

**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 14th of July 2008, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 99-08

**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**

SHADY ACRE ANNEXATION

**LOCATED AT 528 29 ROAD INCLUDING A PORTION OF
THE 29 ROAD RIGHT-OF-WAY**

WHEREAS, on the 14th day of July 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:

SHADY ACRE ANNEXATION

A certain parcel of land located in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 8, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southwest corner of the NW 1/4 SW 1/4 of said Section 8 and assuming the South line of the NW 1/4 SW 1/4 of said Section 8 to bear N89°57'46"E with all bearings contained herein relative thereto; thence N00°03'15"W a distance of 165.75 feet along the West line of the NW 1/4 SW 1/4 of said Section 8, said line also being the East line of Central Fruitvale Annexation, Ordinance No. 1133, City of Grand Junction; thence N89°57'46"E a distance of 30.00 feet to a point on the West line of Lot 1 of Schumacher Subdivision, as same is recorded in Plat Book 7, Page 30, public records of Mesa County, Colorado; thence S00°03'15"E a distance of 1.00 foot to the Southwest corner of Lot 1 of said Schumacher Subdivision; thence N89°57'46"E a distance of 300.00 feet along the South line of said Schumacher Subdivision; thence S00°03'15"E a distance of 164.75 feet to a point on the South line of the NW 1/4 SW 1/4 of said Section 8; thence S89°57'46"W a distance of 330.00 feet along the South line of the NW 1/4 SW 1/4 of said Section 8 to the Point of Beginning.

Said parcel contains 1.25 acres (54,397.44 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 18th day of August 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 14th day of July, 2008.

Attest:

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>
July 16, 2008
July 23, 2008
July 30, 2008
August 6, 2008