

**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 21<sup>st</sup> of April, 2004, the following Resolution was adopted:

**RESOLUTION NO. 30-04**

**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**

**CAMECK ANNEXATION**

**LOCATED at 3048 D ½ Road.**

WHEREAS, on the 21<sup>st</sup> day of April, 2004, 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:

**CAMECK ANNEXATION NO. 1**

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (SE 1/4 SE 1/4 NW 1/4) of Section 16, 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 Southeast corner of the Northwest Quarter of said Section 16 and assuming the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 16 bears S 89°54'19" W with all other bearings contained herein being in reference thereto; thence from said Point of Beginning, S 89°54'19" W along the South line of the SE 1/4 NW 1/4 of said Section 16, a distance of 165.00 feet, more or less, to its intersection with the West line of the East Quarter (E 1/4) of the SE 1/4 SE 1/4 NW 1/4 of said Section 16; thence N 00°00'54" W along said West line, a distance of 450.00 feet; thence S 89°59'09" E a distance of 50.00 feet; thence S 00°00'54" E a distance of 416.90 feet; thence N 89°54'19" E along a line 33.00 feet North of and parallel with, the South line of the SE 1/4 NW 1/4 of said Section 16, a distance of 115.02 feet to a point on the East line of the SE 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 00°00'51" W along said East line, a distance of 33.00 feet, more or less, to the Point of Beginning.

CONTAINING 0.6036 Acres (26,292.89 Sq. Ft.), more or less, as described

**CAMECK ANNEXATION NO. 2**

A certain parcel of land lying in the Southeast Quarter of the Southeast Quarter of the Northwest Quarter (SE 1/4 SE 1/4 NW 1/4) of Section 16, Township 1 South,

Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the Northwest Quarter of said Section 16 and assuming the South line of the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of said Section 16 bears S 89°54'19" W with all other bearings contained herein being in reference thereto; thence from said Point of Commencement, N 00°00'51" E along the East line of the SE 1/4 SE 1/4 NW 1/4 of said Section 16, a distance of 33.00 feet to the POINT OF BEGINNING; thence from said Point of Beginning, S 89°54'19" W along a line 33.00 feet North of and parallel with, the South line of the SE 1/4 NW 1/4 of said Section 16, a distance of 115.02 feet; thence N 00°00'54" W a distance of 416.90 feet; thence N 89°59'09" W a distance of 50.00 feet, more or less, to a point on the West line of the East Quarter (E 1/4) of the SE 1/4 SE 1/4 NW 1/4 of said Section 16; thence N 00°00'54" W along said West line, a distance of 209.46 feet to a point on the North line of the SE 1/4 NW 1/4 of said Section 16; thence N 89°54'06" E along said North line, being the South line of Cherokee Village No. Two, as same is recorded in Plat Book 13, Page 13, Public Records of Mesa County, Colorado, a distance of 165.34 feet, more or less, to a point being the Northeast corner of the SE 1/4 SE 1/4 NW 1/4 of said Section 16; thence S 00°00'51" W along the East line of the SE 1/4 SE 1/4 NW 1/4 of said Section 16, said line being the West line of Cherokee Village, as same is recorded in Plat Book 12, Page 362, Public Records of Mesa County, Colorado, a distance of 626.47 feet, more or less, to the Point of Beginning.

CONTAINING 1.8969 Acres, (82,629.21 Sq. Ft.) 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 2<sup>nd</sup> day of June, 2004, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:30 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.

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 this 21<sup>st</sup> day of April , 2004.

Attest:

/s/: Jim Spehar  
President of the Council

/s/: Stephanie Tuin  
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.

/s/: Stephanie Tuin  
City Clerk