

**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 15th of November, 2006, the following Resolution was adopted:

RESOLUTION NO. 140-06

**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**

CALFRAC ANNEXATION

LOCATED AT 489 30 ROAD.

WHEREAS, on the 15th day of November, 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:

CALFRAC ANNEXATION

A parcel of land located in the Northeast Quarter (NE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of that certain parcel of land as described in Book 3068, Page 559, Public Records, Mesa County, Colorado, and assuming the North line of said parcel to bear N89°57'52"W with all bearings contained herein relative thereto, said line also being the South right of way of Teller Court as described in Book 1062, Page 799, Public Records, Mesa County, Colorado; thence N89°57'52"W along said North line a distance of 971.43 feet to the Northwest corner of said parcel; thence S00°00'43"E along the West line of said parcel a distance of 279.84 feet to the Southwest corner; thence N89°58'03"W along the North line of that certain parcel of land as described in Book 3017, Page 974, Public Records, Mesa County, Colorado, a distance of 310.43 feet to the Northwest corner of said parcel and a point on the West line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of said Section 17; thence S00°05'25"E along the West line of said (NE 1/4 NE 1/4) a distance of 329.52 feet to the Southwest corner of said (NE 1/4 NE 1/4); thence S00°06'15"E along the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 17 a distance of 963.83 feet to the Southeast corner of that certain parcel of land as described in Book 3980, Page 520, Public Records, Mesa County, Colorado; thence N89°58'29"W along the South line of said parcel a distance of 329.66 feet to the Southwest corner; thence N85°25'48"W along the South line of that certain parcel of land as described in Book 3980, Page 524, Public Records, Mesa County, Colorado, a distance of 164.40 feet; thence

N89°58'29"W along said South line a distance of 194.00 feet to the Southwest corner of said parcel; thence N00°10'13"W along the West line of said parcel a distance of 1338.84 feet to the Northwest corner of said parcel and also being a point on the South right of way of the Southern Pacific Railroad Company; thence N64°28'12"E along said South right of way a distance of 396.95 feet; thence N73°00'26"E along said South right of way a distance of 345.53 feet; thence N73°00'24"E along said South right of way a distance of 1340.89 feet to a point on the Sunrise Church Annexation No. 2, City of Grand Junction Ordinance No. 3091; thence S00°00'44"E along said Sunrise Church Annexation No. 2, a distance of 443.22 feet, more or less to the Point of Beginning.

Said parcel contains 32.92 acres (1,434,311 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 20th day of December, 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 15th day of November, 2006.

Attest:

/s/: James J. Doody
President of the Council

/s/: Juanita Peterson
Deputy 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/: Juanita Peterson
Deputy City Clerk

Publication dates: November 17, 24, December 1, 8, 2006