

**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 18<sup>th</sup> day of August 2021, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 62-21**

**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**

**REECE ANNEXATION**

**APPROXIMATELY 6.73 ACRES  
LOCATED ON A PROPERTY SOUTH OF 3035 AND 3043 F ½ ROAD  
TAX PARCEL NUMBER 2943-043-00-210 AND A PARCEL CONTAINING PRICE  
DITCH ROW**

WHEREAS, on the 18<sup>th</sup> day of August, 2021, 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:

**REECE ANNEXATION**

A parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE1/4 SW1/4) of Section 4, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado being those parcels described in deeds filed under Reception Number 2761663 and Reception Number 2918990 and being more particularly described as follows:

Commencing at the Northwest Corner of said NE1/4SW1/4 Section 4 and assuming the North line of said NE1/4 SW1/4 bears N89°58'02"E with all other bearings contained herein being relative thereto; thence N89°58'02"E along said North line NE1/4SW1/4 a distance of 660.40 feet; thence S0°09'32"E a distance of 497.64 feet to the Point of Beginning; thence N89°59'41"E a distance of 397.37 feet; thence S0°09'32"E a distance of 160.00 feet to the north line of the S1/2NE1/4SW1/4; thence N89°59'41"E a distance of 12.96 feet along said north line; thence S0°09'10"E a distance of 465.59 feet to the northerly right-of-way of the Price Ditch; thence S19°10'32"W a distance of 50.00 feet, crossing said 50 foot Right-of-Way to the Southerly line of said 50 foot Price Ditch Right-of-Way also being the northerly line of HALL ANNEXATION NO. 3, Ordinance No. 3177; thence along said Southerly right-of-way line and said northerly annexation line for the following six (6) courses: 1) N70°47'44"W a distance of 37.85 feet; 2) thence N61°54'24"W a distance of 137.88 feet; 3) thence N51°48'06"W a distance of 184.27 feet; 4) thence N62°22'53"W a distance of 381.18 feet; 5) thence N51°07'19"W a distance of 208.24 feet; 6) thence N65°14'21"W a distance of 33.40 feet to a point on said north line of the S1/2NE1/4SW1/4; thence N89°59'41"E along

said north line a distance of 437.24 feet; thence N0°09'32"W a distance of 160.00 feet to the Point of Beginning.

CONTAINING 6.73 Acres or 292943 Square Feet, 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 6<sup>th</sup> day of October, 2021, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 5:30 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 18<sup>th</sup> day of August, 2021.

  
\_\_\_\_\_  
President of the Council

Attest:

  
\_\_\_\_\_  
Deputy 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.

  
Deputy City Clerk

<i><b>DATES PUBLISHED</b></i>
<b>August 20<sup>th</sup>, 2021</b>
<b>August 27<sup>th</sup>, 2021</b>
<b>September 3<sup>rd</sup>, 2021</b>
<b>September 10<sup>th</sup>, 2021</b>