

**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 1st day of June, 2016, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 22-16

**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 ANNEXATION,
AND EXERCISING LAND USE CONTROL**

RETFERFORD ANNEXATION

LOCATED AT 2089 BROADWAY

WHEREAS, on the 1st day of June, 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:

RETFERFORD ANNEXATION

A certain parcel of land lying in the Northeast Quarter (NE 1/4) of Section 22, Township 11 South, Range 101 West, 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northeast corner of said Section 22 and assuming the North line of the NE 1/4 of said Section 22 bears N 89°26'44" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°12'59" E, along the East line of the NE 1/4 of said Section 22, a distance of 2.00 feet to a point on the Rim View Annexation, City of Grand Junction Ordinance No. 4129, as same is recorded in Book 4556, Page 63, Public Records of Mesa County, Colorado; thence S 89°47'50" W, along said Rim View Annexation, a distance of 162.40 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°12'10" E, a distance of 34.14 feet to a point on the North line of Retherford Estates, as same is recorded in Book 3890, Page 578, Public Records of Mesa County, Colorado; thence S 44°55'23" W, along the Westerly line of said Retherford Estates, a distance of 42.34 feet; thence S 00°10'54" E, along said West line, a distance of 159.40 feet; thence N 89°57'59" W, along the South line and the Easterly projection thereof of Lot 2, Retherford Subdivision, as same is recorded in Plat Book 18, Page 281, Public Records of Mesa County, Colorado, a distance of 159.99 feet to a point being the Southwest corner of said Lot 2; thence N 00°25'16" E, along the West line and the Northerly projection thereof of said Lot 2, a distance of 222.78 feet to a point on said Rim View Estates Annexation; thence N 89°47'50" E, along said Annexation, a distance of 187.63 feet, more or less, to the Point of Beginning.

CONTAINING 36,890 Square Feet or 0.847 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 20th day of July, 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 1st day of June, 2016.



Stephanie Yun
City Clerk

Quynh L. Davis
President of the Council

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

<i>DATES PUBLISHED</i>
June 3, 2016
June 10, 2016
June 17, 2016
June 24, 2016