

**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 7th of March, 2007, the following Resolution was adopted:

RESOLUTION NO. 36-07

**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**

KNIGHT AND DURMAS ANNEXATION

LOCATED AT 842 21 1/2 ROAD

WHEREAS, on the 7th day of March, 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:

KNIGHT AND DURMAS ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

BEGINNING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet; thence S00°00'45"W a distance of 200.00 feet to a point on the South line of said Lot 4; thence N89°51'44"W along said South line a distance of 310.31 feet to the Southwest corner of said Lot 4, said corner also being a point on the East line of 21-1/2 Road; thence N00°00'45"E along said East line of 21-1/2 Road a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,063 square feet), more or less, as described.

KNIGHT AND DURMAS ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 25, Township 1 North, Range 2 West, of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

COMMENCING at the Northwest corner of Lot 4 of Riverview Commercial Subdivision, as same is recorded in Plat Book 13, Page 138, Public Records of Mesa County, Colorado, and assuming the North line of said Lot 4 to bear S89°51'44"E with all bearings contained herein relative thereto; thence S89°51'44"E along said North line a distance of 310.31 feet to the POINT OF BEGINNING; thence S89°51'44"E along said North line a distance of 310.32 feet to the Northeast corner of said Lot 4; thence S00°01'20"W along the East line of said Lot 4 a distance of 200.00 to the Southeast corner; thence N89°51'44"W along the South line of said lot 4 a distance of 310.29 feet; thence N00°00'45"E a distance of 200.00 feet, more or less, to the Point of Beginning.

Said parcel contains 1.42 acres (62,060 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 18th day of April, 2007, 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 7th 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>
March 9, 2007
March 16, 2007
March 23, 2007
March 30, 2007