

**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 4th of April, 2007, the following Resolution was adopted:

RESOLUTION NO. 48-07

**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**

MILLER ANNEXATION

**LOCATED AT 450 WILDWOOD DRIVE AND INCLUDING PORTIONS OF
THE SOUTH BROADWAY AND WILDWOOD DRIVE RIGHTS-OF-WAY**

WHEREAS, on the 4th day of April, 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:

MILLER ANNEXATION NO. 1

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 31.66 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 1.00 foot South of and parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 42.07 feet; thence S09°25'34"W a distance of 83.82 feet; thence N80°34'26"W a distance of 1.00 foot; thence N09°25'34"E a distance of 85.00 feet to a point on the South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along said South line a distance of 42.89 feet, more or less, to the Point of Beginning.

Said parcel contains 0.002 acres (127 square feet), more or less, as described.

MILLER ANNEXATION NO. 2

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 32.73 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 2.00 feet South of and parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 41.24 feet; thence S09°25'34"W a distance of 83.65 feet; thence N80°34'26"W a distance of 1.00 foot; thence S09°25'34"W a distance of 99.90 feet; thence N86°51'36"W a distance of 51.09 feet; thence N64°58'07"W a distance of 100.19 feet; thence N25°01'53"E a distance of 1.00 foot; thence S64°58'07"E a distance of 100.00 feet; thence S86°51'36"E a distance of 50.00 feet; thence N09°25'34"E a distance of 100.00 feet; thence S80°34'26"E a distance of 1.00 foot; thence N09°25'34"E a distance of 83.82 feet to a point on a line being 1.00 foot South of and parallel with the South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along Said parallel line a distance of 42.07 feet, more or less, to the Point of Beginning.

Said parcel contains 0.01 acres (377 square feet), more or less, as described.

MILLER ANNEXATION NO. 3

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of Desert Hills Estates Subdivision, as same is recorded in Plat Book 18, pages 21 through 25, Public Records of Mesa County, Colorado and assuming the East line of the SW 1/4 NW 1/4 of said Section 26 bears S00°48'44"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S00°48'44"E along said East line a distance of 33.78 feet; thence S89°11'16"W a distance of 1.00 foot to a point on the South Camp Annexation Parcel No. 3, City of Grand Junction, Ordinance No. 2759 and the POINT OF BEGINNING; thence

S00°48'44"E along said South Camp Annexation Parcel No. 3 a distance of 1.06 feet; thence N71°17'56"W along a line being 3.00 feet South of and parallel with the South line of said South Camp Annexation Parcel No. 3 a distance of 40.42 feet; thence S09°25'34"W a distance of 83.47 feet; thence N80°34'26"W a distance of 1.00 foot; thence S09°25'34"W a distance of 99.79 feet; thence N86°51'36"W a distance of 52.18 feet; thence N64°58'07"W a distance of 101.39 feet; thence N25°01'53"E a distance of 1.00 foot; thence N64°58'07"W a distance of 28.79 feet; thence N88°45'24"W a distance of 27.59 feet to a point on the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado; thence S28°03'05"W a distance of 5.00 feet; thence N61°59'50"W along a line being 5.00 feet South of and parallel with said North line a distance of 16.54 feet to a point on the East line of Wildwood Drive; thence along said East line of Wildwood Drive the following 5 courses; (1) S27°53'25"W a distance of 85.77 feet; (2) S03°23'50"E a distance of 215.62 feet; (3) S19°56'10"W a distance of 105.04 feet; (4) S38°44'10"W a distance of 96.39 feet; (5) S55°40'09"W a distance of 125.00 feet; thence N34°19'51"W a distance of 50.00 feet to a point on the West line of said Wildwood Drive; thence along said West line of Wildwood Drive the following 5 courses; (1) N55°40'09"E a distance of 117.56 feet; (2) N38°44'10"E a distance of 80.67 feet; (3) N19°56'10"E a distance of 86.44 feet; (4) N03°23'50"W a distance of 219.30 feet; (5) N27°47'41"E a distance of 110.45 feet to a point on the North line of said parcel; thence S39°32'19"E along said North line a distance of 14.48 feet; thence S61°56'55"E along said North line a distance of 51.15 feet; thence S88°45'24"E a distance of 29.78 feet; thence S64°58'07"E a distance of 30.00 feet; thence S25°01'53"W a distance of 1.00 foot; thence S64°58'07"E a distance of 100.19 feet; thence S86°51'36"E a distance of 51.09 feet; thence N09°25'34"E a distance of 99.90 feet; thence S80°34'26"E a distance of 1.00 foot; thence N09°25'34"E a distance of 83.65 feet to a point on a line being 2.00 feet South of and parallel with the South line of said South Camp Annexation Parcel No. 3; thence S71°17'56"E along said parallel line a distance of 41.24 feet, more or less, to the Point of Beginning.

