

**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 15th of June, 2005, the following Resolution was adopted:

**RESOLUTION NO. 107-05**

**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**

**SCHULTZ ANNEXATION  
A SERIAL ANNEXATION COMPRISING SCHULTZ ANNEXATION NO. 1  
AND SCHULTZ ANNEXATION NO. 2**

**LOCATED AT 513 29 1/4 ROAD AND INCLUDING A PORTION  
OF NORTH AVENUE AND 29 1/4 ROAD RIGHTS-OF-WAY**

WHEREAS, on the 15th day of June, 2005, 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:

**SCHULTZ ANNEXATION\_NO. 1**

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Beginning at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear N00°03'56"W with all bearings contained herein relative thereto; thence from said Point of Beginning N00°03'56"W along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet; thence S89°56'04"W a distance of 2.00 feet; thence S00°03'56"E along a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet; thence S00°11'03"E along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet; thence S89°57'27"E along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence S89°57'29"E along a line being 2.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation, City of Grand Junction; thence N00°02'31"E along the West line of said Career Center Annexation a distance of 2.00 feet to the North line of the NE 1/4 NW 1/4 of said Section 17; thence N89°57'29"W along the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.53 feet to the Point of Beginning.

Said parcel contains 0.02 acres (985 sq. ft.) more or less as described.

## SCHULTZ ANNEXATION NO. 2

A parcel of land located in the Southwest Quarter (SW 1/4) of Section 8 and the Northwest Quarter (NW 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado being more particularly described as follows:

Commencing at the Northwest corner of the Northeast Quarter of the Northwest Quarter (NE 1/4 NW 1/4) of said Section 17 and assuming the East line of the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) of said Section 8 to bear  $N00^{\circ}03'56''W$  with all bearings contained herein relative thereto; thence from said Point of Commencement  $N89^{\circ}57'27''W$  along the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet to the Point of Beginning; thence  $N00^{\circ}03'56''W$  along a line being 2.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 160.00 feet to the Northwest corner of the Schultz Annexation No. 1, City of Grand Junction; thence  $N89^{\circ}56'04''E$  along the North line of said Schultz Annexation No. 1, a distance of 2.00 feet to the East line of the SW 1/4 SW 1/4 of said Section 8; thence  $N00^{\circ}03'56''W$  along the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 643.00 feet; thence  $S89^{\circ}56'04''W$  a distance of 170.00 feet; thence  $S00^{\circ}03'56''E$  a distance of 164.00 feet; thence  $N89^{\circ}56'04''E$  a distance of 166.00 feet; thence  $S00^{\circ}03'56''E$  feet along a line being 4.00 feet West of and parallel with the East line of the SW 1/4 SW 1/4 of said Section 8 a distance of 638.99 feet to the South line of the SW 1/4 SW 1/4 of said Section 8; thence  $S00^{\circ}11'03''E$  along a line being 4.00 feet West of and parallel with the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 4.00 feet; thence  $S89^{\circ}57'27''E$  along a line being 4.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 4.00 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence  $S89^{\circ}57'29''E$  along a line being 4.00 feet South of and parallel with the North line of the NE 1/4 NW 1/4 of said Section 17 a distance of 330.52 feet to the West line of the Career Center Annexation, City of Grand Junction; thence  $N00^{\circ}02'31''E$  along the West line of said Career Center Annexation a distance of 2.00 feet to the Southeast corner of said Schultz Annexation No. 1; thence  $N89^{\circ}57'29''W$  along the South line of said Schultz Annexation No. 1 a distance of 330.52 feet to the West line of the NE 1/4 NW 1/4 of said Section 17; thence  $N89^{\circ}57'27''W$  along a line being 2.00 feet South of and parallel with the South line of the SW 1/4 SW 1/4 of said Section 8 a distance of 2.00 feet; thence  $N00^{\circ}11'03''E$  along a line being 2.00 feet West of and parallel to the West line of the NE 1/4 NW 1/4 of said Section 17 a distance of 2.00 feet Point of Beginning.

Said parcel contains 0.71 acres (30,789 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 20th day of July, 2005, 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 Community Development Department of the City.

ADOPTED this 15 day of June, 2005.

Attest:

/s/: Bruce Hill  
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

<i>DATES PUBLISHED</i>
<b>June 17, 2005</b>
<b>June 24, 2005</b>
<b>July 2, 2005</b>
<b>July 8, 2005</b>