

**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 4th of August, 2008, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 108-08

**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**

MESA VIEW ELEMENTARY ANNEXATION

LOCATED AT 2967 B ROAD

WHEREAS, on the 4th day of August, 2008, 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:

MESA VIEW ELEMENTARY SCHOOL ANNEXATION

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

Beginning at the Southeast corner of the NW 1/4 NE 1/4 of said Section 32 and assuming the South line of the NW 1/4 NE 1/4 of said Section 32 to bear S89°51'22"W with all bearings contained herein relative thereto; thence S89°51'22"W a distance of 657.87 feet along the South line of the NW 1/4 NE 1/4 of said Section 32, said line also being the North line of Garden Grove-Turley Annexation No. 1, Ordinance No. 4193, City of Grand Junction; thence N00°07'30"E, along the West line of the East half (E 1/2) of the NW 1/4 NE 1/4 of said Section 32, a distance of 1289.87 feet to a point on the South line of Red Tail Ridge Annexation No. 1, Ordinance No. 3499, City of Grand Junction; thence N89°52'02"E a distance of 659.61 feet along the South line of the said Red Tail Ridge Annexation No. 1, said line also being 30.00 feet South of and parallel with the North line of NW 1/4 NE 1/4 of said Section 32; thence S00°12'09"W a distance of 1289.75 feet along the East line of said NW 1/4 NE 1/4 of said Section 32 to Point of Beginning.

Said parcel contains 19.51 acres (849,727.80sq. ft.), 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 15th day of September, 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 4th day of August, 2008.

Attest:

/s/ Gregg Palmer
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>
August 6, 2008
August 13, 2008
August 20, 2008
August 27, 2008