

**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 5th day of July, 2017, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 34-17

**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**

WEEMINUCHE ANNEXATION

**APPROXIMATELY 4.516 ACRES OF PUBLIC RIGHTS-OF-WAY FOR 26 ROAD,
26 ½ ROAD, H ¾ ROAD AND SUMMER HILL WAY
LOCATED NORTH OF H ROAD**

WHEREAS, on the 5th day of July, 2017, 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:

WEEMINUCHE ANNEXATION

A certain parcel of land lying within Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southwest corner of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 26, Township 1 North, Range 1 West of the Ute Principal Meridian and assuming the line from said Southwest corner NW 1/4 SW 1/4 to the Northwest Corner of the Southwest Quarter of the Northwest Quarter (SW 1/4 NW 1/4) of said Section 26 bears N 00°01'07" W with all other bearings contained herein being referenced thereto; thence from said Point of Beginning, N 00°01'07" W, along the West line of said Section 26, a distance of 2,639.94 feet to a point being the Northwest corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°58'25" E, along the North line of the SW 1/4 NW 1/4 of said Section 26, a distance of 1,317.20 feet to a point being the Northeast corner of the SW 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along the North line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 26, a distance of 85.62 feet; thence S 00°15'15" E, a distance of 40.00 feet; thence S 89°52'41" W, a distance of 85.80 feet; thence N 00°00'28" E, a distance of 10.00 feet; thence S 89°58'25" W, a distance of 1287.19 feet; thence S 00°01'07" E, a distance of 2,609.91 feet to a point on the South line of the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of said Section 26; thence S 00°00'10" E, a distance of 378.18 feet to a point on the North line of the Freedom Heights Annexation, as same is recorded with Reception Number 2788743, Public Records of Mesa County, Colorado; thence S

53°55'04" W, along said North line, a distance of 37.12 feet to a point on the West line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 26; thence N 00°00'10" W, along said West line, a distance of 400.00 feet, more or less, to the Point of Beginning.

-TOGETHER WITH-

BEGINNING at the Southeast corner of the SE 1/4 NW 1/4 of said Section 26, thence N 00°02'15" E, along the East line of the SE 1/4 NW 1/4 of said Section 26, a distance of 1,279.73 feet; thence S 89°52'41" W, a distance of 187.64 feet; thence N 00°13'19" W, a distance of 40.00 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 26; thence N 89°52'41" E, along said North line, a distance of 187.82 feet to a point being the Northeast corner of the SE 1/4 NW 1/4 of said Section 26; thence N 89°54'06" E, along the North line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26, a distance of 30.00 feet; thence S 00°02'15" W, along the East right of way for 26-1/2 Road, being the West line of the Plsek/Crowe Simple Land Division, as same is recorded in Plat Book 15, Page 388, Public Records of Mesa County, Colorado, a distance of 1,259.72 feet; thence S 45°02'28" E, along the Easterly line of additional right of way as recorded in Book 2579, Page 16, Public Records of Mesa County, Colorado, a distance of 42.37 feet; thence N 89°52'49" E, along the North line of Summer Hill Way, as same is recorded in Book 2073, Page 88, Public Records of Mesa County, Colorado, a distance of 524.58 feet; thence S 41°30'46" W, a distance of 40.14 feet to a point on the South line of the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of said Section 26; thence S 89°52'49" W, along said South line, a distance of 558.00 feet, more or less, to the Point of Beginning.

CONTAINING 196,705 Sq. Ft. or 4.516 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 16th day of August, 2017, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 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 5th day of July, 2017.



President of the Council

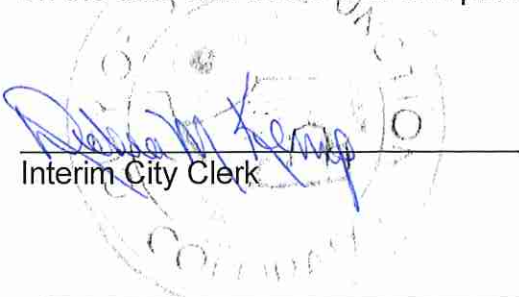
Attest:



Interim 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.



Interim City Clerk

<i>DATES PUBLISHED</i>
July 7, 2017
July 14, 2017
July 21, 2017
July 28, 2017