

**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 3<sup>rd</sup> day of January, 2018, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 02-18**

**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**

**ADAMS ANNEXATION**

**APPROXIMATELY 13.159 ACRES  
LOCATED SOUTH OF B 1/4 ROAD**

WHEREAS, on the 3<sup>rd</sup> 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:

**ADAMS ANNEXATION**

A certain parcel of land lying in the North-Half (N 1/2) of the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 25, 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 Northeast corner of the SE 1/4 SW 1/4 of said Section 25 and assuming the North line of the SE 1/4 SW 1/4 of said Section 25 bears N 89°55'07" E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 89°55'07" W, along the North line of the SE 1/4 SW 1/4 of said Section 25, a distance of 132.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 00°01'59" E along a line 132.00 feet West of and parallel with, the East line of the SE 1/4 SW 1/4 of said Section 25, a distance of 659.77 feet; thence S 89°56'43" W along the South line of the N-1/2 of the SE 1/4 SW 1/4 of said Section 25, a distance of 879.15 feet; thence N 00°06'18" W along a line 310.00 feet East of and parallel with, the West line of the SE 1/4 SW 1/4 of said Section 25, a distance of 639.35 feet; thence N 89°55'07" E along the South line of Anson Annexation No's 2 and 3, Ordinance No's 3765 and 3766, as recorded in Book 3905, Pages 258 thru 263, inclusive, being a line 20.00 feet South of and parallel with, the North line of the SE 1/4 SW 1/4 of said Section 25, a distance of 346.09 feet; thence N 00°04'53" W, a distance of 20.00 feet; thence N 89°55'07" E, along the North line of the SE 1/4 SW 1/4 of said Section 25, a distance of 533.88 feet, more or less, to the Point of Beginning.

CONTAINING 573,208 Square Feet or 13.159 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 21<sup>st</sup> day of February, 2018, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 3<sup>rd</sup> day of January, 2018.



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President of the Council

Attest:



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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.

*W Winkelmann*

City Clerk

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