

**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 6th of June, 2007, the following Resolution was adopted:

RESOLUTION NO. 77-07

**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**

SUTTON ANNEXATION

**LOCATED AT 413 SOUTH CAMP ROAD AND INCLUDING THE REDLANDS
WATER AND POWER COMPANY CANAL PROPERTY**

WHEREAS, on the 6th day of June, 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:

SUTTON ANNEXATION

A certain parcel of land lying in the South Half (S 1/2) of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL that part of the East-half of the Southeast Quarter of the Southwest Quarter (E 1/2 SE 1/4 SW 1/4) and the West-half (W 1/2) of Lot 4 of said Section 26 lying North of the North line of the plat of Canyon View Phase VIII, as same is recorded in Plat Book 17, Pages 195 through 197, inclusive and the North line of the plat of Canyon View Phase VII, as same is recorded in Plat Book 17, Pages 97 through 99, inclusive and ALL that part of the East-half of Lot 4 of said Section 26 lying West of the West right of way for South Camp Road and North of line 20 feet South of the centerline of the Redlands Water and Power Company Second Lift Ditch and the North line of said Canyon View Phase VII.

Said parcel contains 53.69 acres (2,338,735 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 July, 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 6th day of June, 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: June 8, 15, 22, 29, 2007