

**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 16th of May, 2007, the following Resolution was adopted:

CITY OF GRAND JUNCTION, CO

RESOLUTION NO. 72-07

**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**

NEWTON ANNEXATION

**LOCATED AT 2320 H ROAD AND INCLUDES PORTIONS OF THE 23 ROAD
AND H
ROAD RIGHTS-OF-WAY**

WHEREAS, on the 16th day of May, 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:

Newton Annexation No. 1

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31, Township 1 North, 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 Northwest corner of the Northwest corner (NW 1/4 NW 1/4) of said Section 32 and assuming the West line of said NW 1/4 NW 1/4 bears S00°04'00"W with all other bearings contained herein being relative thereto; thence N00°04'00"E along said West line a distance of 26.96 feet; thence N89°56'00"W a distance of 33.00 feet to a point on the West line of 23 Road; thence N00°04'00"E along said West line a distance of 552.00 feet; thence S89°56'00"W a distance of 35.00 feet to a point on a line being 2.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4; thence S00°04'00"W along said parallel line a distance of 578.96 feet to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 2.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a distance of 265.04 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on said West line of the SW 1/4 NW 1/4; thence

N00°03'12"E along said West line a distance of 265.04 feet, more or less, to the Point of Beginning.

Said parcel contains 0.46 acres (19,904 square feet), more or less, as described.

Newton Annexation No. 2

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Section 32 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) bears S00°04'00"W with all other bearings contained herein being relative thereto; thence S89°56'00"E along the North line of said NW 1/4 NW 1/4 a distance of 4.00 feet; thence S00°04'00"W along a line being 4.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4 a distance of 1321.49 feet to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 4.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a distance of 265.04 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on a line being 2.00 feet East of and parallel with the West line of said SW 1/4 NW 1/4; thence N00°03'12"E along said parallel line a distance of 265.04 feet to a point on the South line of said NW 1/4 NW 1/4; thence N00°04'00"E along a line being 2.00 feet East of and parallel with said NW 1/4 NW 1/4 a distance of 578.96 feet; thence N89°56'00"W a distance of 35.00 feet to a point on the West line of 23 Road; thence N00°04'00"E along said West line a distance of 712.48 feet to the Northeast corner of that certain parcel of land as described in Book 3988, Page 521, Public Records, Mesa County, Colorado; thence N00°04'00"E a distance of 30.00 feet to a point the North line of the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 31; thence N89°59'07"E along said North line a distance of 33.00 feet, more or less, to the Point of Beginning.

Said parcel contains 0.67 acres (29,161 square feet), more or less, as described.

Newton Annexation No. 3

A certain parcel of land lying in the West Half of the Northwest Quarter (W 1/2 NW 1/4) of Section 32 and the South Half of the Southwest Quarter (S 1/2 SW 1/4) of Section 29, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of Section 32 and assuming the West line of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 32 bears N00°04'00"E with all other bearings contained herein being relative thereto; thence N00°02'00"E along the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 29 a distance of 30.00 feet; thence S89°58'00"E along the North line of H Road a distance of 675.19 feet to the Southwest corner of that certain parcel of land as described in Book 2830, Page 991, Public Records, Mesa County, Colorado; thence N00°03'13"E along the West line of said parcel a distance of 630.01 feet to the Northwest corner; thence S89°57'44"E along the North line of said parcel a distance of 644.99 feet to the Northeast corner; thence S00°02'25"W along the East line of said parcel and its continuation a distance of 659.96 feet to the Northeast corner of said NW 1/4 NW 1/4; thence N89°58'00"W along the North line of said NW 1/4 NW 1/4 a distance of 1314.32 feet to a point on a line being 6.00 feet East of and parallel with the West line of said NW 1/4 NW 1/4; thence S00°04'00"W along said parallel line a distance of 1321.49 feet to a point on the South line of said NW 1/4 NW 1/4; thence S00°03'12"W along a line being 6.00 feet East of and parallel with the West line of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 32 a distance of 265.03 feet to a point on the North line of the GPD Global / Woomer Annexation, City of Grand Junction, Ordinance No. 3907; thence S89°59'12"W along said North line a distance of 2.00 feet to a point on a line being 4.00 feet East of and parallel with the West line of said SW 1/4 NW 1/4; thence N00°03'12"E along said parallel line a distance of 265.04 feet to a point on the South line of said NW 1/4 NW 1/4; thence N00°04'00"E along a line being 4.00 feet East of and parallel with said NW 1/4 NW 1/4 a distance of 1321.49 feet to appoint on the North line of said NW 1/4 NW 1/4; thence N89°56'00"W along said North line a distance of 4.00 feet, more or less, to the Point of Beginning.

Said parcel contains 10.31 acres (449,162 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 20th day of June, 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 16th day of May, 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

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