

**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 15th day of December 2008, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 150-08

**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**

NIGHT HAWK DRIVE ANNEXATION

**LOCATED AT APPROXIMATELY 660 FEET WEST OF 30 ROAD AND ADJOINING B
ROAD ON THE NORTH AND EXTENDING SOUTHERLY FOR
APPROXIMATELY 2,060 FEET**

WHEREAS, on the 15th day of December 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:

A certain parcel of land located in the East 1/2 of the Northeast Quarter (E 1/2 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:

Commencing at the Northwest corner of the NE 1/4 NE 1/4 of said Section 32 and assuming the North line of the NE 1/4 NE 1/4 of said Section 32 to bear N89°51'58"E with all bearings contained herein relative thereto; thence S00°06'53"W a distance of 30.00 feet along the West line of the NE 1/4 NE 1/4 of said Section 32; thence N89°51'58"E a distance of 625.77 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32 to the Point of Beginning; thence N89°51'58"E a distance of 30.00 feet along a line being 30.00 feet South of and parallel with the North line of the NE 1/4 NE 1/4 of said Section 32, said line also being the Southerly line of Hawks Nest Annexation No. 2, Ordinance No. 3737, City of Grand Junction; thence S00°15'22"W a distance of 2059.41 feet along the West line of Hawks Nest Subdivision Filing Two, as same is recorded in Book 4470, Pages 500 through 501, inclusive, public records of Mesa County, Colorado; thence N89°44'27"W a distance of 55.30 feet; thence N00°15'33"E a distance of 32.72 feet; thence 39.57 feet along the arc of a 25.00 foot radius curve, concave Southeast, having a central angle of 90°41'52" and a chord bearing N45°35'42"E a distance of 35.57 feet; thence N00°15'22"E a distance of 2001.47 feet to the Point of Beginning.

Said parcel contains 1.45 acres (63,101.43 sq. 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 21st day of January 2009, 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 15th day of December, 2008.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Gregg Palmer
President of the Council

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: Dec. 17, 24, 31, 2008 and Jan. 7, 2009