

**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 5th of September, 2012, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 37-12

**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**

ROHNER ANNEXATION

LOCATED AT 249 ABRAHAM AVENUE

WHEREAS, on the 5th day of September, 2012, 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:

ROHNER ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the West Quarter (W 1/4) corner of said Section 30 and assuming the South line of the SE 1/4 NE 1/4 of said Section 30 bears S 89°56'51" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°11'59" W along the East line of the SE 1/4 NE 1/4 of said Section 30, a distance of 443.59 feet; thence S 89°56'51" W a distance of 30.00 feet; thence S 00°11'59" E along the West right of way for 29 Road, being a line 30.00 feet West of and parallel with, the East line of the SE 1/4 NE 1/4 of said Section 30, a distance of 384.52 feet; thence S 44°30'47" W along the West right of way for 29 Road, a distance of 40.54 feet; thence S 00°03'09" E a distance of 30.00 feet to a point on the North line of the NE 1/4 SE 1/4 of said Section 30; thence S 89°56'51" W, along the North line of the NE 1/4 SE 1/4 of said Section 30, a distance of 810.11 feet; thence S 00°03'13" E along the West line of the 2885 B-1/2 Road Condominium, as same is recorded in Book 3560, Page 967, Public Records of Mesa County, Colorado, a distance of 238.71 feet; thence S 89°56'00" E along the South line of said Condominium, a distance of 142.00 feet to a point on the East right of way for Abraham Avenue; thence N 00°03'13" W along the East right of way for Abraham Avenue, a distance of 209.01 feet to a point on the South right of way for B-1/2 Road; thence N 89°56'51" E along said South right of way, being a line 30.00 feet South of and parallel with the North line of the NE 1/4 SE 1/4 of said Section 30, a

distance of 664.70 feet; thence S 45°06'58 E, along the South right of way for B-1/2 Road, a distance of 45.41 feet; thence N 00°10'55" W a distance of 32.08 feet; thence N 89°56'51" E, a distance of 30.00 feet to a point on the East line of the NE 1/4 SE 1/4 of said Section 30; thence N 00°10'55" W, along the East line of the NE 1/4 SE 1/4 of said Section 30, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 70,805 Square Feet or 1.63 Acres, 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:

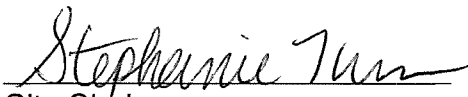
1. That a hearing will be held on the 17th day of October, 2012, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community 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 5th day of September, 2012.

Attest:



President of the Council



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.

Stephanie Tinn
City Clerk

<i>DATES PUBLISHED</i>
September 7, 2012
September 14, 2012
September 21, 2012
September 28, 2012