

**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 7<sup>th</sup> day of December, 2016, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 52-16**

**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**

**MCHUGH ANNEXATION**

**LOCATED AT 115 VISTA GRANDE ROAD**

WHEREAS, on the 7<sup>th</sup> day of December, 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:

**MCHUGH ANNEXATION**

A certain parcel of land lying in Section 17, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter (NW 1/4) of said Section 17 and assuming the South line of the NW 1/4 of said Section 17 bears S 89°54'49" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 74°25'14" E, a distance of 1,359.93 feet to a point on the South line of the Sycamore Creek Annexation No. 2, Ordinance No. 3752, as same is recorded in Book 3881, Page 459, Public Records of Mesa County, Colorado and being the POINT OF BEGINNING; thence from said Point of Beginning, S 05°57'51" W, a distance of 2.00 feet; thence N 84°02'09" W, a distance of 350.13 feet; thence N 76°52'24" W, a distance of 433.19 feet; thence N 60°00'34" W, a distance of 280.23 feet; thence N 40°48'39" W, a distance of 141.51 feet; thence N 55°35'23" W, a distance of 933.06 feet, more or less, to a point on the Westerly right of way of Vista Grande Road extended Southerly, per the Carolina Hills Subdivision, as same is recorded in Plat Book 7, Page 41, Public Records of Mesa County, Colorado; thence N 44°49'33" E, along said right of way and its Southerly extension, a distance of 194.88 feet; thence N 35°12'11" E, continuing along said Westerly right of way, a distance of 154.54 feet to a point being the Southwest corner of Lot 2 of said Carolina Hills Subdivision; thence N 40°30'12" W, along the Southerly line of said Lot 2, a distance of 118.26 feet; thence N 12°43'25" W, along said the Westerly line of said Lot 2, a distance of 160.30 feet; thence N 20°40'50" E, along the Northerly line of said Lot 2, a distance of 168.99 feet, more or less, to a point being the Northeast corner of said Lot 2; thence S 40°16'10" E, along the Easterly line of said Lot 2 and its Easterly extension, a distance of 322.45

feet, more or less, to a point on the Easterly right of way of said Vista Grande Road; thence S 46°11'09" W, along said Easterly right of way, a distance of 32.43 feet; thence S 35°12'11" W, a distance of 344.55 feet; thence S 44°49'33" W, along said Easterly right of way and its Southerly extension, a distance of 189.85 feet; thence S 55°35'23" E, a distance of 902.45 feet; thence S 40°48'39" E, a distance of 141.43 feet; thence S 60°00'34" E, a distance of 279.59 feet; thence S 76°52'24" E, a distance of 432.77 feet; thence S 84°02'09" E, a distance of 350.00 feet, more or less, to the Point of Beginning.

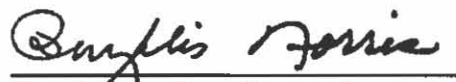
CONTAINING 73,722 Square Feet or 1.692 Acres, more or less, as described.

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 18<sup>th</sup> day of January, 2017, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 7<sup>th</sup> day of December, 2016.

  
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President of the Council

Attest:

Stephanie Yun  
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.

Stephanie Yee  
City Clerk

<i>DATES PUBLISHED</i>
<b>December 9, 2016</b>
<b>December 16, 2016</b>
<b>December 23, 2016</b>
<b>December 30, 2016</b>