

**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 4th of October, 2006, the following Resolution was adopted:

RESOLUTION NO. 123-06

**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**

THUNDERBROOK ANNEXATION

LOCATED AT 3061 and 3061 ½ F ½ ROAD

WHEREAS, on the 4th day of October, 2006, 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:

THUNDERBROOK ANNEXATION

A certain parcel of land located in the Southeast Quarter (SE1/4) of Section 4, 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 Southeast corner of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of said Section 4 and assuming the South line of the NW1/4 SE1/4 of said Section 4 bears N89°55'11"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N89°55'11"W along the South line of the NW1/4 SE1/4 of said Section 4 a distance of 412.85 feet to the Northwest corner of Orange Grove Subdivision, as same is recorded in Book 3757, Page 626, Public Records of Mesa County Colorado; thence S00°08'54"E along the West line of said Orange Grove Subdivision, a distance of 216.87 feet to the centerline of Price Ditch as described in Book 1959, Pages 973-979, Public Records of Mesa County Colorado; thence N77°10'53"W along said centerline, a distance of 56.75 feet; thence along said centerline, 141.11 feet along the arc of a 5729.58 foot radius curve concave South, having a central angle of 01°24'39" and a chord bearing N77°53'12"W a distance of 141.09 feet; thence N78°28'26"W along said centerline a distance of 56.37 feet to a point on the East line of Cottage Meadows Filing Two, as same is recorded in Plat Book 16, Pages 193-194, Public Records of Mesa County Colorado; thence N00°08'39"W along said East line, a distance of 163.84 feet to the Northeast corner of Lot 9 of said Cottage Meadows Filing Two; thence N89°55'11"W along the North line of said Cottage Meadows Filing Two, a distance of 150.88 feet to the Southeast corner of Lot 34 of Stonegate Subdivision Filing No. 3, as same is recorded in Book 14, Pages 122-123, Public Records of Mesa County Colorado; thence N00°09'40"W along the East line of said Stonegate Subdivision Filing No. 3, a distance of 1312.44 feet to a point on a line being 4.00 feet South and parallel with the North line of NW 1/4 SE 1/4 of said Section 4 and also being the South line of the Thunder

Hog Estates Annexation No. 2, City of Grand Junction, Ordinance No. 3909; thence N89°58'34"E along said parallel line a distance of 150.04 feet to a point on the East line of that certain parcel of land as described in Book 3825, Page 739, Public Records of Mesa County Colorado; thence S00°11'03"E along said East line, a distance of 654.39 feet to the Northwest corner of that certain parcel of land as described in Book 3987, Page 613, Public Records of Mesa County Colorado; thence S89°58'36"E along the North line of said parcel, a distance of 660.67 feet to the Northeast corner of said parcel and being a point on the East line of NW 1/4 SE 1/4 of said Section 4; thence S00°14'52"E along the East line of the NW1/4 SE1/4 of said Section 4, a distance of 658.98 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 15.60 acres (679,875 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 15th day of November, 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 the 4th day of October, 2006.

Attest:

/s/ Stephanie Tuin
City Clerk

/s/ James J. Doody
President of the Council

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>
October 6, 2006
October 13, 2006
October 20, 2006
October 27, 2006