

**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 7th day of December, 2016, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 53-16

**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**

FREEDOM HEIGHTS ANNEXATION

**APPROXIMATELY 0.640 ACRES OF PUBLIC RIGHT-OF-WAY FOR 26 ROAD
LOCATED NORTH OF H ROAD**

WHEREAS, on the 7th 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:

FREEDOM HEIGHTS ANNEXATION

A certain parcel of land lying in the Southwest Quarter (SW 1/4) of Section 26, Township 1 North, Range 1 West, Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of said Section 15 and assuming the West line of the SW 1/4 of said Section 26 bears N 00°00'10" W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N 00°00'10" W along the West line of the SW 1/4 of said Section 26, a distance of 919.50 feet; thence N 53°55'04" E, a distance of 37.12 feet to a point on the West line of the Pomona Park Annexation, City of Grand Junction Ordinance No. 2825, as same is recorded in Book 2138, Page 814, Public Records of Mesa County, Colorado; thence S 00°00'10" E, along said West line, a distance of 941.33 feet to a point on the South line of the SW 1/4 of said Section 26; thence S 89°55'47" W, along said South line, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 27,913 Sq. Ft. or 0.640 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:

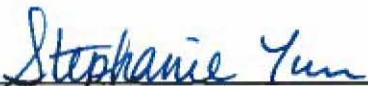
1. That a hearing will be held on the 18th day of January, 2017, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 7:00 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community 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 7th day of December, 2016.

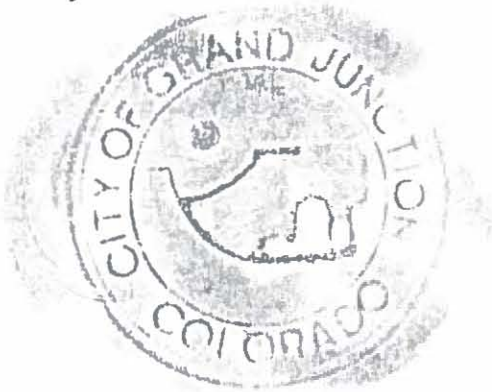


President of the Council

Attest:



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 Tu
City Clerk

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