

**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 19th of December, 2007, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 184-07

**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**

MEENS ANNEXATION

**LOCATED AT 2475 MONUMENT ROAD
INCLUDING PORTIONS OF THE MONUMENT ROAD RIGHT-OF-WAY**

WHEREAS, on the 19th 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:

MEENS ANNEXATION

A certain parcel of land lying in the South Half of the Northeast Quarter (S 1/2 NE 1/4) of Section 21, Township 1 South, Range 1 West of the Ute 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 21 and assuming the South line of the Southwest Quarter of the Northeast (SW 1/4 NE 1/4) bears S89°13'42"W with all other bearings contained herein being relative thereto; thence S89°13'42"W along the South line of the SW 1/4 NE 1/4 of said Section 21 a distance of 411.88 feet to a point on the Easterly boundary of Three Sisters Annexation, Ordinance No. 4087, City of Grand Junction; thence along the Easterly boundary of said Three Sisters Annexation the following eight (8) courses: (1) 18.92 feet along the arc of a 158.00 foot radius curve concave Southeast, having a central angle of 06°51'41" and a chord bearing N59°29'16"E a distance of 18.91; (2) N62°55'09"E a distance of 241.04 feet; (3) 183.03 feet along the arc of a 417.00 foot radius curve concave Northwest, having a central angle of 25°08'52" and a chord bearing N50°20'43"E a distance of 181.56 feet; (4) 56.86 feet along the arc of a 128.00 foot radius curve concave Southeast, having a central angle of 25°27'01" and a chord bearing N50°29'46"E a distance of 56.39 feet; (5) 224.26 feet along the arc of a 156.50 foot radius curve concave Northwest, having a central angle of 82°06'13" and a chord bearing N22°10'12"E a distance of 205.56 feet; (6) N18°52'51"W a distance of 128.01 feet; (7) N26°07'09"E a distance of 42.43 feet; (8) N19°02'28"W a distance of 29.45 feet more or less to the centerline of an old county road as described

in Book 649, Page 30 of the Mesa County, Colorado public records; thence along said centerline the following two (2) courses: (1) N71°07'15"E a distance of 157.58 feet; (2) N64°29'57"E a distance of 367.32 feet to a point on the right of way of Glade Park Road as dedicated on the plat of Mesa Vista Subdivision, recorded in Plat Book 5, Page 17 of the Mesa County, Colorado public records; thence along said right of way of Glade Park Road the following three (3) courses: (1) S26°19'30"E a distance of 12.47 feet; (2) thence 294.13 feet along the arc of a 736.13 foot radius curve concave Northwest, having a central angle of 22°53'34" and a chord bearing N53°30'34"E a distance of 292.17 feet; (3) N41°45'43"E a distance of 380.99 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 21; thence N89°16'39"E along the North line of the SE 1/4 NE 1/4 of said Section 21 a distance of 304.01 feet to the Northeast corner of the SE 1/4 NE 1/4 of said Section 21; thence S00°05'14"E along the East line of the SE 1/4 NE 1/4 of said Section 21 a distance of 216.05 feet; thence S68°39'32"W a distance of 207.07 feet; thence S36°50'01"W a distance of 411.11 feet; thence S28°25'04"W a distance of 285.27 feet; thence S16°43'46"E a distance of 182.53 feet; thence S03°41'49"W a distance of 260.11 feet to a point on the South line of the SE 1/4 NE 1/4 of said Section 21; thence N89°46'39"W along the South line of the SE 1/4 NE 1/4 of said Section 21 a distance of 17.07 feet; thence 141.37 feet along the arc of a 45.00 foot radius curve concave South, having a central angle of 180°00'00" and a chord bearing N89°46'39"W a distance of 90.00 feet returning to a point on the South line of the SE 1/4 NE 1/4 of said Section 21; thence N89°46'39"W along the South line of the SE 1/4 NE 1/4 of said Section 21 a distance of 680.28 feet to the Point of Beginning.

Except that certain 1.00 strip of land lying North of and adjacent to the Southerly right of way line of Monument Road as recorded in Book 947, Page 530 of the Mesa County, Colorado public records, lying within the Painted Bowl Annexation No. 1, Ordinance No. 2490, City of Grand Junction.

Said parcel contains 19.39 acres (844,672 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 6th 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 19th 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: December 21, 28, 2007, Jan. 4, 11, 2008