

**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 of June, 2009, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 51-09

**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**

PEIFFER ANNEXATION

**LOCATED AT 2454 BELLA PAGO DRIVE AND INCLUDING A PORTION OF THE
BELLA PAGO DRIVE RIGHT-OF-WAY**

WHEREAS, on the 15th day of June, 2009, 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:

PEIFFER ANNEXATION

A certain parcel of land located in the East half of the Northwest Quarter (E 1/2 NW 1/4) and the West half of the Northeast Quarter (W 1/2 NE 1/4) of Section 21, Township One South, Range One West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Northwest corner of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 21 and assuming the North line of the SE 1/4 NW 1/4 of said Section 21 to bear N89°48'35"E with all bearings contained herein relative thereto; thence N89°48'35"E a distance of 1277.50 feet along the North line of the SE 1/4 NW 1/4 of said Section 21 to the Point of Beginning; thence N16°55'21"E a distance of 190.91 feet along the Easterly line of Ridge Point-Filing 1, as same is recorded in Plat Book 14, Page 348, public records of Mesa County, Colorado, said line also being the Easterly line of Ridges Majority Annexation No. 3, Ordinance No. 2569, City of Grand Junction; thence S76°31'56"E a distance of 181.07 feet along the Southerly line of said Ridge Point-Filing 1, said line also being the Southerly line of said Ridges Majority Annexation No. 3; thence S20°28'32"E a distance of 331.58 feet along the Westerly line of Country Club Park Subdivision, as same is recorded in Plat Book 6, Page 15, public records of Mesa County, Colorado, said line also being the Westerly line of Country Club West Annexation, Ordinance No. 2828, City of Grand Junction; thence S22°25'35"W a distance of 50.00 feet to a point on the Northerly line of Bella Pago Subdivision, as same is recorded in Plat Book 10, Page 64, public records of Mesa County, Colorado; thence along the Northerly line of said Bella Pago Subdivision

the following three (3) courses: (1) N67°32'27"W a distance of 139.39 feet; (2) 89.91 feet along the arc of a 64.38 foot radius curve, concave Southeast, having a central angle of 80°01'01" and a chord bearing S72°27'03"W a distance of 82.78 feet; (3) S32°26'42"W a distance of 29.05 feet; thence N57°15'40"W a distance of 50.00 feet to a point on the Easterly line of said Ridge Point-Filing 1, said point also being on the Easterly line of said Ridges Majority Annexation No. 3; thence N28°20'59"W a distance of 81.73 feet along the Easterly line of said Ridge Point-Filing 1, said line also being the Easterly line of said Ridges majority Annexation; thence N12°07'21"W a distance of 116.24 feet along the Easterly line of said Ridge Point-Filing 1, said line also being the Easterly line of said Ridges majority Annexation No. 3 to the Point of Beginning.

Said parcel contains 2.10 acres (91,624.39 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 3rd day of August, 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 June, 2009.

Attest:

/s/ Bruce Hill
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>
June 17, 2009
June 24, 2009
July 1, 2009
July 8, 2009