

**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 5<sup>th</sup> of October, 2005, the following Resolution was adopted:

**RESOLUTION NO. 158-05**

**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**

**RUCKMAN ANNEXATION**

**LOCATED AT 2903 AND 2909 B ½ ROAD**

WHEREAS, on the 5<sup>th</sup> day of October, 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:

**RUCKMAN ANNEXATION**

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 29, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 29 and assuming the North line of the NW 1/4 SW 1/4 of said Section 29 to bear N89°49'53"E with all bearings contained herein relative thereto; thence N89°49'53"E along the North line of the NW 1/4 SW 1/4 of said Section 29 a distance of 165.00 feet; thence S00°11'14"E a distance of 30.00 feet to a point on the Southerly right of way of B 1/2 Road and the Point of Beginning; thence along the Southerly right of way of said B 1/2 Road the following three courses: (1) N89°49'53"E a distance of 213.34 feet; (2) S00°11'14"E a distance of 10.00 feet; (3) N89°49'53"E a distance of 291.36 feet; thence S00°11'14"E leaving the Southerly right of way of said B 1/2 Road a distance of 294.85 feet to the Northeast corner of Lot 7, Block One of Four Corners Subdivision, as recorded in Plat Book 12, Page 53, Mesa County, Colorado public records; thence S89°49'55"W along the Northerly line of said Four Corners Subdivision a distance of 504.70 feet to the Northwest corner of Lot 3, Block One of said Four Corners Subdivision; thence N00°11'14"W a distance of 304.85 feet more or less to the Point of Beginning.

Said parcel contains 3.47 acres (150,943 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 16<sup>th</sup> day of November, 2005, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 5<sup>th</sup> day of October, 2005.

Attest:

/s/ Bruce Hill  
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>
<b>October 7, 2005</b>
<b>October 14, 2005</b>
<b>October 21, 2005</b>
<b>October 28, 2005</b>