

**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 29th of September, 2008, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 131-08

**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**

ALLEN ANNEXATION

**LOCATED AT 811 22 ROAD AND INCLUDING A PORTION OF THE
22 ROAD RIGHT-OF-WAY**

WHEREAS, on the 29th day of September, 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:

ALLEN ANNEXATION

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

Commencing at the Southeast corner of the SE 1/4 SE 1/4 of said Section 25 and assuming the East line of the SE 1/4 SE 1/4 of said Section 25 to bear N00°03'11"E with all bearings contained herein relative thereto; thence N00°03'11"E a distance of 520.10 feet along the East line of the SE 1/4 SE 1/4 of said Section 25, said line also being the West line of Reigan/Patterson/Tek/Morario Annexation No. 1, Ordinance No. 4143, City of Grand Junction to the Point of Beginning; thence N89°53'09"W a distance of 670.00 feet along the North line of Gentry Annexation, Ordinance No. 4126, City of Grand Junction to a point on the East line of Younger Annexation, Ordinance No. 4102, City of Grand Junction; thence N00°03'19"E a distance of 474.91 feet along East line of said Younger Annexation; thence S89°52'11"E a distance of 379.60 feet; thence S00°03'19"W a distance of 150.00 feet; thence S89°52'11"E a distance of 290.39 feet to a point on the East line of the SE 1/4 SE 1/4 of said Section 25, said point also being on the West line of said Reigan/Patterson/Tek/Morario Annexation No. 1; thence S00°03'11"W a distance of 324.72 feet along the East line of the SE 1/4 SE 1/4 of said Section 25, said line also being the West line of said Reigan/Patterson/Tek/Morario Annexation No. 1 to the Point of Beginning.

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 17th day of November, 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 29th day of September, 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

Publication dates: October 1, 8, 15, 22, 2008