

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

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 91-21**

**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**

**CHURCH ON THE ROCK NORTH ANNEXATION**

**APPROXIMATELY 4.91 ACRES  
LOCATED ON A PROPERTY AT 566 RIO HONDO ROAD**

WHEREAS, on the 17<sup>th</sup> day of November, 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:

**CHURCH ON THE ROCK NORTH ANNEXATION**

**Perimeter Boundary Legal Description  
Church on the Rock North Annexation**

A parcel of land lying in Lot 2 of Section 23 Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado, being a portion of that Right-of-Way (R.O.W.) described in a deed filed under Reception Number 986807 said R.O.W. also known as Rio Hondo Road and that parcel of land described in a deed filed under Reception Number 2443845 and being more particularly described as follows:

COMMENCING at the North  $\frac{1}{4}$  Corner of said Section 23; thence S20°07'23"E a distance of 1763.25 feet to the Northwest corner of said Reception Number 2443845 being the POINT OF BEGINNING and being a point on the east line of said Rio Hondo Road said east line have a bearing of N04°56'31"E with all other bearings being relative hereon; thence S89°49'39"E a distance of 749.81 feet; thence S49°49'57"W a distance of 291.54 feet; thence S33°36'32"W a distance of 209.69 feet to a point on the boundary of CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580; thence N89°53'32"W along the CHURCH ON THE ROCK ANNEXATION, ORDINANCE 3580 boundary said a distance of 442.44 feet to a point on said east line Rio Hondo Road being a point on the boundary of MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368; thence along the boundary of said MONUMENT VILLAGE ANNEXATION, ORDINANCE 4368 for the following two (2) courses: 1) N4°56'31"E along said east line Rio Hondo Road, a distance of 259.97 feet; 2) N85°03'29"W a distance of 50.00 feet to a point on the west line said Rio Hondo Road; thence N4°56'31"E along said West line Rio Hondo Road a distance of 105.50 feet; thence S85°03'29"E a distance of 50.00 feet to the Point of Beginning,

Containing 213652 Square Feet, or 4.91 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 5<sup>th</sup> day of January, 2022, 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 17<sup>th</sup> day of November, 2021.

  
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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>                |
|---------------------------------------|
| <b>November 19<sup>th</sup>, 2021</b> |
| <b>November 26<sup>th</sup>, 2021</b> |
| <b>December 3<sup>rd</sup>, 2021</b>  |
| <b>December 10<sup>th</sup>, 2021</b> |