

**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 September, 2007, the following Resolution was adopted:

CITY OF GRAND JUNCTION, CO

RESOLUTION NO. 125-07

**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**

UTE WATER ANNEXATION

**LOCATED AT 825 22 ROAD, INCLUDING A
PORTION OF THE 22 ROAD RIGHT-OF-WAY**

WHEREAS, on the 5th day of September, 2007, 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:

UTE WATER ANNEXATION

A certain parcel of land located in the North Half of the Southeast Quarter (N 1/2 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian and the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 30, Township 1 North, Range 1 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 25 and assuming the East line of said NE 1/4 SE 1/4 to bear S00°03'40"W with all bearings contained herein relative thereto; thence S89°54'23"E a distance of 30.00 feet to a point on the East line of 22 Road; thence S00°03'40"W along said East line a distance of 405.88 feet to a point on the North line of Rosewood Lane; thence S89°58'34"E along said North line a distance of 10.00 feet; thence S00°03'40"W along the East line of said 22 Road a distance of 916.60 feet; thence N89°52'11"W along the South line of said NE 1/4 SE 1/4 and it's continuation a distance of 1363.98 feet to the Southwest corner of said NE 1/4 SE 1/4; thence N89°52'11"W along the South line of the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of said Section 25 a distance of 488.83 feet to a point on the East line of the Copeco Drain, as recorded in Book 229, Pages 20-21, Public Records, Mesa County, Colorado; thence N22°29'46"E along said East line a distance of 1429.14 feet to a point on the North line of said NE 1/4 SE 1/4; thence S89°54'23"E along said North line a distance of 1267.40 feet, more or less, to the Point of Beginning.

Said parcel contains 47.86 acres (2,084,798 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 17th day of October, 2007, 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 5th day of September, 2007.

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.

/s/ Stephanie Tuin
City Clerk

<i>DATES PUBLISHED</i>
September 7, 2007
September 14, 2007
September 21, 2007
September 28, 2007