

**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 15th day of June 2022, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 49-22

**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**

**IF LAND ANNEXATION CONSISTING OF APPROXIMATELY 19.77 ACRES
LOCATED AT 364, 370 and 374 29 ROAD**

WHEREAS, on the 15th day of June 2022, 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:

**IF LAND ANNEXATION
PERIMETER BOUNDARY LEGAL DESCRIPTION**

A parcel of land being a part of the Southwest Quarter of the Northwest Quarter (SW1/4 NW1/4) of Section 20, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northwest Corner of said SW1/4 NW1/4 of Section 20 whence the Southwest Corner of said SW1/4 NW1/4 of Section 20 bears S00°06'16"W 1,320.09 feet with all other bearings relative thereto; thence N89°52'48"E a distance of 15.00 feet along the North line of said SW1/4 NW1/4 to a point on the boundary of *EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299* being the Point of Beginning; thence continuing along said North line N89°52'48"E a distance of 512.09 feet to a point on said boundary of *EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299*; thence along said boundary of *EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299* for the following two (2) courses: 1) continuing along said North line N89°52'48"E a distance of 791.67 feet to the Northeast Corner of the SW1/4 NW1/4 of said Section 20; 2) S00°03'11"W a distance of 660.81 feet along the East line of said SW1/4 NW1/4 of Section 20; thence S89°54'54"W a distance of 1,304.35 feet to a point lying on said boundary of *EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299*, said point being 15.00 feet East of the West line of said SW1/4 NW1/4 of Section 20; thence along said boundary of *EPHEMERAL RESOURCES ANNEXATION NO. 3, ORDINANCE NO. 3299*, N00°06'16"E a distance of 660.02 feet to the Point of Beginning.


Said Parcel of land CONTAINING 861,210 Square Feet or 19.77 Acres, more or less.

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 20th day of July, 2022, in the City Hall auditorium, located at 250 North 5th 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 15th day of June 2022.



Anna M. Stout
President of the Council

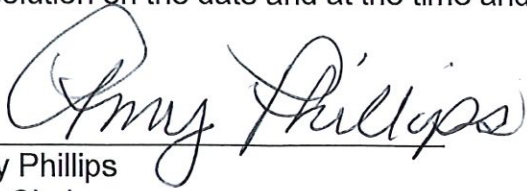
Attest:



Amy Phillips
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.



Amy Phillips
City Clerk

<i>DATES PUBLISHED</i>
June 17th, 2022
June 24th, 2022
July 1st, 2022
July 8th, 2022