

**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 6th day of January, 2016, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 02-16

**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 ANNEXATIONS,
AND EXERCISING LAND USE CONTROL**

FOX MEADOWS ANNEXATIONS NO. 1 AND NO. 2

LOCATED AT 3175 D ½ ROAD

WHEREAS, on the 6th day of January, 2016, 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:

FOX MEADOWS ANNEXATION NO. 1

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

The North 5.00 feet of the NW 1/4 SE 1/4 of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian.

CONTAINING 6,551 Square Feet or 0.150 Acres, more or less, as described hereon.

FOX MEADOWS ANNEXATION NO. 2

A certain parcel of land lying in the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 1/4) of Section 15, Township 1 South, Range 1 East of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the NW 1/4 SE 1/4 of said Section 15 and assuming the North line of the NW 1/4 SE 1/4 of said Section 15 bears S 89°54'16" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 5.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 00°07'43" E along the East line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,315.21 feet, more or less, to a point being the Southeast corner of the NW 1/4 SE 1/4 of said Section 15; thence N 89°52'41" W, along the South line of the NW 1/4 SE 1/4 of said Section 15, a distance of 280.44 feet, more or less, to a point being the Southeast corner of Dove Creek Subdivision, as same is

recorded in Book 3925, Pages 704 and 705, Public Records of Mesa County, Colorado; thence N 00°07'50" W, along the East line and the Northerly projection thereof, of the East line of said Dove Creek Subdivision, a distance of 1,310.08 feet; thence N 89°54'16" W, along a line 10.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 234.24 feet; thence S 00°07'50" E along the Northerly projection of the East line of Lot 4, Block 1 of said Dove Creek Subdivision, a distance of 20.00 feet to a point being the Northeast corner of said Dove Creek Subdivision; thence N 89°54'16" W, along the North line of said Dove Creek Subdivision, a distance of 547.96 feet, more or less, to a point being the Northwest corner of said Dove Creek Subdivision; thence N 00°04'29" E, along a line being the Northerly projection of the West line of said Dove Creek Subdivision, a distance of 25.00 feet; thence S 89°54'16" E, along a line 5.00 feet South of and parallel with, the North line of the NW 1/4 SE 1/4 of said Section 15, a distance of 1,062.62 feet, more or less, to the Point of Beginning.

LESS HOWEVER, any portion of the Chatfield Subdivision, as same is recorded in Plat Book 12, page 75, Public Records of Mesa County, Colorado that may exist within the limits of the NW 1/4 SE 1/4 of said Section 15 due to a conflict with the Easterly boundary of said Chatfield Subdivision.

CONTAINING 383,707 Square Feet or 8.809 Acres, more or less, as described hereon.

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 17th day of February, 2016, 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

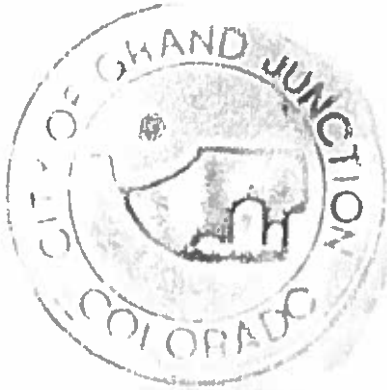
territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Division of the City.

ADOPTED the 6th day of January, 2016.

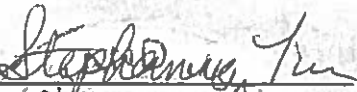
Attest:

Barbara Forrie
President of the Council

Stephanie Yu
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

Publication dates:
January 8, 15, 22, 29, 2016

