

**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 2nd day of May, 2011, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 20-11

**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**

HATCH ANNEXATION

LOCATED AT 2063 S. BROADWAY

WHEREAS, on the 2nd day of May, 2011, 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:

HATCH ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 27, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of the plat of Replat of the Fairway, as same is recorded in Plat Book 13, Page 243, Public Records of Mesa County, Colorado, LESS HOWEVER, Lots 1 through 6 inclusive of Block One and all of Tract A, TOGETHER WITH, all the lands lying East of said Replat of the Fairway; North of the Northerly limits of the Tiara Rado Golf Course Annexation, City of Grand Junction Ordinance No. 2982, as same is recorded in Book 2305, Page 834, Public Records of Mesa County, Colorado; West of the Westerly limits of the South Camp Annexation, City of Grand Junction Ordinance No. 2759, as same is recorded in Book 2092, Page 214, Public Records of Mesa County, Colorado; and South of the North line of the NW 1/4 NE 1/4 of said Section 27.

CONTAINING 191,429 Square Feet or 4.39 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 13th day of June, 2011, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 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 Public Works and Planning Department of the City.

ADOPTED the 2nd day of May, 2011.

Attest:



President of the Council



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.

Stephaire Yun
City Clerk

<i>DATES PUBLISHED</i>
May 4, 2011
May 11, 2011
May 18, 2011
May 25, 2011