

**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 August, 2008, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 105-08

**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**

PANORAMA POINT ANNEXATIONS NO. 1 AND 2

**LOCATED AT 2122 AND 2123 SEQUOIA COURT AND INCLUDING PORTIONS OF
THE BROADWAY, PANORAMA DRIVE, SEQUOIA ROAD, SEQUOIA COURT, AND
WILD ROSE WAY RIGHTS-OF-WAY**

WHEREAS, on the 4th day of August, 2008, 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:

PANORAMA POINT ANNEXATION NO. 1

A certain parcel of land located in the Northeast Quarter (NE 1/4) of Section 22, the Southeast Quarter (SE 1/4) of Section 15, and the West Half (W 1/2) of Section 14, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of SW 1/4 SW 1/4 of said Section 14 and assuming the South line of the SW 1/4 SW 1/4 of said Section 14 to bear S89°34'19"E with all bearings contained herein relative thereto; thence S89°47'50"W a distance of 1125.50 feet along the North line of Rim View Estates Annexation, Ordinance No. 4129, City of Grand Junction; thence N00°06'34"W a distance of 2.00 feet; thence N89°47'50"E a distance of 1125.50 feet along a line being 2.00 feet North of and parallel with the North line of said Rim View Estates Annexation; thence S89°34'19"E a distance of 158.17 feet along a line being 2.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 14; thence N04°11'00"E a distance of 1645.79 feet; thence S89°21'00"E a distance of 722.38 feet; thence 96.53 feet along the arc of a 197.01 foot radius curve, concave Southwest, having a central angle of 28°26'50" and a chord bearing S75°39'05"E a distance of 95.57 feet; thence N53°13'38"E a distance of 239.19 feet; thence N27°22'09"W a distance of 91.95 feet; thence 36.66 feet along the arc of a 152.00 foot radius curve, concave Northeast, having a central angle of 13°49'08" and a chord bearing N20°27'36"W a distance of 36.57 feet; thence N13°33'02"W a distance of

147.78 feet; thence 64.96 feet along the arc of a 148.00 foot radius curve, concave Southwest, having a central angle of 25°08'53" and a chord bearing N26°07'32"W a distance of 64.44 feet; thence N38°42'02"W a distance of 164.88 feet; thence N51°17'58"E a distance of 2.00 feet; thence S38°42'02"E a distance of 164.88 feet; thence 65.84 feet along the arc of a 150.00 foot radius curve, concave Southwest, having a central angle of 25°08'53" and a chord bearing S26°07'32"E a distance of 65.31 feet; thence S13°33'02"E a distance of 147.78 feet; thence 36.18 feet along the arc of a 150.00 foot radius curve, concave Northeast, having a central angle of 13°49'08" and a chord bearing S20°27'36"E a distance of 36.09 feet; thence S27°22'09"E a distance of 93.65 feet; thence S53°13'38"W a distance of 242.16 feet; thence 96.82 feet along the arc of a 195.01 foot radius curve, concave Southwest, having a central angle of 28°26'50" and a chord bearing N75°39'05"W a distance of 95.83 feet; thence N89°21'00"W a distance of 720.50 feet; thence S04°11'00"W a distance of 1643.78 feet; thence S89°34'19"E a distance of 349.12 feet along a line being 2.00 feet North of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 14; thence S00°32'41"W a distance of 2.00 feet to a point on the South line of the SW 1/4 SW 1/4 of said Section 14, said point also being the Northeast corner of said Rim View Estates Annexation; thence N89°34'19"W a distance of 509.30 feet along the South line of the SW 1/4 SW 1/4 of said Section 14, said line also being the Northerly line of said Rim View Estates to the Point of Beginning

Said parcel contains 0.22 acres (9,691.36 sq. ft.), more or less, as described.

PANORAMA POINT ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southwest (NW 1/4 SW 1/4) and the Southwest Quarter of the Northwest (SW 1/4 NW 1/4) of Section 14, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of Lot 11 of the replat of Panorama Subdivision Filing No. 2, as same is recorded in Plat Book 9, Page 200, public records of Mesa County, Colorado and assuming the North line of Lot 11 of said replat of Panorama Subdivision Filing No. 2 to bear N64°23'28"W with all bearings contained herein relative thereto; thence along the following sixteen (16) courses: (1) N37°24'39"E a distance of 254.24 feet; (2) N46°12'30"W a distance of 82.81 feet; (3) N43°47'30"E a distance of 100.00 feet; (4) S46°12'30"E a distance of 71.63 feet; (5) N37°24'39"E a distance of 214.68 feet; (6) S33°37'34"E a distance of 9.28 feet; (7) S39°36'25"E a distance of 159.03 feet; (8) S49°00'02"E a distance of 221.06 feet; (9) S68°20'53"E a distance of 220.38 feet; (10) S52°00'12"E a distance of 120.98 feet; (11) S56°45'55"E a distance of 192.34 feet; (12) S67°42'21"E a distance of 16.56 feet; (13) S22°17'39"W a distance of 192.72 feet; (14) S15°07'42"W a distance of 117.64 feet; (15) S50°32'50"W a distance of 260.76 feet; (16) S16°12'23"E a distance of 68.20 feet to the Northwest corner of Lot 13 of Panorama Terraces, as same is recorded in Book 4541, Page 953, public records of Mesa County, Colorado; thence S19°41'18"E a distance of 112.39 feet along the West

