

**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 7th day of May 2025, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 19-25

**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**

WENDI GECHTER IRA ANNEXATION

**APPROXIMATELY 5.58 ACRES
LOCATED AT 377 28 ROAD, GRAND JUNCTION, COLORADO**

WHEREAS, on the 7th day of May 7, 2025, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

**WENDI GECHTER IRA ANNEXATION
Perimeter Boundary Legal Description
EXHIBIT A**

Wendi Gechter IRA Annexation Legal Description

A parcel of land being a part of the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West and Government Lot 1 of Section 19, Township 1 South, Range 1 East, all in the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the N1/16 corner between said Sections 19 and 24, whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°10'38"W 662.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.0 feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19; thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.


Said parcel of land containing 242,861 square feet or 5.58 acres, more or less.

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 18th day of June, 2025, in the City Hall auditorium, located at 250 North 5th 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; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no 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; and that no election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the 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 7th day of May 2025.


Cody Kennedy
President of the City Council



ATTEST:

Selestina Sandoval
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>
May 10 th , 2025
May 17 th , 2025
May 24 th , 2025
May 31 st , 2025

State of Colorado)
)§
County of Mesa)

**Surveyor's
Affidavit of Correction**

On this 22nd day of July, 2025, I, Alexandre B. Lheritier, having no ownership interest in the after described lands, upon oath and under penalty of perjury, depose and say, as provided in CRS 38-51-111 as follows:

That I am a Licensed Professional Land Surveyor of the State of Colorado and prepared the annexation map and description for the Wendi Gechter IRA Annexation, an annexation to the City of Grand Junction of a tract of land situated in Section 24, Township 1 South, Range 1 West, and Section 19, Township 1 South, Range 1 East, of the Ute Meridian. The said Wendi Gechter IRA Annexation having been recorded at Reception Number 3130275 of the Mesa County Records.

Affiant further states: One course is incorrectly shown in the legal description (in two places) and on the face of said exhibit map (in one place). The incorrect bearing of S89°46'28"W is in the legal description on the last line of Page 1, in the 8th line of the second paragraph of the legal description on Page 3, and on the exhibit plat near the northeast corner of the annexed land on Page 3.

Said incorrect bearing is hereby corrected to read N89°46'28"E in both places in the legal descriptions and on the face of the exhibit map. This correction meets the requirements of CRS 38-51-111(2)(a).

Affiant further states that the aforementioned Wendi Gechter IRA Annexation is hereby corrected to conform to the above described descriptions in the same manner as if said descriptions had been re-recorded with the proper notations contained hereon.



Licensed Professional Land Surveyor
Colorado Registration Number 38464