

**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. 52-09

**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**

MAVERIK ANNEXATION

**LOCATED AT 2948 F ROAD AND 603 29 ½ ROAD INCLUDING A PORTION OF THE
29 ½ ROAD 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:

MAVERIK ANNEXATION

A certain parcel of land located in the Southwest Quarter (SW 1/4) and the Southeast Quarter (SE 1/4) of Section 5, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of said Section 5 and assuming the West line of the SE 1/4 SW 1/4 of said Section 5 to bear N00°12'20"W with all bearings contained herein relative thereto; thence N00°12'20"W a distance of 50.00 feet along the West line of the SE 1/4 SW 1/4 of said Section 5 to a point on the North line of Darla Jean Annexation No. 1 and No. 2, Ordinance No. 2774, City of Grand Junction, said point also being the Point of Beginning; thence S89°58'50"W a distance of 330.40 feet along a line being 50.00 feet North of and parallel with the South line of the SE 1/4 SW 1/4 of said Section 5, said line also being the North line of said Darla Jean Annexation No. 1 and No. 2; thence N00°11'40"W a distance of 360.66 feet; thence N89°58'50"E a distance of 360.36 feet to a point on the West line of Ox-Bow West Subdivision, as same is recorded in Plat Book 12, Pages 140 through 141, public records of Mesa County, Colorado; thence S00°12'20"E a distance of 195.65 feet along a line being 30.00 feet East of and parallel with the West line of the SE 1/4 SW 1/4 of said Section 5, said line also being the West line of said Ox-Bow West Subdivision; thence N89°59'40"E a distance of 10.00 feet along the Southerly line of said Ox-Bow West Subdivision; thence S00°12'20"E a distance of 149.98 feet along a line being 40.00 feet

East of and parallel with the West line of the SE 1/4 SW 1/4 of said Section 5; thence S45°12'10"E a distance of 21.33 feet to a point on the North line of said Darla Jean Annexation No. 1 and No. 2; thence S89°59'30"W a distance of 55.09 feet along a line being 50.00 feet North of and parallel with the South line of the SW 1/4 SE 1/4 of said Section 5, said line also being the North line of Darla Jean Annexation No. 1 and No. 2 to the Point of Beginning.

Said parcel contains 3.02 acres (131,739.05 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 31st 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