

**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 17th of September, 2007, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 131-07

**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**

BOOKCLIFF LAND AND BUILDING ANNEXATION

**LOCATED AT 564 29 ROAD AND INCLUDING A PORTION OF THE
29 ROAD RIGHT-OF-WAY**

WHEREAS, on the 17th 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:

BOOKCLIFF LAND AND BUILDING ANNEXATION

A parcel of land located in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 7 and the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of Section 8, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SW 1/4 NW 1/4 of said Section 8, and assuming the West line of the SW 1/4 NW 1/4 of said Section 8 bears N00°04'18"W with all bearings contained herein relative thereto; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 200.08 feet to the Point of Beginning; thence N89°51'38"W a distance of 50.00 feet to the Southwest corner of Lot 2, Block 1 of Homestead Subdivision, as recorded in Plat Book 11, Page 172 Mesa County, Colorado records, also being a point on the West right of way of 29 Road; thence N00°04'18"W along said West right of way of 29 Road a distance of 381.72 feet; thence S58°15'00"E a distance of 58.84 feet to a point on the West line of the SW 1/4 NW 1/4 of said Section 8; thence N00°04'18"W along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 316.77 feet; thence N89°54'29"E along the South line (and the Westerly projection of) the South line of Lots 1 through 3, Block 2, Plat of Sunrise Gardens Subdivision, as recorded in Plat Book 12, Page 135, Mesa County, Colorado records a distance of 353.00 feet to

a point on the West line of Lot 4, Block 2 of said Sunrise Gardens Subdivision; thence S00°04'18"E along the West line (and the Southerly projection of) Lots 4 and 5, Block 2, of said Sunrise Gardens Subdivision a distance of 256.57 feet to the North line of the Arbors Annexation, Ordinance No. 3700, City of Grand Junction; thence S71°01'08"W along the North line of said Arbors Annexation a distance of 85.62 feet to the Northwest corner of said Arbors Annexation also being a point on the centerline of the Grand Valley Canal; thence S78°26'11"W along the centerline of said Grand Valley Canal a distance of 226.54 feet to a point on the East right of way of said 29 Road; thence S00°04'18"E along the East right of way of said 29 Road a distance of 54.13 feet to the Northwest corner of Lot 1 Wood's Subdivision as recorded in Plat Book 12, Page 96 Mesa County, Colorado records; thence S77°47'42"W distance of 51.14 feet to the West line of the SW 1/4 NW 1/4 of said Section 8; thence S00°04'18"E along the West line of the SW 1/4 NW 1/4 of said Section 8 a distance of 273.44 feet to the Point of Beginning.

Said parcel contains 2.93 acres (127,776 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 5th day of November, 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 Public Works and Planning Department of the City.

ADOPTED the 17th 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

Publication dates: Sept. 19, 26, Oct. 3, 10, 2007