

**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 3rd of August, 2005, the following Resolution was adopted:

RESOLUTION NO. 137-05

**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**

LOGGAINS ANNEXATION

LOCATED AT 2234 RAILROAD AVENUE.

WHEREAS, on the 3rd day of August, 2005, 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:

LOGGAINS ANNEXATION

A parcel of land located in the Northwest Quarter (NW 1/4) of Section 6, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northeast corner of Block 2 in Railhead Industrial Park As Amended, Plat Book 13, Page 34, Mesa County Colorado records, and assuming the Northerly line of said Block 2 to bear N56°20'29"W with all bearings contained herein relative thereto; thence 22.97 feet along the arc of a 478.34 foot radius curve concave Northeast, having a central angle of 2°45'06" and a chord that bears N57°43'01"W a distance 22.97 feet along the Northerly line of said Block 2; thence N56°20'29"W continuing along the Northerly line of said Block 2 a distance of 414.98 feet to the Northeast corner of that certain parcel of land described in Book 2372, Page 978 public records of Mesa County, Colorado and being the Point of Beginning; thence S33°39'31"W along the East line of said parcel of land a distance of 410.00 feet to a point on the Southerly right of way of Railroad Avenue as is shown on said plat of Railhead Industrial Park As Amended; thence N56°20'29"W along the Southerly right of way of said Railroad Avenue a distance of 604.85 feet; thence N33°39'31"E along the West line of said parcel of land described in Book 2372, Page 978 a distance of 410.00 feet to a point on the Northerly line of said Block 2; thence S56°20'29"E along the Northerly line of said Block 2 a distance of 604.85 feet more or less to the Point of Beginning.

Said parcel contains 5.69 acres (247,989 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 7th day of September, 2005, 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 this 3rd day of August, 2005.

/s/ Bruce Hill
President of the Council

Attest:

/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 5, 2005
August 12, 2005
August 19, 2005
August 26, 2006