

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

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 180-07

**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**

LOCHMILLER ANNEXATION

**LOCATED AT 193 SHELLEY DRIVE AND ALSO INCLUDES A PORTION OF THE B
ROAD AND SHELLEY DRIVE RIGHTS-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:

LOCHMILLER ANNEXATION

A certain parcel of land located in the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of Section 32, Township One South, Range One East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of the NE 1/4 NW 1/4 of said Section 32 and assuming the North line of the NE 1/4 NW 1/4 of said section 32 to bear N89°51'20"E with all bearings contained herein relative thereto; thence N89°51'20"E along the North line of the NE 1/4 NW 1/4 of said section 32, a distance of 633.80 feet; thence S00°08'40"E a distance of 10.00 feet; thence S89°51'20"W along a line being 10.00 feet South of and parallel with, the North line of the NE 1/4 NW 1/4 of said Section 32, a distance of 358.83 feet; thence S00°10'23"E a distance of 323.91 feet; thence S89°43'20"W a distance of 136.08 feet, along the South line of the easterly projection and the South line of that certain Parcel described in Book 3683, Page 628, public records of Mesa County, Colorado; thence N56°17'38"W along the South line of said Parcel, a distance of 167.34 feet to a point on the West line of the NE 1/4 NW 1/4 of said section 32; thence N00°09'48"W along the West line of said NE 1/4 NW 1/4, a distance of 30.02 feet; thence N89°49'37"E along the North line of said Parcel, a distance of 104.00 feet; thence N00°10'23"W along the West line of said Parcel, a distance of 50.95 feet; thence N89°50'44"E along the North line of said Parcel, a distance of 146.00 feet to a point on the West line of Shelley Drive, as recorded in Book 758, Page 431, public records of Mesa County, Colorado; thence N00°10'23"W along

the West line of said Shelley Drive, a distance of 149.97 feet; thence S89°51'20"W along a line being 10.00 feet South of and parallel with, the North line of the NE 1/4 NW 1/4 of said Section 32, a distance of 249.97 feet returning to the West line of the NE 1/4 NW 1/4 of said Section 32; thence N00°09'48"W along the West line of the NE 1/4 NW 1/4 of said Section 32, a distance of 10.00 feet to the Point of Beginning.

Said parcel contains 1.06 acres (46,207 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, 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: Dec. 19, 26, 2007 Jan. 2, 9, 2008