

**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 21st of November, 2007, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 172-07

**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**

CUNNINGHAM INVESTMENT ANNEXATION

**LOCATED AT 2098 E ½ ROAD INCLUDING PORTIONS OF THE
E ½ ROAD RIGHT-OF-WAY**

WHEREAS, on the 21st day of November, 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:

CUNNINGHAM INVESTMENT ANNEXATION NO. 1

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter (NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 40.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 00°02'05" E along the East line of Reinking Annexation No. 2, City of Grand Junction Ordinance No. 3254 a distance of 20.00 feet to a point on the North right of way for E-1/2 Road; thence S 89°30'14" E along said North right of way, a distance of 90.00 feet; thence S 00°29'46" W a distance of 20.00 feet to a point on the South line of the NE 1/4 of said Section 22; thence N 89°30'14" W along said South line, a distance of 79.64 feet; thence S 00°29'46" W a distance of 25.00 feet to a point on the South right of way for E-1/2 Road; thence N 89°30'14" W along said South right of way, a distance of 10.00 feet to a point on the East line of said Reinking Annexation No. 2; thence N 00°02'05" E along said East line (also being the East right of way for 20-1/2 Road) a distance of 25.00 feet, more or less, to the Point of Beginning.

CONTAINING 2,051 Square Feet or 0.05 Acres, more or less, as described.

CUNNINGHAM INVESTMENT ANNEXATION NO. 2

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter (NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 50.20 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°30'14" E along the South line of the NE 1/4 of said Section 22, a distance of 79.64 feet; thence N 00°29'46" E a distance of 20.00 feet to a point on the North right of way for E-1/2 Road; thence S 89°30'14" E along said North right of way, a distance of 268.00 feet; thence S 83°07'13"W a distance of 350.54 feet; thence N 00°29'46" E a distance of 25.00 feet, more or less, to the Point of Beginning.

CONTAINING 6,229 Square Feet or 0.14 Acres, more or less, as described.

CUNNINGHAM INVESTMENT ANNEXATION NO. 3

A certain parcel of land located in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Northeast Quarter (NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 243.33 feet to the POINT OF BEGINNING; thence from said Point of Beginning, N 83°07'13" E a distance of 155.79 feet to a point on the North right of way for E-1/2 Road; thence S 89°30'14" E along said North right of way, a distance of 678.35 feet; thence S 00°29'46" W, a distance of 20.00 feet to a point on the South line of the NE 1/4 of said Section 22; thence N 89°30'14" W along said South line, a distance of 678.35 feet; thence S 00°29'46" W, a distance of 25.00 feet to a point on the South right of way for said E-1/2 Road; thence N 89°30'14" W along said South right of way, a distance of 347.64 feet; thence N 83°07'13" E a distance of 194.74 feet, more or less, to the Point of Beginning.

CONTAINING 21,389 Square Feet or 0.49 Acres, more or less, as described.

CUNNINGHAM INVESTMENT ANNEXATION NO. 4

A certain parcel of land located in the Northeast Quarter (NE 1/4) and the Southeast Quarter (SE 1/4) of Section 22, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°30'14" E along the South line of the NE 1/4 of said Section 22 a distance of 1,195.58 feet; thence S 00°03'13" E a distance of 10.00 feet; thence N 89°30'14" W along a line 10.00 feet South of and parallel with the South line of the NE 1/4 of said Section 22, a distance of 1195.59 feet, more or less, to a point on the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 22; thence S 00°00'19" E along said West line, a distance of 15.00 feet; thence N 89°30'14" W along a line 25.00 feet South of and parallel with the South line of the NE 1/4 of said Section 22, a distance of 928.95 feet; thence N 00°29'46" E a distance of 25.00 feet; thence S 89°30'14" E along the South line of the NE 1/4 of said Section 22, a distance of 678.35 feet; thence N 00°29'46" E a distance of 20.00 feet to a point on the North right of way for E-1/2 Road; thence S 89°30'14" E along said North right of way, a distance of 250.18 feet to a point on the East line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 22; thence S 00°04'46" E along said East line, a distance of 20.00 feet, more or less, to the Point of Beginning.

CONTAINING 40,182 Square Feet or 0.92 Acres, more or less, as described.

CUNNINGHAM INVESTMENT ANNEXATION NO. 5

A certain parcel of land located in the East-half (E 1/2) of Section 22 and the West-half (W 1/2) of Section 23, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of said Section 22 and assuming the South line of the NE 1/4 of said Section 22 bears N 89°30'14" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°00'19" E along the West line of the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of said Section 22, a distance of 10.00 feet to the POINT OF BEGINNING; thence S 89°30'14" E along a line 10.00 feet South of and parallel with the North line of the NE 1/4 SE 1/4 of said Section 22 a distance of 1195.59 feet; thence N 00°03'13" W a distance of 10.00 feet; thence N 89°30'14" W along the South line of the SE 1/4 NE 1/4 a distance of 718.63 feet; thence along the boundary of that certain parcel of land described in Book 2566, Page 428, Public Records of Mesa County, Colorado the

following five (5) courses: (1) N 00°06'14" E a distance of 737.51 feet, (2) S 89°54'21" E a distance of 1151.54 feet, (3) S 22°12'18" W a distance of 188.16 feet, (4) S 85°08'25" E a distance of 784.87 feet, (5) S 09°06'35" W a distance of 516.87 feet; thence S 00°26'09" E a distance of 19.98 feet; thence N 89°48'44" W a distance of 932.52 feet to a point on the West line of the Southwest Quarter (SW 1/4) of said Section 23; thence N 89°30'15" W along a line 25.00 feet South of and parallel with the North line of the NE 1/4 SE 1/4 of said Section 22 distance of 1326.60 feet to a point on the West line of the NE 1/4 SE 1/4 of said Section 22; thence N 00°00'19" W along said West line a distance of 15.00 feet, more or less, to the Point of Beginning.

CONTAINING 1,251,919 Square Feet or 28.74 Acres, 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 16th day of January, 2008, 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 21st day of November, 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>
November 23, 2007
November 30, 2007
December 7, 2007
December 14, 2007