

**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 17th of January, 2007, the following Resolution was adopted:

RESOLUTION NO. 08-07

**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**

SUNLIGHT ANNEXATION

**LOCATED AT 172 AND 174 SUNLIGHT DRIVE, INCLUDING A
PORTION OF 28 1/2 ROAD RIGHT-OF-WAY**

WHEREAS, on the 17th day of January, 2007, 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:

SUNLIGHT ANNEXATION

A Serial Annexation Comprising of Sunlight Annexation No. 1, Sunlight Annexation No. 2, Sunlight Annexation No. 3 and Sunlight Annexation No. 4

Sunlight Annexation No. 1
2943-312-00-025 & 2943-312-00-105

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, 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 Northeast corner of the SE 1/4 NW 1/4 of said Section 31, and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 63.00 feet; thence S89°57'24"W a distance of 5.00 feet; thence N00°08'16"W along a line being 5.00 feet West of and parallel with said East line a distance of 58.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the SE 1/4 NW 1/4 of said Section 31; thence S89°57'24"W along said parallel line a distance of 28.00 feet; thence N00°08'16"W a distance of 5.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 31; thence N89°57'24"E along said North line a distance of 33.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (455 square feet), more or less, as described.

Sunlight Annexation No. 2
2943-312-00-025 & 2943-312-00-105

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, 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 Northeast corner of the SE 1/4 NW 1/4 of said Section 31, and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 63.00 feet; thence S89°57'24"W a distance of 5.00 feet; thence N00°08'16"W along a line being 5.00 feet West of and parallel with said East line a distance of 58.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the SE 1/4 NW 1/4 of said Section 31; thence S89°57'24"W along said parallel line a distance of 28.00 feet; thence N00°08'16"W a distance of 5.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 31; thence N89°57'24"E along said North line a distance of 33.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.07 acres (3065 square feet), more or less, as described.

Sunlight Annexation No. 3
2943-312-00-025 & 2943-312-00-105

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 NW 1/4 of said Section 31, and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 68.00 feet to the Point Of Beginning; thence S00°08'16"E along said East line a distance of 212.58 feet; thence S89°58'03"W a distance of 896.16 feet; thence N00°01'39"W a distance of 280.41 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 31; thence N89°57'24"E along the North line of said SE 1/4 NW 1/4 a distance of 857.12 feet; thence S00°08'16"E a distance of 10.00 feet; thence N89°57'24"E along a line being 10.00 feet South of and parallel with the North line of said SE 1/4 NW 1/4 a distance of 27.00 feet; thence S00°08'16"E along a line being 11.50 feet West of and parallel with said East line of the SE 1/4 NW 1/4 a distance of 53.00 feet; thence S89°57'24"W a distance of

13.50 feet; thence S00°08'16"E along a line being 25.00 feet West of and parallel with said East line of the SE 1/4 NW 1/4 a distance of 165.00 feet; thence N89°57'24"E a distance of 15.00 feet; thence N00°08'16"W along a line being 10.00 feet West of and parallel with said East line of the SE 1/4 NW 1/4 a distance of 160.00 feet; thence N89°57'24"E a distance of 10.00 feet, more or less, to the Point of Beginning.

Said parcel contains 5.69 acres (247,769 square feet), more or less, as described.

