

**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 17th day of July 2019, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 42-19

**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**

TWO PONIES ANNEXATION

APPROXIMATELY 16.00 ACRES LOCATED AT 3095 D 1/2 ROAD

WHEREAS, on the 17th day of July 2019, 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:

TWO PONIES ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, Township 1 South, Range 1 East of the Ute Principal Meridian, being more particularly described as follows:

BEGINNING at the Northeast corner of the NE 1/4 SE 1/4 of said Section 16 and assuming the East line of the NE 1/4 SE 1/4 of said Section 16 bears S 00°01'50" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 00°01'50" W, along the East line of the NE 1/4 SE 1/4 of said Section 16, a distance of 1055.73 feet; thence S 89°56'56" W, along the South line of that certain parcel of land described in Book 1781, Page 675, Public Records of Mesa County, Colorado, a distance of 660.16 feet; thence N 00°01'36" E, along the West line of the East Half of the NE 1/4 SE 1/4 of said Section 16, a distance of 1055.41 feet, more or less, to a point on the North line of the NE 1/4 SE 1/4 of said Section 16; thence N 89°55'16" E, along said North line, a distance of 660.23 feet, more or less, to the Point of Beginning.

CONTAINING 696,884 Square Feet or 16.00 Acres, more or less, as described hereon.

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 21st day of August, 2019, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 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 Community Development Department of the City.

ADOPTED the 17th day of July, 2019.



President of the Council

Attest:



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.

W Winkelmann

City Clerk

<i>DATES PUBLISHED</i>
July 19, 2019
July 26, 2019
August 2, 2019
August 9, 2019