

**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. 43-19

**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**

KISER ANNEXATION

APPROXIMATELY 3.557 ACRES LOCATED AT 136 VISTA GRANDE 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:

KISER ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado, being a portion of McCune Redlands Subdivision, as same is recorded in Plat Book 4, Page 20, Public Records of Mesa County, Colorado and being more particularly described as follows:

COMMENCING at the Southwest corner of the NW 1/4 NE 1/4 of said Section 17 and assuming the South line of the NW 1/4 NE 1/4 of said Section 17 bears N 89°55'57" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N 89°55'57" E, along said South line, a distance of 233.40 feet to the Easterly right of way for Vista Grande Drive and being a Witness Corner, Mesa County Survey Monument Number 498-1; thence N 35°30'31" E, along said Easterly right of way, a distance of 234.47 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue along said Easterly right of way, N 35°30'31" E, a distance of 102.94 feet; thence N 35°13'10" E, a distance of 62.55 feet, more or less, to a point being the Southwest corner of Lot 1, Vallejo West Subdivision, as same is recorded in Plat Book 11, Page 115, Public Records of Mesa County, Colorado; thence N 74°58'28" E, along the South line of Lots 1, 3 and 4 of said Vallejo West Subdivision, a distance of 472.19 feet, more or less, to a point on the Westerly right of way for Vallejo Drive and the Westerly line of Bellhouse Annexation No. 3, as same is recorded in Book 4133, Page 33, Public Records of Mesa County, Colorado; thence S 06°20'24" W, along said Westerly line of Bellhouse Annexation No. 3, a distance of 16.99 feet; thence N 77°07'00" E, along a Southerly line of said Bellhouse Annexation No. 3, a distance of 377.36 feet; more or less, to a point on the East line of the NW 1/4 NE 1/4 of said Section 17; thence S 00°16'47" E, along said East line and a Westerly line of Bellhouse

Annexation No. 4, as same is recorded in Book 4133, Page 37, Pubic Records of Mesa County, Colorado, a distance of 25.62 feet; thence S 77°07'00" W, along the South right of way for South San Miguel Drive, a distance of 393.20 feet; thence S 14°12'57" W, a distance of 98.39 feet; thence N 87°34'57" W, a distance of 7.26 feet; thence S 14°24'05" W, a distance of 247.60 feet; thence S 76°12'57" W, a distance of 271.90 feet; thence N 43°19'03" W, a distance of 258.95 feet, more or less, to the Point of Beginning.

CONTAINING 154,951 Square Feet or 3.557 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 4th day of September, 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.

J. Mark [Signature]

President of the Council

Attest:

W Winkelmann

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