

**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 2<sup>nd</sup> day of February 2022, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 15-22**

**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**

**TRINKLEIN ANNEXATION**

**APPROXIMATELY 0.88 ACRES  
LOCATED ON A PROPERTY AT 2067 FERREE DRIVE**

WHEREAS, on the 2<sup>nd</sup> day of February 2022, a petition (Petition) was referred to the City Council of the City of Grand Junction, Colorado, for annexation to the City of the following property situate in Mesa County, Colorado, and described as follows:

**TRINKLEIN ANNEXATION  
Perimeter Boundary Legal Description  
Trinklein Annexation**

A parcel of land as described in Reception Number 2848242, said tract being all of Lot 1 & Lot 2, Ellie Heights as described in Plat Book 9, Page 52 (Reception Number 731636) situated in the Southwest Quarter of the Southeast Quarter (SW1/4 SE1/4) of Section 15, Township 11 South, Range 101 West of the 6<sup>th</sup> Principal Meridian, County of Mesa, State of Colorado said parcel being more particularly described as follows:

Commencing at the South Quarter Corner (S1/4) of said Section 15 and assuming the South line of said SE1/4 bears S89°26'44"E with all other bearings contained herein being relative thereto; thence S89°26'44"E along said South line of the SE1/4, a distance of 1,048.12 feet; thence N00°22'14"E, a distance of 203.94 feet to the Southeast Corner of Lot 1 of Ellie Heights being the Point of Beginning; thence along the Northerly Right-of-Way line of Broadway (Colorado State Route 340) the following three (3) courses; Northwesterly along the arc of a 676.30 radius curve concave Northeasterly thru a central angle of 09°38'38", a distance of 113.83 feet, whose chord bears N42°03'38"W, a distance of 113.70 feet; thence N37°13'38"W, a distance of 40.00 feet to the Southwest Corner of said Lot 1; thence N37°13'38"W, a distance of 115.50 feet to the Southwest Corner of Lot 2 of Ellie Heights; thence N48°49'52"E along of the West line of said Lot 2, a distance of 151.31 feet to the Northwest Corner of said Lot 2; thence the following five (5) courses along the Southerly & Westerly Right-of-Way lines of Ferree Drive; Southeasterly along the arc of a 600.00 foot radius curve concave Northeasterly thru a central angle of 05°15'04", a distance of 54.99 feet, whose chord bears S39°58'02"E, a distance of 54.97 feet; thence S42°24'08"E, a distance of 59.54 feet to the Northwest



Corner of said Lot 1; thence S42°24'08"E, a distance of 24.00 feet; thence continuing Southeasterly along the arc of a 115.00 foot radius curve concave Southwesterly thru a central angle of 78°56'12", a distance of 158.44 feet, whose chord bears S02°58'37"E, a distance of 146.20 feet; thence S36°28'52"W, a distance of 72.15 feet to the Point of Beginning.

Said parcel of CONTAINING 38,296 square feet or 0.88 Acres, more or less, as described. And,

WHEREAS, the City Council has found and determined that the Petition substantially complies 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;

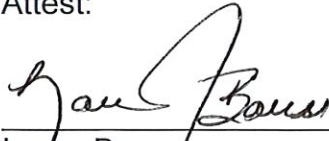
NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 16<sup>th</sup> day of March, 2022, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 5:30 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 (C.R.S. 31-12-101 et. seq.)
2. Pursuant to the Municipal 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 2<sup>nd</sup> day of February 2022.

  
C.B. McDaniel  
President of the Council

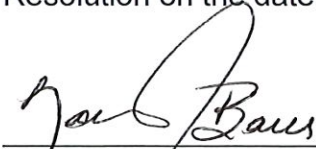
Attest:



Laura Bauer  
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.



Laura Bauer  
Interim City Clerk

<i>DATES PUBLISHED</i>
February 4, 2022
February 11, 2022
February 18, 2022
February 25, 2022