

**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 February, 2008, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 17-08

**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**

BELOW-SENATORE-STONE ANNEXATIONS #1 AND #2

**LOCATED AT 209 1/2 AND 221 RED MESA HEIGHTS ROAD AND INCLUDING
PORTIONS OF HIGHWAY 340 AND RED MESA HEIGHTS RIGHTS-OF-WAY**

WHEREAS, on the 6th day of February, 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:

BELOW/SENATORE/STONE ANNEXATION NO. 1

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Northwest corner of Ridges Majority Annexation No. 3, Ordinance No. 2569, City of Grand Junction, also being the Northwest corner of Lot 8B, The Ridges Filing No. 1, as same as recorded in Plat Book 11, Page 268, public records of Mesa County, Colorado; thence N15°30'53"E a distance of 4.00 feet; thence S74°34'07"E along a line 4.00 feet North and parallel to the North line of said Ridges Filing No. 1, a distance of 324.09 feet; thence 133.93 feet along the arc of a 2829.00 foot radius curve, concave Southwest, having a central angle of 02°42'45" and a chord bearing S73°12'44"E a distance of 133.91 feet; thence N16°11'49"E a distance of 67.59 feet; thence N24°22'46"W a distance of 307.81 feet to a point on the East line of Lot 2 of William Carpenter Subdivision, as recorded in Plat Book 12, Page 258 of the Mesa County, Colorado public records; thence S16°27'07"W along the East line of Lot 2 of said William Carpenter Subdivision, a distance of 23.94 feet; thence N73°32'53"W along the South line of Lot 2 of said William Carpenter Subdivision, a distance of 344.51 feet to a point on the East line of Lot 3 of Hermosa Subdivision as recorded in Plat Book 9, Page 191 of the Mesa County, Colorado public records; thence N15°37'47"E along the East line of said Hermosa Subdivision, a distance of 200.00 feet; thence S73°32'53"E a distance of 30.00 feet; thence S15°37'47"W a distance of 170.03 feet; thence

S73°32'53"E a distance of 315.02 to the Northeast corner of Lot 2 of said William Carpenter Subdivision; thence S24°22'46"E a distance of 313.79 feet; thence S16°11'52"W a distance of 73.21 feet to the Northeast corner of said Ridges Majority Annexation No. 3; thence 137.87 feet along the arc of a 2825.00 foot radius curve, concave Southwest, having a central angle of 02°47'47" and a chord bearing N73°10'13"W a distance of 137.86 feet, said line also being the North line of said Ridges Majority Annexation No. 3; thence N74°34'07"W along the said North line of Ridges Majority Annexation No. 3 a distance of 324.10 feet to the Point of Beginning.

CONTAINING 0.43 Acres or 18,795 Square Feet, more or less

BELOW/SENATORE/STONE ANNEXATION NO. 2

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 16, Township One South, Range One West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Southwest corner of Lot 2 of William Carpenter Subdivision as recorded in Plat Book 12, Page 258 of the Mesa County, Colorado public records; thence N15°37'47"E along the East line of Hermosa Subdivision as recorded in Plat Book 9, Page 191 of the Mesa County, Colorado public records, a distance of 200.00 feet to the Point of Beginning; thence N15°37'47"E along the East line of said Hermosa Subdivision, a distance of 291.98 feet; thence S73°32'51"E a distance of 355.85 feet; thence S17°06'51"W a distance of 233.98 feet; thence N73°12'52"W a distance of 240.14 feet; thence S17°06'51"W a distance of 101.40 feet to a point on the North line of Lot 2 of said William Carpenter Subdivision; thence S73°32'53"E along the North line of Lot 2 of said William Carpenter Subdivision, a distance of 63.47 feet to the Northwest corner of Lot 1 of said William Carpenter Subdivision; thence S16°14'07"W along the West line of Lot 1 of said William Carpenter Subdivision, a distance of 128.00 feet; thence N73°32'53"W a distance of 139.16 feet; thence N15°37'47"E a distance of 170.03 feet; thence N73°32'53"W a distance of 30.00 feet to the Point of Beginning.

CONTAINING 2.52 Acres or 109,853 Square Feet, more or less

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 19th day of March, 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 6th day of February, 2008.

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:

February 8, 15, 22, 29, 2008