

**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 19th of June, 2006, the following Resolution was adopted:

RESOLUTION NO. 72-06

**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**

HARRIS ANNEXATION #1 AND #2

**LOCATED AT 2730 B ROAD INCLUDING A PORTION OF THE B ROAD AND
27
ROAD RIGHTS OF WAY**

WHEREAS, on the 19th day of June, 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:

HARRIS ANNEXATION #1

A certain parcel of land located in the South half Quarter (S 1/2) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, 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 Northwest corner of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25 and assuming the West line of the SW1/4 SW1/4 of said Section 25 bears N00°04'22"W with all other bearings contained herein being relative thereto; thence S89°56'01"E along the North line of the SW1/4 SW1/4 of said Section 25 a distance of 40.00 feet; thence S00°04'22"E along the Westerly line of Copper Hills Subdivision, as same is recorded in Plat Book 11, Page 281, Public Records of Mesa County, Colorado, and being the East right of way of 27 Road, a distance of 398.25 feet; thence S89°55'14"W a distance of 10.00 feet; thence S00°04'22"E along said right of way, a distance of 75.00 feet; thence N89°55'14"E a distance of 10.00 feet; thence S00°04'22"E along said right of way a distance of 391.59 feet; thence 26.38 feet along the arc of a 20.00 foot radius curve concave Northeast, having a central angle of 75°34'32" and a chord bearing S37°52'30"E a distance of 24.51 feet; thence S75°39'46"E along the Southerly line of Block Two of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282, Public Records of Mesa County, Colorado, and being the North right of way of B Road, a distance of 39.61 feet; thence along said right of way 206.84 feet along the arc of a 613.00 foot radius curve concave Southwest, having a central angle of 19°20'00" and a

chord bearing S65°59'46"E a distance of 205.86 feet; thence S56°19'46"E along said right of way, a distance of 441.30 feet; thence along said right of way 202.97 feet along the arc of a 345.09 foot radius curve concave Northeast, having a central angle of 33°42'00" and a chord bearing S73°10'46"E a distance of 200.06 feet; thence N89°58'14"E along said right of way, a distance of 481.43 feet to a point on the East line of the SW1/4 SW1/4 of said Section 25; thence N00°06'39"W along said East line, a distance of 219.33 feet to the Northeast corner of Lot 10, Block three of said Rincon Subdivision; thence N89°58'14"E a distance of 5.00 feet; thence S00°06'39"E along a line being 5.00 feet East of and parallel with the East line of the SW1/4 SW1/4 of said Section 25 a distance of 259.93 feet to a point on the South line of the Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25; thence S89°58'14"W a distance of 5.00 feet to the Southwest corner of the SE1/4 SW1/4 of said Section 25; thence S89°58'14"W along the South line of the SW1/4 SW1/4 of said Section 25 a distance of 661.51 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence along said right of way, 64.14 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 08°38'42" and a chord bearing N60°39'07"W a distance of 64.08 feet; thence N56°19'46"W along said right of way, a distance of 441.30 feet; thence along said right of way 98.99 feet along the arc of a 533.00 foot radius curve concave Southwest, having a central angle of 10°38'29" and a chord bearing N61°39'01"W a distance of 98.85 feet; thence N00°04'46"W along said right of way, a distance of 43.22 feet; thence along said right of way 69.96 feet along the arc of a 573.00 foot radius curve concave Southwest, having a central angle of 06°59'44" and a chord bearing N72°09'54"W a distance of 69.92 feet; thence N75°39'46"W along said right of way, a distance of 39.61 feet; thence along said right of way 79.14 feet along the arc of a 60.00 foot radius curve concave Northeast, having a central angle of 75°34'32" and a chord bearing N37°52'30"W a distance of 73.53 feet to a point on the West line of the SW1/4 SW1/4 of said Section 25; thence N00°04'22"W along said West line a distance of 864.95 feet, more or less, to the Point of Beginning.

Said parcel contains 2.73 acres (119,127 square feet), more or less, as described.

HARRIS ANNEXATION #2

A certain parcel of land located in the Southwest Quarter (SW1/4) of Section 25, and the Northwest Quarter (NW 1/4) of Section 36, 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 Southeast Quarter of the Southwest Quarter (SE1/4 SW1/4) of said Section 25, and assuming the South line of the SW1/4 SE1/4 of said Section 25 bears N89°58'14"E with all other bearings

contained herein being relative thereto; thence N89°58'14"E along the South line of the SE1/4 SW1/4 of said Section 25 a distance of 5.00 feet; thence N00°06'39"W along a line being 5.00 feet East of and parallel with the West line of the SE1/4 SW1/4 of said Section 25 a distance of 259.93 feet; thence N89°58'14"W distance of 5.00 feet to the Northeast corner of Lot 10, Block Three, of Rincon Subdivision, as same is recorded in Plat Book 11, Page 282, Public Records of Mesa County, Colorado, and being a point on the West line of the SW1/4 SE1/4 of said Section 25; thence N00°06'39"W along said West line, a distance of 399.35 feet to the Northwest corner of that certain parcel of land as described in book 3937, page 864, Public Records of Mesa County, Colorado; thence N89°56'56"E a distance of 528.66 feet to the Northeast corner of said parcel; thence S00°01'46"E a distance of 280.00 feet; thence S89°56'44"W a distance of 419.71 feet; thence S40°16'43"E a distance of 394.41 feet; thence S33°52'09"E a distance of 58.13 feet; thence S49°47'58"E a distance of 46.43 feet to a point on the South line of the SE1/4 SW1/4 of said Section 25; thence S00°01'46"E a distance of 40.00 feet to a point on the Northerly line of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and being the South right of way of B Road; thence S89°58'14"W along said right of way, a distance of 912.17 feet; thence along said right of way 185.89 feet along the arc of a 425.09 foot radius curve concave Northeast, having a central angle of 25°03'18" and a chord bearing N77°30'07"W a distance of 184.41 feet to a point on the South line of the Southwest Quarter of the Southwest Quarter (SW1/4 SW1/4) of said Section 25; thence N89°58'14"E along said South line a distance of 661.51 feet, more or less, to the Point of Beginning.

Said parcel contains 6.65 acres (289,667 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 2nd day of August, 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 19th day of June, 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

| <i>DATES PUBLISHED</i> |
|------------------------|
| June 23, 2006 |
| June 30, 2006 |
| July 7, 2006 |
| July 14, 2006 |