

**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 17^h of December, 2007, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 178-07

**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**

FOSTER INDUSTRIAL ANNEXATION

LOCATED AT 381 27 3/8 ROAD AND INCLUDING PARTS OF RIGHT-OF WAY

WHEREAS, on the 17th day of December, 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:

FOSTER INDUSTRIAL ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 24, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southwest corner of the NW 1/4 NE 1/4 of said Section 24 and assuming the South line of the NE 1/4 NW 1/4 of said section 24 to bear N89°51'16"W with all bearing contained herein relative thereto; thence N89°51'16"W along the South line of the NE 1/4 NW 1/4 of said section 24, a distance of 20.00 feet to the Southeast corner of Lot 11 of Amelang Subdivision as recorded in Plat Book 9, Page 162 public records of Mesa County, Colorado; thence N00°08'44"E along the East line of said Amelang Subdivision a distance of 215.75 feet; thence N89°51'16"W along a line being 10.00 feet South of and parallel with, the South line of Lot 7 of said Amelang Subdivision, a distance of 138.00 feet to a point on the East line of Lot 6 of said Amelang Subdivision; thence N00°08'44"E along the East line of Lot 6 of said Amelang Subdivision, a distance of 85.00 feet; thence S89°51'16"E along the North line of said Lot 7 of Amelang Subdivision a distance of 158.00 feet to a point on the West line of the NW 1/4 NE 1/4; thence S00°08'44"W along the West line of the NW 1/4 NE 1/4 a distance of 300.75 feet to the Point of Beginning.

Said parcel contains 0.41 acres (17,745 sq. ft.), 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 4th day of February 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 17th day of December, 2008.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: James J. Doody
President of the Council

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: Dec. 19, 26, 2007 Jan. 2, 9, 2008