Said parcel contains 0.73 acres (31,609 square feet), more or less, as described.

MILLER ANNEXATION NO. 4

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the most Northerly corner of Lot 2, Liberty Cap Subdivision, as same is recorded in Plat Book 15, page 288, Public Records of Mesa County, Colorado and assuming the East line of said Lot 2 bears N07°08'50"W with all other bearings contained herein being relative thereto; thence N55°32'07"W a distance of 50.00 feet to a point on the West line of Wildwood Drive; thence

N34°27'53"E along said West line a distance of 116.13 feet; thence N55°40'09"E along said West line a distance of 225.67 feet; thence S34°19'51"E a distance of 50.00 feet to a point on the East line of said Wildwood Drive; thence along said East line of Wildwood Drive the following 5 courses; (1) N55°40'09"E a distance of 125.00 feet; (2) N38°44'10"E a distance of 96.39 feet; (3) N19°56'10"E a distance of 105.04 feet; (4) N03°23'50"W a distance of 215.62 feet; (5) N27°53'25"E a distance of 85.77 feet to a point on a line being 5.00 feet South of and parallel with the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado; thence S61°59'50"E along said parallel line a distance of 16.54 feet; thence N28°03'05"E a distance of 5.00 feet to a point on said North line; thence S61°56'55"E along said North line a distance of 5.00 feet; thence S28°03'05"W a distance of 10.00 feet; thence N61°59'50"W along a line 10.00 feet South of and parallel with said North line a distance of 16.53 feet to point on a line being 5.00 feet East of and parallel with the East line of said Wildwood Drive; thence along said parallel line the following 5 courses; (1) S27°53'25"W a distance of 79.36 feet; (2) S03°23'50"E a distance of 215.25 feet; (3) S19°56'10"W a distance of 106.90 feet; (4) S38°44'10"W a distance of 97.96 feet; (5) S55°40'09"W a distance of 341.06 feet; thence S05°54'54"E a distance of 1026.52 feet; thence S00°12'41"E a distance of 5.00 feet to the Northeast corner of that certain parcel of land as described in Book 1943, Page's 750-751, Public Records of Mesa County, Colorado; thence S89°18'34"W along the North line of said parcel a distance of 83.39 feet to the Southwest corner of Lot 2 of said Liberty Cap Subdivision; thence N03°41'07"W along the East line of said Liberty Cap Subdivision a distance of 521.32 feet; thence N07°08'50"W along said East line a distance of 425.66 feet, more or less, to the Point of Beginning.

Said parcel contains 2.10 acres (91,442 square feet), more or less, as described.

MILLER ANNEXATION NO. 5

A certain parcel of land lying in the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) and the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 1943, Page's 750-751, Public Records of Mesa County, Colorado; and assuming the East line of said parcel bears N00°12'41"W with all other bearings contained herein being relative thereto; thence N00°12'41"W a distance of 5.00 feet; thence N05°54'54"W a distance of 1026.52 feet to a point on a line being 5.00 feet East of and parallel with the East line of said Wildwood Drive; thence along said parallel line the following 5 courses; (1) N55°40'09"E a distance of 341.06 feet; (2) N38°44'10"E a distance of 97.96 feet; (3) N19°56'10"E a distance of 106.90 feet; (4) N03°23'50"W a distance of 215.25 feet; (5) N27°53'25"E a distance of 79.36 feet to a point on a line being 10.00 feet South of and parallel

with the North line of that certain parcel of land as described in Book 3495, Page 379, Public Records of Mesa County, Colorado; thence S61°59'50"E along said parallel line a distance of 16.53 feet; thence N28°03'05"E a distance of 10.00 feet to a point on the North line of said parcel; thence S61°56'55"E along said North line a distance of 84.76 feet; thence S60°47'04"E along said North line a distance of 176.48 feet; thence S65°17'14"E along said North line a distance of 180.41 feet; thence S14°37'14"E along the East line of said parcel a distance of 200.45 feet; thence S03°59'29"W along said East line a distance of 948.87 feet; thence S00°13'16"W along said East line a distance of 819.89 feet to the Southeast corner of said parcel; thence S89°31'11"W along the South line of said parcel a distance of 689.59 feet to the Southwest corner of said parcel; thence N00°12'41"W a distance of 486.23 feet, more or less, to the Point of Beginning.

Said parcel contains 32.86 acres (1,431,316 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 16th day of May, 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 4th day of April, 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.

City Clerk

<i>DATES PUBLISHED</i>
April 6, 2007
April 13, 2007
April 20, 2007
April 27, 2007