

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

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 67-08

**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**

SHORES ANNEXATION NO. 1 AND NO. 2

**LOCATED AT 166 EDLUN ROAD INCLUDING A PORTION OF THE SUNLIGHT DRIVE
RIGHT-OF-WAY**

WHEREAS, on the 19th day of May, 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:

Shores Annexation No. 1

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

Commencing at the Southeast corner of Lot 1 of Golden Acres Subdivision, as same is recorded in Plat Book 8, Page 50, public records of Mesa County, Colorado 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 N89°57'24"E a distance of 20.00 feet along the North line of the SE 1/4 NW 1/4 of said Section 31, said line also being the North line of Right of Way, as same as recorded in Book 788, Page 242 of the Mesa County, Colorado public records to the Point of Beginning; thence N89°57'24"E a distance of 20.00 feet along the North line of the SE 1/4 NW 1/4 of said Section 31 to the Northwest corner of Sunlight Annexation No. 4, Ordinance No. 4029, City of Grand Junction, said line also being the North line of said Right of Way; thence S00°01'41"E a distance of 330.39 feet along the East line of said Right of Way, said line also being the Westerly line of said Sunlight Annexation No. 4; thence N89°58'04"E a distance of 0.73 feet along the North line of Right of Way, as same as recorded in Book 2398, Page 148 of the Mesa County, Colorado public records, said line also being the Southerly line of said Sunlight Annexation No. 4; thence S10°55'16"E a distance of 337.44 feet along the East line of said Right of Way, said line also being the Westerly line of said Sunlight Annexation No. 4; thence N89°44'53"W a distance of 14.20 feet along the South line of said Right of Way; thence along the following five (5) courses:

(1) S00°01'12"W a distance of 149.86 feet; (2) S44°27'10"E a distance of 375.00 feet; (3) S45°32'50"W a distance of 15.00 feet; (4) N44°27'10"W a distance of 381.13 feet; (5) N00°01'12"E a distance of 156.05 feet to a point on the South line of said Right of Way; thence S89°44'53"E a distance of 8.47 feet along the South line of said Right of Way; thence N10°55'16"W a distance of 337.33 feet to a point on the North line of said Right of Way; thence N00°01'41"W a distance of 330.38 feet to the Point of Beginning

Said parcel contains 0.49 acres (21,437.03 sq. ft.), more or less, as described.

Shores Annexation No. 2

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

Beginning at the Southeast corner of Lot 1 of Golden Acres Subdivision, as same is recorded in Plat Book 8, Page 50, public records of Mesa County, Colorado 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 N89°57'24"E a distance of 20.00 feet along the North line of the SE 1/4 NW 1/4 of said Section 31 to the Northwest corner of Shores Annexation No. 1, City of Grand Junction, said line also being the North line of Right of Way, as same as recorded in Book 788, Page 242 of the Mesa County, Colorado public records; thence S00°01'41"E a distance of 330.38 feet along the Westerly line of said Shores Annexation No. 1 to a point on the South line of said Right of Way; thence S10°55'16"E a distance of 337.33 feet along the Westerly line of said Shores Annexation No. 1 to a point on the South line of Right of Way, as same as recorded in Book 2398, Page 148 of the Mesa County, Colorado public records; thence N89°44'53"W a distance of 8.47 feet along the South line of said Right of Way, said line also being the Northerly line of said Shores Annexation No. 1; thence S00°01'12"W a distance of 156.05 feet along the Westerly line of said Shores Annexation No. 1; thence S44°27'10"E a distance of 381.13 feet along the Westerly line of said Shores Annexation No. 1; thence N45°32'50"E a distance of 15.00 feet along the Southerly line of said Shores Annexation No. 1; thence S44°27'10"E a distance of 339.23 feet to a point on the South line of the SE 1/4 NW 1/4 of said Section 31; thence N89°58'40"W a distance of 899.92 feet along the South line of the SE 1/4 NW 1/4 of said Section 31 to the Southwest corner of the SE 1/4 NW 1/4 of said Section 31; thence N89°25'03"W a distance of 314.49 feet along the South line of the SW 1/4 NW 1/4 of said Section 31 to a point on the Easterly Right of Way of Denver and Rio Grande Western Railroad; thence 903.07 feet along the arc of a 2010.98 foot radius curve, concave Southwest, having a central angle of 25°43'47" and a chord bearing N10°57'38"W a distance of 895.50 feet along the Easterly line of said Right of Way; thence S89°33'42"E a distance of 165.38 feet; thence N00°03'40"E a distance of 442.30 feet to a point on the East line of Lot 1 of Vessels Subdivision, as same is recorded in Plat Book 12, Page 265, public records of Mesa County, Colorado; thence S89°58'25"E a distance of 25.03 feet to the Northwest corner of Right of Way, as same as recorded in Book 898, Page 343 of the

Mesa County, Colorado public records; thence S00°03'40"W a distance of 142.87 feet along Westerly line of said Right of Way; thence along the following five (5) courses: (1) N89°41'14"E a distance of 25.00 feet; (2) S00°10'19"E a distance of 76.00 feet; (3) N89°58'50"E a distance of 118.45 feet; (4) S00°05'05"W a distance of 232.00 feet; (5) N89°53'03"E a distance of 150.11 feet to a point on the West line of the SE 1/4 NW 1/4 of said Section 31; thence S00°02'14"E a distance of 211.89 feet along the West line of the SE 1/4 NW 1/4 of said Section 31; thence S89°44'53"E a distance of 373.67 feet to the Southwest corner of Right of Way, as same as recorded in Book 2398, Page 148 of the Mesa County, Colorado public records; thence N10°55'16"W a distance of 337.23 feet along the West line of said Right of Way to the Northwest corner of said Right of Way; thence N00°01'41"W a distance of 330.37 feet along the West line of Right of Way, as same as recorded in Book 788, Page 242 of the Mesa County, Colorado public records to the Point of Beginning

Said parcel contains 17.48 acres (748,360.8 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 30th day of June, 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 19th day of May, 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>
May 21, 2008
May 28, 2008
June 4, 2008
June 11, 2008