

**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 20<sup>th</sup> of February, 2013, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 09-13**

**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**

**MESA COUNTY WORKFORCE ANNEXATION**

**LOCATED AT 512 29 1/2 ROAD**

WHEREAS, on the 20<sup>th</sup> day of February, 2013, 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:

**MESA COUNTY WORKFORCE ANNEXATION**

A certain parcel of land lying in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) and the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 8, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northwest corner of the SW 1/4 SE 1/4 of said Section 8 and assuming the North line of the SW 1/4 SE 1/4 of said Section 8 bears S 89°55'43" E with all other bearings contained herein being relative thereto; thence from said Point of Beginning, S 89°55'43" E along the North line of the SW 1/4 SE 1/4 of said Section 8, also being the South line of Centennial '76 Filing No. Two, as same is recorded in Plat Book 11, Pages 228 and 229 and the North line of Lot 2, Memorial Gardens Minor Subdivision, as same is recorded in Plat Bok 19, Page 379, all in the Public Records of Mesa County, Colorado, a distance of 656.70 feet to a point being the Northeast corner of Lot 2 of said Memorial Gardens Minor Subdivision; thence S 00°03'39" E along the East line of said Lot 2, a distance of 415.07 feet; thence continuing along said East line, S 44°56'21" W, a distance of 82.02 feet; thence continuing along said East line, S 00°03'39" E, a distance of 187.55 feet, more or less, to a point being the Southeast corner of said Lot 2; thence N 89°56'42" W, along the South line of said Lot 2 and its Westerly extension, a distance of 628.62 feet; thence N 00°04'03" W, along a line 30.00 feet West of and parallel with, the East line of the SE 1/4 SW 1/4 of said Section 8, a distance of 660.88 feet to a point on the North line of the SE 1/4 SW 1/4 of said Section 8; thence N 89°58'35" E along the North line of the SE 1/4 SW 1/4 of said Section 8, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 441,201 Square Feet or 10.129 Acres, more or less, as described above.

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 3<sup>rd</sup> day of April, 2013, 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 Public Works and Planning Department of the City.

ADOPTED the 20<sup>th</sup> day of February, 2013.

Attest:



President of the Council

The image shows a handwritten signature in cursive, which appears to be "D. P. [unclear]". The signature is written over a horizontal line. Below the line, the text "President of the Council" is printed.

**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 Linn  
City Clerk

Publication dates:  
February 22, March 1, 8, 15, 2013

