

**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 3rd day of January 2018, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 01-18

**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**

TAURUS PARK PLAZA ANNEXATION

APPROXIMATELY 40.414 ACRES LOCATED AT 789 23 ROAD

WHEREAS, on the 3rd day of January 2018, 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:

TAURUS PARK PLAZA ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) and the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) of Section 31, Township 1 North, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

ALL of that certain parcel of land, bounded on the North by the North line of the NE 1/4 NE 1/4 of said Section 31; bounded on the East by the East line of the NE 1/4 NE 1/4 of said Section 31; bounded on the West by the West line of the NE 1/4 NE 1/4 of said Section 31 and Bounded on the South by the North line of the Twenty Three Park Plaza Annexation, City of Grand Junction Ordinance No. 3779, as same is recorded in Book 3914, Page 781, Public Records of Mesa County, Colorado, LESS HOWEVER, any portion of the NE 1/4 NE 1/4 of said Section 31 lying within said Twenty Tree Park Plaza Annexation.

CONTAINING 1,760,453 Square Feet or 40.414 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 7th day of February, 2018, 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 Department of the City.

ADOPTED the 3rd day of January, 2018.



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.



City Clerk

| <i>DATES PUBLISHED</i> |
|-------------------------|
| January 5, 2018 |
| January 12, 2018 |
| January 19, 2018 |
| January 26, 2018 |