Sunlight Annexation No. 4
2943-312-00-025 & 2943-312-00-105

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 31, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of the SE 1/4 NW 1/4 of said Section 31, and assuming the North line of the SE 1/4 NW 1/4 of said Section 31 to bear N89°57'24"E with all bearings contained herein relative thereto; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 280.58 feet to the Point Of Beginning; thence S00°08'16"E along the East line of the SE 1/4 NW 1/4 of said Section 31 a distance of 214.03 feet; thence S89°51'44"W a distance of 30.00 feet to a point on the West right of way of 28 1/2 Road recorded in Book 2424, Page 593 of the Mesa County, Colorado public records; thence along the Northerly sideline of a canal easement recorded in Book 2398, Pages 49 through 51, of the Mesa County, Colorado public records the following fourteen (14) courses: (1) S81°22'39"W a distance of 33.73 feet; (2) thence 57.13 feet along the arc of a 270.04 foot radius curve, concave Southeast, having a central angle of 12°07'15" and a chord bearing S75°19'02"W a distance of 57.02 feet; (3) thence S69°15'24"W a distance of 10.81 feet; (4) thence 8.87 feet along the arc of a 7.43 foot radius curve, concave Northeast, having a central angle of 68°22'34" and a chord bearing N76°34'12"W a distance of 8.35 feet; (5) thence N42°23'49"W a distance of 49.29 feet; (6) thence 88.38 feet along the arc of a 49.03 foot radius curve, concave South, having a central angle of 103°16'38" and a chord bearing S85°58'06"W a distance of 76.89 feet; (7) thence S34°20'02"W a distance of 24.05 feet; (8) thence S28°05'51"W a distance of 44.34 feet; (9) thence S35°12'30"W a distance of 61.65 feet; (10) thence S39°12'47"W a distance of 25.61 feet; (11) thence 49.55 feet along the arc of a 39.66 foot radius curve, concave Northwest, having a central angle of 71°35'03" and a chord bearing S75°00'24"W a distance of 46.39 feet; (12) thence N69°11'59"W a distance of 55.26 feet; (13) thence 4.05 feet along the arc of a 14.47 foot radius curve, concave Northeast, having a central angle of 16°02'57" and a chord bearing N61°10'02"W a distance of 4.04 feet; (14) thence N53°08'05"W a distance of 140.34 feet; thence S35°10'58"W a distance of 27.50

feet to the centerline of said canal easement; thence along the centerline of said canal easement the following fifteen (15) courses; (1) N56°29'58"W a distance of 96.42 feet; (2) thence N73°26'34"W a distance of 114.21 feet; (3) thence 33.26 feet along the arc of a 177.69 foot radius curve, concave Southwest, having a central angle of 10°43'27" and a chord bearing N78°48'18"W a distance of 33.21 feet; (4) thence N84°10'03"W a distance of 28.15 feet; (5) thence 8.45 feet along the arc of a 16.06 foot radius curve, concave Northeast, having a central angle of 30°08'08" and a chord bearing N69°05'59"W a distance of 8.35 feet; (6) thence N54°01'54"W a distance of 4.98 feet; (7) thence 12.30 feet along the arc of a 24.23 foot radius curve, concave Southwest, having a central angle of 29°05'22" and a chord bearing N68°34'10"W a distance of 12.17 feet; (8) thence N83°06'25"W a distance of 9.64 feet; (9) thence 19.90 feet along the arc of a 43.47 foot radius curve, concave South, having a central angle of 26°14'01" and a chord bearing S83°46'23"W a distance of 19.73 feet; (10) thence S70°39'11"W a distance of 14.85 feet; (11) thence 35.75 feet along the arc of a 48.52 foot radius curve, concave Northwest, having a central angle of 42°13'12" and a chord bearing N88°14'03"W a distance of 34.95 feet; (12) thence N67°07'18"W a distance of 10.21 feet; (13) thence N41°26'43"W a distance of 4.84 feet; (14) thence 31.52 feet along the arc of a 145.02 foot radius curve, concave Southwest, having a central angle of 12°27'14" and a chord bearing N47°40'17"W a distance of 31.46 feet; (15) thence N53°53'51"W a distance of 9.14 feet to the East line of a road right of way recorded in Book 2398, Pages 148 and 149 of the Mesa County, Colorado public records; thence N10°55'00"W along the East line of said road right of way described in Book 2398, Pages 148 and 149 a distance of 78.53 feet to a point on the South line of that certain parcel described in Book 4001, Page 471 of the Mesa County, Colorado public records; thence S89°58'04"W along the South line of said parcel described in Book 4001, Page 471 a distance of 0.78 feet to a point on the East line of a road right of way recorded in Book 788, Page 242, of the Mesa County, Colorado public records; thence N00°01'41"W along the East line of said road right of way described in Book 788, Page 242 a distance of 330.39 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 31; thence N89°57'24"E along the North line of the SE 1/4 NW 1/4 of said Section 31, a distance of 75.00 feet; thence S00°01'39"E a distance of 280.41 feet; thence N89°58'03"E a distance of 896.16 feet, more or less, to the Point of Beginning.

Said parcel contains 5.52 acres (240,310 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 21st day of February, 2007, 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 17th day of January, 2007.

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>
January 19, 2007
January 26, 2007
February 2, 2007
February 9, 2007