

**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 4th day of October 2023, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 87-23

**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**

**PERS INVESTMENTS
ANNEXATION**

**APPROXIMATELY 1.49 ACRES
LOCATED AT 3175 D ROAD**

WHEREAS, on the 4th day of October 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:

PERS INVESTMENTS ANNEXATION

A parcel of land being Lot 12, "D" ROAD COMMERCIAL PARK same as recorded at Reception No. 1284183, located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 22, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the East Sixteenth Corner on the north line of said Section 22, whence the Northeast Corner of said Section 22 bears S89°53'30"E, a distance of 1,312.63 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence S00°06'30"W, a distance of 40.00 feet along the West line of said Northeast Quarter of the Northeast Quarter to a point on the Southerly line of Halliburton Annexation No. 2, Ordinance 3963; thence along said Southerly line of Halliburton Annexation for the following two (2) courses: 1) S89°53'30"E, a distance of 32.56 feet; 2) S00°06'30"W, a distance of 10.00 feet to the Northwest Corner of said Lot 12, "D" ROAD COMMERCIAL PARK being the Point of Beginning; thence the following courses along the perimeter of said Lot 12, "D" ROAD COMMERCIAL PARK, S89°53'30"E along the Southerly line of Halliburton Annexation, a distance of 201.22 feet; thence S44°53'30"E, a distance of 21.21 feet; thence S00°06'30"W, a distance of 285.00 feet; thence N89°53'30"W, a distance of 216.22 feet; thence N00°06'30"E 300.00 feet to the Point of Beginning.

Said Parcel of land is comprised of 64,753 Square Feet or 1.49 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 15th day of November, 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 Municipal Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use in the described territory. Requests for building permit(s), subdivision approval(s) and zoning approval(s) shall, as of this date, be submitted to the City Community Development Department.

ADOPTED the 4th day of October 2023.



Ann M. Stout
President of the City Council

Attest:



Selestina Sandoval
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.


Selestina Sandoval
Deputy City Clerk

<i>DATES PUBLISHED</i>
October 6, 2023
October 13, 2023
October 20, 2023
October 27, 2023