E a distance of 41.18 feet; thence N01°42'52"E a distance of 206.30; thence N09°08'50"W a distance of 398.73 feet; thence S89°06'00"W a distance of 20.08 feet to a point on the Westerly right of way of East Scenic Drive; thence N05°59'00"W along the Westerly line of East Scenic Drive a distance of 251.35 feet; thence S89°39'00"E a distance of 13.67 feet to the Point of Beginning.

Said parcel contains 3.11 acres (135,576 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 17<sup>th</sup> day of May, 2006, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 5<sup>th</sup> day of April, 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

<i>DATES PUBLISHED</i>
<b>April 7, 2006</b>
<b>April 14, 2006</b>
<b>April 21, 2006</b>
<b>April 28, 2006</b>