

**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 19th day of April, 2023, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 34-23

**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**

RECLA METALS

ANNEXATION

**APPROXIMATELY 9.31 ACRES
LOCATED AT 479 30 ROAD**

WHEREAS, on the 19th day of April 2023, 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:

RECLA METALS ANNEXATION

A parcel of land being Reception Number 3029585 and a portion of the Right of Way parcel described in Reception Number 2039629 located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 17, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 17, whence the North Sixteenth Corner of said Section 17 bears S00°00'43"E 1,318.08 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast of the Northeast Quarter of said Section 17, S00°00'43"E a distance of 988.30 feet to a point on the Western boundary line of the FRUITVALE ANNEXATION NO. 2, ORDINANCE NO. 3098; thence, N89°59'57"W a distance of 1.00 feet to a point on the Western boundary line of FRUITVALE ANNEXATION NO. 1, ORDINANCE NO. 3097, being the the Point of Beginning; thence along said boundary line S00°00'43"E a distance of 229.78 feet; thence the following two (2) courses, 1) S89°59'54"W a distance of 298.39 feet, 2) S00°02'27"E a distance of 100.00 feet to a point on the North Sixteenth line of said Section 17; thence along said North Sixteenth line S89°59'54"W a distance of 1022.06 feet to the Northeast Sixteenth Corner of said Section 17, said point also being a point on the CALFRAC ANNEXATION, ORDINANCE NO. 4010 boundary line; thence along the East Sixteenth line N00°05'27"W a distance of 329.83 feet; thence, S89°59'57"E a distance of 1320.85 feet to the Point of Beginning.

Said Parcel of land CONTAINING 405,716 Square Feet or 9.314 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:

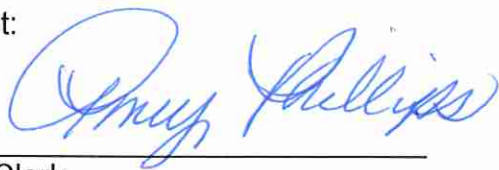
1. That a hearing will be held on the 7th day of June, 2023, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of 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 19th day of April 2023.



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.



City Clerk

DATES PUBLISHED
April 21st, 2023
April 28th, 2023
May 5th, 2023
May 12th, 2023