

**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 5th of July, 2006, the following Resolution was adopted:

RESOLUTION NO. 82-06

**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**

CLYMER ANNEXATION NO. 1 AND CLYMER ANNEXATION NO. 2

**LOCATED AT 182 27 ROAD INCLUDING
A PORTION OF THE 27 ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of July, 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:

CLYMER ANNEXATION

A Serial Annexation Comprising Clymer Annexation No. 1
and Clymer Annexation No. 2

Clymer Annexation No. 1
2945-362-05-023

A certain parcel of land located in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 36 and assuming the West line of the NW 1/4 NW 1/4 of said Section 36 to bear N00°07'02"W with all bearings contained herein relative thereto; thence N00°07'02"W along the West line of the N1/4 NW 1/4 of said Section 36, a distance of 308.98 feet; thence N42°40'16"E along the Northerly right of way of 27 Road, as shown on the plat of Sierra Vista Subdivision, recorded in Plat Book 12, Page 115 of the Mesa County, Colorado public records, a distance of 7.36 feet; thence S00°07'02"E along a line being 5.00 feet East of and parallel with the West line of the NW 1/4 NW 1/4 of said Section 36 a distance of 278.41 feet; thence N90°00'00"E a distance of 58.33 feet; thence N44°18'52"E a distance of 113.14 feet; thence N56°23'21"E a distance of 87.34 feet; thence N43°09'46"E a distance of 90.66 feet; thence N60°40'06"E a distance of 145.35 feet; thence N42°38'45"E a distance of 54.76 feet; thence S47°21'15"E a distance of 5.00 feet; thence S42°38'45"W a distance of 55.55 feet; thence S60°40'06"W a distance of 145.37 feet; thence

S43°09'46"W a distance of 90.47 feet; thence S56°23'21"W a distance of 87.39 feet; thence S44°18'52"W a distance of 113.40 feet; thence S62°03'45"W a distance of 42.07 feet; thence S20°30'24"W a distance of 27.54 feet; thence N75°45'45"W a distance of 20.10 feet to a point on the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 36; thence N00°00'42"E along the West line of the SW 1/4 NW 1/4 of said Section 36 a distance of 8.63 feet to the Point of Beginning.

Said parcel contains 0.13 acres (5,620 square feet), more or less, as described.

Clymer Annexation No. 2
2945-362-05-023

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 36, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southwest corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 36 and assuming the West line of the NW 1/4 NW 1/4 of said Section 36 to bear N00°07'02"W with all bearings contained herein relative thereto; thence N00°07'02"W along the West line of the NW 1/4 NW 1/4 of said Section 36, a distance of 308.98 feet; thence N42°40'16"E along the Northerly right of way of 27 Road, as shown on the plat of Sierra Vista Subdivision, recorded in Plat Book 12, Page 115 of the Mesa County, Colorado public records, a distance of 7.36 feet to the Point of Beginning; thence continuing along the Northerly right of way of said 27 Road the following two (2) courses: N42°40'16"E a distance of 264.17 feet; thence 52.86 feet along the arc of a 70.00 foot radius curve concave Northwest, having a central angle of 43°15'52" and a chord bearing N21°02'20"E a distance of 51.61 feet to a point on the Westerly extension of the North line of Lot 1, Block Five, of said Sierra Vista Subdivision; thence N89°28'13"E along said North line a distance of 477.26 feet; thence S88°31'07"E along a portion of the Southerly line of Lot 6, Block Five, a distance of 79.02 feet to the Southeast corner of said Lot 6; thence N41°38'28"E a distance of 151.01 feet; thence N72°20'40"E a distance of 91.08 feet; thence N89°03'03"E a distance of 235.30 feet to the Southeast corner of Lot 11, of said Block Five; thence S64°17'24"E a distance of 66.70 feet; thence N88°26'22"E a distance of 18.62 feet; thence S79°56'48"W a distance of 19.98 feet; thence N80°18'40"W a distance of 82.51 feet; thence S86°57'37"W a distance of 132.74 feet; thence S75°24'03"W a distance of 55.73 feet; thence S76°51'17"W a distance of 60.59 feet; thence S57°58'10"W a distance of 104.70 feet; thence S38°44'10"W a distance of 89.12 feet; thence S70°30'23"W a distance of 41.01 feet; thence N84°25'46"W a distance of 56.20 feet; thence S37°53'33"W a distance of 96.62 feet; thence S49°19'20"W a distance of 98.31 feet; thence N89°17'51"W a distance of 29.69 feet; thence S59°57'41"W a distance of 75.71 feet; thence N47°21'15"W a distance of 5.00 feet; thence S42°38'45"W a

distance of 54.76 feet; thence S60°40'06"W a distance of 145.35 feet; thence S43°09'46"W a distance of 90.66 feet; thence S56°23'21"W a distance of 87.34 feet; thence S44°18'52"W a distance of 113.14 feet; thence N90°00'00"W a distance of 58.33 feet; thence N00°07'02"W along a line being 5.00 feet East of and parallel with the West line of the NW 1/4 NW 1/4 of said Section 36 a distance of 278.41 feet to the Point of Beginning.

Said parcel contains 4.45 acres (194,012 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 16 day of August, 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 5th day of July, 2006.

Attest:

/s/ James J. Doody
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.

City Clerk

<i>DATES PUBLISHED</i>
July 7, 2006
July 14, 2006
July 21, 2006
July 28, 2006