

**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 7th of March 2007, the following Resolution was adopted:

RESOLUTION NO. 38-07

**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**

THE PROMONTORY ANNEXATION

**LOCATED AT THE EAST END OF SIERRA VISTA ROAD, INCLUDING A
PORTION OF B ROAD, CLYMER DRIVE AND SIERRA VISTA ROAD RIGHT-
OF-WAY**

WHEREAS, on the 7th day of March, 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:

THE PROMONTORY ANNEXATION

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

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**Promontory Annexation No. 1
A Portion of B Road Right-of-Way**

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 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 Southeast corner of that certain parcel of land as described in Book 3937, Page 864, Public Records of Mesa County, Colorado, and assuming the North line of the NE1/4 NW1/4 of said Section 36 bears N89°58'14"E with all other bearings contained herein being relative thereto; thence N89°58'14"E along said North line a distance of 80.00 feet; thence S00°01'46"E a distance of 5.00 feet to a point on a line being 5 feet South of and parallel with said North line; thence S89°58'14"W along said parallel line a distance of 75.00 feet; thence S00°05'12"E a distance of 35.00 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 N89°58'14"W along said right of way a distance of 5.00 feet to a point on the Harris Annexation No. 2, City of Grand Junction, Ordinance No. 3946; thence

N00°05'12"E along said Harris Annexation No. 2 a distance of 40.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (575 square feet), more or less, as described.

Promontory Annexation No. 2
A Portion of B Road and Clymer Drive Right-of-Way

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 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 Southeast corner of Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N00°01'46"W along said East line a distance of 195.00 feet; thence 31.42 feet along the arc of a 20.00 foot radius curve concave Southwest, having a central angle of 90°00'00" and a chord bearing N45°01'46"W a distance of 28.28 feet; thence S89°57'35"W a distance of 54.45 feet to a point on a line being 5.00 feet East of and parallel with the East line of the Harris Annexation, City of Grand Junction, Ordinance No. 3946; thence N00°05'12"E along said parallel line a distance of 35.00 feet to a point on a line being 5.00 feet South of and parallel with the North line of the NE1/4 NW1/4 of said Section 36; thence N89°58'14"E along said parallel line a distance of 75.00 feet; thence N00°01'46"W a distance of 5.00 feet to a point on said North line; thence N89°58'14"E along said North line a distance of 9.38 feet; thence S00°01'46"E along a line being 10.00 feet East of and parallel with the East line of said Sierra Vista Subdivision, distance of 255.00 feet; thence S89°58'14"W a distance of 10.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.12 acres (5,238 square feet), more or less, as described.

Promontory Annexation No. 3
A Portion of B Road, Clymer Drive and Sierra Vista Road

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 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 Southeast corner of Lot 16 of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of Block Three of said Sierra Vista Subdivision bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N89°58'14"E a distance of 10.00 feet to a point on a line

being 10.00 feet East of and parallel with said East line; thence N00°01'46"W along said parallel line a distance of 255.00 feet to a point on the North line of the NE1/4 NW1/4 of said Section 36; thence N89°58'14"E along said North line a distance of 15.00 feet; thence S00°01'46"E along a line being 25.00 feet East of and parallel with the East line of said Sierra Vista Subdivision a distance of 428.42 feet; thence 74.80 feet along the arc of a 45.00 foot radius curve concave Northeast, having a central angle of 95°14'19" and a chord bearing S47°38'56"E a distance of 66.48 feet; thence 73.91 feet along the arc of a 772.60 foot radius curve concave South, having a central angle of 05°28'59" and a chord bearing N87°28'31"E a distance of 73.88 feet to a point on the East line of said Sierra Vista Subdivision; thence S00°13'11"W along said East line a distance of 25.00 feet to a point on the South line of Sierra Vista Road; thence 71.51 feet along the arc of a 747.60 foot radius curve concave South, having a central angle of 05°28'51" and a chord bearing S87°28'29"W a distance of 71.49 feet; thence S84°44'04"W along said South line a distance of 76.71 feet; thence N00°01'46"W a distance of 250.13 feet, more or less, to the Point of Beginning.

Said parcel contains 0.31 acres (13,666 square feet), more or less, as described.

Promontory Annexation No. 4
2945-362-09-011 and a Portion of
B Road, Clymer Drive and Sierra Vista Road

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 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:

COMMENCING at the Southeast corner of Lot 16, Block Three of Sierra Vista Subdivision, as same is recorded in Plat Book 12, Page 115, Public Records of Mesa County, Colorado, and assuming the East line of said Block three bears N00°01'46"W with all other bearings contained herein being relative thereto; thence N89°58'14"E a distance of 25.00 feet to the POINT OF BEGINNING; thence N00°01'46"W from said point of beginning a distance of 255.00 feet to a point on the North line of the NE1/4 NW1/4 of Section 36; thence N89°58'14"E along said North line a distance of 25.00 feet; thence S00°01'46"E along the West line of Block Four of said Sierra Vista Subdivision and its projection a distance of 428.42 feet; thence 33.24 feet along the arc of a 20.00 foot radius curve concave Northeast, having a central angle of 95°14'10" and a chord bearing S47°38'51"E a distance of 29.55 feet to a point on the South line of said Block Four; thence 76.30 feet along the arc of a 797.60 foot radius curve concave South, having a central angle of 05°28'52" and a chord bearing N87°28'29"E a distance of 76.27 feet; thence N00°13'11"E along the East line of said Block Four a distance of 207.10 feet to the Southwest corner of that certain parcel of land as described in Book 3600, Page 515, Public Records of Mesa County, Colorado; thence S86°16'51"E along the South line of said parcel a

distance of 168.25 feet to the Southeast corner of said parcel; thence N03°22'36"E along the East line of said parcel a distance of 77.62 feet to the Northeast corner of said parcel; thence S83°34'33"E along the South line of the Orchard Mesa Canal No. 1 a distance of 375.66 feet; thence S00°01'43"E along the East line of Lot 1 of Madre De Paz, A Replat of 4 Seasons-Orchard Mesa Development, as same is recorded in Plat Book 13, Page 380, Public Records of Mesa County, Colorado, a distance of 376.88 feet to the Southeast corner of said Lot 1; thence S84°36'37"W along the South line of said Lot 1 a distance of 549.94 feet; thence N00°13'11"E along the East line of Lot 19 and it's continuation a distance of 171.90 feet; thence 73.91 feet along the arc of a 772.60 foot radius curve concave South, having a central angle of 05°28'59" and a chord bearing S87°28'31"W a distance of 73.88 feet; thence 74.80 feet along the arc of a 45.00 foot radius curve concave Northeast, having a central angle of 95°14'19" and a chord bearing N47°38'56"W a distance of 66.48 feet; thence N00°01'46"W a distance of 173.42 feet, more or less, to the Point of Beginning.

Said parcel contains 5.44 acres (236,863 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 18th day of April, 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 Public Works and Planning Department of the City.

ADOPTED the 7th day of March, 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>
March 9, 2007
March 16, 2007
March 23, 2007
March 30, 2007