line of Lot 13 of said Panorama Terraces; thence $S51^{\circ}17'58''W$ a distance of 8.82 feet; thence $S29^{\circ}28'00''E$ a distance of 18.03 feet; thence 71.41 feet along the arc of a 498.00 foot radius curve, concave Northeast, having a central angle of $08^{\circ}12'59''$ and a chord bearing $S34^{\circ}35'31''E$ a distance of 71.35 feet; thence along a line being 2.00 feet East of Panorama Point Annexation No. 1 the following five (5) courses: (1) $S38^{\circ}42'02''E$ a distance of 164.88 feet; (2) 66.72 feet along the arc of a 152.00 foot radius curve, concave Southwest, having a central angle of $25^{\circ}08'53''$ and a chord bearing $S26^{\circ}07'32''E$ a distance of 66.18 feet; (3) $S13^{\circ}33'02''E$ a distance of 147.78 feet; (4) 35.70 feet along the arc of a 148.00 foot radius curve, concave Northeast, having a central angle of $13^{\circ}49'08''$ and a chord bearing $S20^{\circ}27'36''E$ a distance of 35.61 feet; (5) $S27^{\circ}22'09''E$ a distance of 95.34 feet; thence along a line being 2.00 feet South of said Panorama Point Annexation No. 1 the following three (3) courses: (1) $S53^{\circ}13'38''W$ a distance of 245.15 feet; (2) 97.13 feet along the arc of a 193.01 foot radius curve, concave Southwest, having a central angle of $28^{\circ}26'50''$ and a chord bearing $N75^{\circ}39'05''W$ a distance of 96.10 feet; (3) $N89^{\circ}21'00''W$ a distance of 720.62 feet to a point on the Easterly line of said Panorama Terrace Annexation No. 1; thence along the South line of said Panorama Terrace Annexation No. 1 the following four (4) courses: (1) $N04^{\circ}11'00''E$ a distance of 2.00 feet; (2) $S89^{\circ}21'00''E$ a distance of 720.50 feet; (3) 96.82 feet along the arc of a 195.01 foot radius curve, concave Southwest, having a central angle of $28^{\circ}26'50''$ and a chord bearing $S75^{\circ}39'05''W$ a distance of 95.83 feet; (4) $N53^{\circ}13'38''E$ a distance of 242.16 feet; thence along the Northeasterly line of said Panorama Terrace Annexation No. 1 the following six (6) courses: (1) $N27^{\circ}22'09''W$ a distance of 93.65 feet; (2) 36.18 feet along the arc of a 150.00 foot radius curve, concave Northeast, having a central angle of $13^{\circ}49'08''$ and a chord bearing $N20^{\circ}27'36''W$ a distance of 36.09 feet; (3) $N13^{\circ}33'02''W$ a distance of 147.78 feet; (4) 65.84 feet along the arc of a 150.00 foot radius curve, concave Southwest, having a central angle of $25^{\circ}08'53''$ and a chord bearing $N26^{\circ}07'32''W$ a distance of 65.31 feet; (5) $N38^{\circ}42'02''W$ a distance of 164.88 feet; (6) $S51^{\circ}17'58''W$ a distance of 2.00 feet; thence 72.02 feet along the arc of a 502.00 foot radius curve, concave Northeast, having a central angle of $08^{\circ}12'59''$ and a chord bearing $N34^{\circ}35'31''W$ a distance of 71.96 feet; thence $N29^{\circ}28'04''W$ a distance of 17.41 feet; thence $S51^{\circ}20'16''W$ a distance of 8.27 feet to the Southeasterly corner of Lot 12 of said Panorama Terraces; thence $N19^{\circ}41'18''W$ a distance of 113.87 feet along the Easterly line of Lot 12 of said Panorama Terraces; thence $S55^{\circ}09'20''W$ a distance of 262.13 feet along the Northerly line of said Panorama Terraces to a point on the East line of Lot 7 of Panorama Subdivision Filing No. 2, as same is recorded in Plat Book 9, Page 178, public records of Mesa County, Colorado; thence $N01^{\circ}28'51''E$ a distance of 551.38 feet along the Easterly of said Panorama Subdivision Filing No. 2; thence along the Northerly line of said replat of Panorama Subdivision Filing No. 2 the following three (3) courses: (1) $N72^{\circ}35'35''W$ a distance of 208.40 feet; (2) $N81^{\circ}29'35''W$ a distance of 74.22 feet; (3) $N64^{\circ}23'28''W$ a distance of 351.78 feet to the Point of Beginning

Said parcel contains 12.33 acres (537,303.32 sq. ft.), 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 15th day of September, 2008, 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 August, 2008.

Attest:

/s/ Gregg Palmer
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>
August 6, 2008
August 13, 2008
August 20, 2008
August 27, 2008