

**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 19th of April, 2006, the following Resolution was adopted:

RESOLUTION NO. 30-06

**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**

ARBOGAST ANNEXATION

LOCATED AT 785 24 ROAD

WHEREAS, on the 19th day of April, 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:

ARBOGAST ANNEXATION NO. 1

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 32, Township One North, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the NE 1/4 NE 1/4 of said Section 32 and assuming the East line of the NE 1/4 NE 1/4 of said Section 32 to bear N00°03'00"E with all bearings contained herein relative thereto; thence N00°03'00"E along the East line of said NE 1/4 NE 1/4 of said Section 32 a distance of 330.22 feet to the Point of Beginning; thence N89°57'56"W along the North line and the Easterly projection of Parcel A, Etcheverry Simple Land Division as recorded in Plat Book 16, Page 301 of the Mesa County, Colorado public records, a distance of 417.58 feet; thence N00°03'00"E a distance of 660.40 feet to a point on the South line of Appleton Ranchettes as recorded in Plat Book 13, Page 464 of the Mesa County, Colorado public records; thence S89°58'16"E along the South line of said Appleton Ranchettes a distance of 133.83 feet; thence S00°03'00"W along a line a distance of 170.00 feet, said line being a Boundary Agreement recorded in Book 4132, Pages 607-15 of the Mesa County, Colorado public records; thence S89°58'17"E a distance of 61.00 feet; thence S00°03'00"W a distance of 160.21 feet; thence S89°58'07"E a distance of 222.75 feet to a point on the East line of the NE 1/4 NE 1/4 of said Section 32; thence S00°03'00"W along the East line of the NE 1/4 NE 1/4 of said Section 32 a distance of 330.22 feet to the Point of Beginning.

Said parcel contains 4.40 acres (191,254 square feet), more or less, as described.

ARBOGAST ANNEXATION NO. 2

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 32, Township One North, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the NE 1/4 NE 1/4 of said Section 32 and assuming the East line of the NE 1/4 NE 1/4 of said Section 32 to bear N00°03'00"E with all bearings contained herein relative thereto; thence N00°03'00"E along the East line of said NE 1/4 NE 1/4 of said Section 32 a distance of 330.22 feet; thence N89°57'56"W along the North line and the Easterly projection of Parcel A, Etcheverry Simple Land Division as recorded in Plat Book 16, Page 301 of the Mesa County, Colorado public records, a distance of 417.58 feet to the Point of Beginning; thence N89°57'56"W continuing along the North line of said Parcel A, a distance of 900.49 feet to point on the West line of the NE 1/4 NE 1/4 of said Section 32; thence N00°04'03"E along the West line of the NE 1/4 NE 1/4 of said Section 32 a distance of 660.32 feet to the Southeast corner of Lot 1, Appleton Ranchettes as recorded in Plat Book 13, Page 464 of the Mesa County, Colorado public records; thence S89°58'16"E along the South line of said Appleton Ranchettes a distance of 900.29 feet; thence S00°03'00"W a distance of 660.40 feet to the Point of Beginning.

Said parcel contains 13.65 acres (594,584 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 June, 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 19th day of April, 2006.

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>
April 21, 2006
April 28, 2006
May 5, 2006
May 12, 2006