

**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 7<sup>th</sup> of June, 2006, the following Resolution was adopted:

**RESOLUTION NO. 35-06**

**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**

**FOX ANNEXATION**

**LOCATED AT 3000 F ROAD INCLUDING A PORTION OF THE 30 ROAD  
RIGHT-OF-WAY**

WHEREAS, on the 3<sup>rd</sup> day of May, 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:

**FOX ANNEXATION**

A certain parcel of land located in the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) 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:

COMMENCING at the Southwest corner of said Section 4, and assuming the West line of the SW 1/4 SW 1/4 of said Section 4 to bear N00°09'16"W with all bearings contained herein relative thereto; thence N00°09'16"W, along the West line of the SW 1/4 SW 1/4 of said Section 4, a distance of 350.05 feet to the POINT OF BEGINNING; thence S89°50'44"W, a distance of 40.00 feet to a point on the Westerly right of way of 30 Road; thence N00°09'16"W, along the Westerly right of way of 30 Road a distance of 150.12 feet; thence S89°55'10"E along the Southerly right of way and the Westerly projection of East Vista Drive as same is shown on the plat of Village East First Filing, as described in Plat Book 11, page 76 of the Mesa County, Colorado, Public Records a distance of 240.07 feet to the Northwest corner of Block One of said Village East First Filing; thence S00°09'16"E along the West line of Block One of said Village East First Filing, a distance of 450.00 feet to a point on the Northerly right of way of Patterson Road; thence N89°55'10"W, along the North right of way of Patterson Road, a distance of 135.00 feet; thence N45°02'11"W, along said right of way, a distance of 35.43 feet to a point on the Easterly right of way of said 30 Road; thence N00°09'16"W along the East right of way of said 30 Road a distance of 275.21 feet; thence S89°50'44"W a distance of 40.00 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 1.92 acres (83,689 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 7<sup>th</sup> day of June, 2006, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 3<sup>rd</sup> day of May, 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>
<b>May 5, 2006</b>
<b>May 12, 2006</b>
<b>May 19, 2006</b>
<b>May 26, 2006</b>