

**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 21<sup>st</sup> of February, 2007, the following Resolution was adopted:

**RESOLUTION NO. 27-07**

**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**

**DYER/GREEN/OTTENBURG ANNEXATION**

**LOCATED AT 2981, 2991, 2993 AND 2995 B ROAD**

WHEREAS, on the 21<sup>st</sup> day of February, 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:

**DYER/GREEN/OTTENBURG ANNEXATION #1**

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

BEGINNING at the Northeast corner of that certain parcel of land as described in Book 2908, Page 495, Public Records, Mesa County, Colorado, and assuming the North line of said parcel bears N89°52'02"E with all other bearings contained herein being relative thereto; thence S00°15'28"W along the East line of said parcel a distance of 50.00 feet; thence S89°52'02"W a distance of 289.89 feet to a point on the West line of said parcel; thence S00°15'54"W along said West line a distance of 583.49 feet to the Southeast corner of that certain parcel of land as described in Book 3046, Pages 522-523, Public Records, Mesa County, Colorado; thence N89°43'58"W along the South line of said parcel a distance of 335.34 feet to the Southwest corner of said parcel, also being a point on the West line of the NE 1/4 of the NE 1/4 of said Section 32; thence N00°11'54"E along said West line a distance of 397.28 feet to the Southwest corner of that certain parcel of land as described in Book 3065, Page 311, Public Records, Mesa County, Colorado; thence S89°44'21"E along the South line of said parcel a distance of 185.44 feet to the Southeast corner of said parcel; thence N00°15'34"E along the East line of said parcel a distance of 235.14 feet to a point on the South line of B Road; thence N89°52'02"E along said South line being a line 30.00 feet South of and parallel with the North line of the NE 1/4 of the NE 1/4 of said Section 32, a distance of 440.29 feet, more or less, to the Point of Beginning.

Said parcel contains 4.21 acres (183,256 square feet), more or less, as described.

## DYER/GREEN/OTTENBURG ANNEXATION #2

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

COMMENCING at the Northeast corner of that certain parcel of land as described in Book 2908, Page 495, Public Records, Mesa County, Colorado, and assuming the North line of said parcel bears N89°52'02"E with all other bearings contained herein being relative thereto; thence S00°15'28"W along the East line of said parcel a distance of 50.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning S00°15'28"W along said East line a distance of 1323.16 feet to the Southeast corner of that certain parcel of land as described in Book 3774, Page 184, Public Records, Mesa County, Colorado; thence N89°44'26"W along the South line of said parcel a distance of 624.54 feet to the Southwest corner of said parcel, also being a point on the West line of the SE 1/4 of the NE 1/4 of said Section 32; thence N00°11'50"E along said West line a distance of 80.58 feet to the Northwest corner of the SE 1/4 NE 1/4 of said Section 32; thence N00°11'54"E along the West line of the NE 1/4 of the NE 1/4 of said Section 32 a distance of 1054.43 feet to the Southwest corner of that certain parcel of land as described in Book 3046, Pages 522-523, Public Records, Mesa County, Colorado; thence S89°43'58"E along the South line of said parcel a distance of 335.34 feet to the Southeast corner of said parcel; thence N00°15'54"E along the East line of said parcel a distance of 583.49 feet; thence N89°52'02"E along a line being 80.00 feet South of and parallel with the North line of the NE 1/4 of the NE 1/4 of said Section 32, a distance of 289.89 feet, more or less, to the Point of Beginning.

Said parcel contains 14.47 acres (630,461 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 4<sup>th</sup> day of April, 2007, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 Community Development Department of the City.

ADOPTED the 21<sup>st</sup> day of February, 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>
<b>February 23, 2007</b>
<b>March 2, 2007</b>
<b>March 9, 2007</b>
<b>March 16, 2007</b>