

**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 December, 1996, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 114-96

A RESOLUTION
REFERRING A PETITION TO THE CITY COUNCIL
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
AND SETTING A HEARING ON SUCH ANNEXATION

HYTECH HYDRONICS SYSTEMS INC. ANNEXATION

LOCATED 2483 RIVER ROAD

WHEREAS, on the 4th day of December, 1996, 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:

A parcel of land situate in the West 60 feet of Lot 10 of Riverside Subdivision, Section 9, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the southwest corner of Lot 10 of said Riverside Subdivision; thence N 00°00'00" E along the west line of said Lot 10 a distance of 325.32 feet to a point on the south line of Lot 1 of Matthews Subdivision (said south line also being the north bank of the Colorado River); thence S 84°29'56" E along the south line of said Lot 1 a distance of 60.19 feet to a point on the east line of the west 60 feet of Lot 10 of said Riverside Subdivision; thence S 00°00'00" W along said east line a distance of 319.54 feet to a point on the south line of Lot 10 of said Riverside Subdivision; thence N 90°00'00" W along the south line of said Lot 10 a distance of 60.00 feet to the point of beginning.

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:**

That a hearing will be held on the 15th day of January, 1997 in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. 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.

ADOPTED this 4th day of December, 1996.

Attest:

/s/ Linda Afman
President of the Council

/s/ Stephanie Nye
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.

/s/ Stephanie Nye
City Clerk

Published: December 6, 1996
 December 13, 1996
 December 20, 1996
 December 27, 1996