

**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 7th of December, 2005, the following Resolution was adopted:

RESOLUTION NO. 176-05
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
WARD-MUDGE ANNEXATION
LOCATED AT 3113 AND 3117 E 1/2 ROAD AND A PORTION OF THE E 1/2
ROAD RIGHT-OF-WAY

WHEREAS, on the 7th day of December, 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:

WARD – MUDGE ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 10, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, and being more particularly described as follows:

Commencing at the Northwest corner of the NW 1/4 SW 1/4 of said Section 10, and assuming the North line of the NW 1/4 SW 1/4 of said Section 10 to bear N89°59'33"E with all bearings contained herein relative thereto; thence N89°59'33"E along the North line of the NW 1/4 SW 1/4 of said Section 10 a distance of 524.37 feet to the Point of Beginning; thence N89°59'33"E continuing along the North line of the NW 1/4 SW 1/4 of said Section 10, a distance of 366.26 feet to the Northwest corner of the Bretsel Annexation, Ordinance No. 3642, City of Grand Junction; thence S00°00'56"E along the West line of said Bretsel Annexation a distance of 467.08 feet; thence S89°59'28"W a distance of 303.65 feet; thence N00°01'47"W a distance of 169.85 feet; thence S89°59'28"W a distance of 62.49 feet; thence N00°01'47"W a distance of 297.24 feet to the Point of Beginning.

Said parcel contains 3.68 acres (160,432 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 18th day of January, 2006, 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 7th day of December, 2005.

Attest:

Council President Pro Tem

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.

City Clerk

Publish: December 9, 16, 23, 30, 2005