

**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 2nd of November, 2005, the following Resolution was adopted:

RESOLUTION NO. 166-05

**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**

PRAIRIE VIEW SOUTH ANNEXATION

LOCATED AT 3028 AND 3032 D 1/2 ROAD

WHEREAS, on the 2nd day of November, 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:

PRAIRIE VIEW SOUTH ANNEXATION

A certain parcel of land located in the Southwest Quarter Southeast Quarter of the Northwest Quarter (SW1/4 SE1/4 NW1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the SW1/4 SE1/4 NW1/4 of said Section 16 and also being the assuming the North line of the SW1/4 SE1/4 NW1/4 of said Section 16 to bear N89°55'20"E with all bearings contained herein relative thereto; thence N89°55'20"E along the North line of the SW1/4 SE1/4 NW1/4 of said Section 16 a distance of 560.28 feet; thence S00°00'03"W a distance of 513.61 feet; thence S89°54'19"W a distance of 150.00 feet; thence S00°00'03"E a distance of 116.09 feet to a point of the Northerly right of way of D 1/2 Road; thence along said Northerly right of way of D 1/2 Road the following three (3) courses: (1) S89°54'18"W a distance of 79.74 feet to the Southerly projection of the East line of the Replat of Victorian Manor, Plat Book 13, Page 524 Mesa County, Colorado public records; (2) thence N00°00'03"W along the said Southerly projected line a distance of 3.00 feet to the Southeast corner of said Replat of Victorian Manor; (3) thence S89°54'18"W a distance of 330.32 feet to the West line of the SW1/4 SE1/4 NW1/4 of said Section 16; thence N00°01'12"W along the West line of the SW1/4 SE1/4 NW1/4 of said Section 16 a distance of 626.87 feet to the Point of Beginning.

Said parcel contains 7.68 acres (334,379 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 7th day of December, 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 2nd day of November, 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>
November 4, 2005
November 11, 2005
November 18, 2005
November 25, 2005