

**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 15<sup>th</sup> of February, 2006, the following Resolution was adopted:

**RESOLUTION NO. 12-06**

**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**

**CHIPETA HEIGHTS ANNEXATION**

**LOCATED AT 203 AND 221 29 ROAD.**

WHEREAS, on the 15<sup>th</sup> day of February, 2006, 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:

**CHIPETA HEIGHTS ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 30, 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 Northeast corner of the SE 1/4 SE 1/4 of said Section 30 and assuming the East line of the SE 1/4 SE 1/4 of said Section 30 to bear S00°10'38"E with all bearings contained herein relative thereto, thence N89°58'28"W along the North line of the SE 1/4 SE 1/4 of said Section 30 a distance of 30.00 feet to a point on the Westerly right of way of 29 Road as described in Book 3628, Page 471 of the Mesa County, Colorado public records, being the Point of Beginning; thence S00°10'38"E along said Westerly right of way of 29 Road a distance of 367.46 feet; thence S89°57'41"W a distance of 146.70 feet; thence S00°06'38"E a distance of 600.00 feet; thence N89°57'41"E a distance of 147.40 feet to a point on the Westerly right of way as described in Book 3580, Page 799 of the Mesa County, Colorado public records; thence S00°10'38"E along said Westerly right of way a distance of 313.50 feet to a point on the Easterly projection on the Northerly right of way of B Road as described in Book 894, Page 202, of the Mesa County, Colorado public records; thence S89°57'46"W along said right of way line of B Road a distance of 629.35 feet to the Southwest corner of Lot 32, of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as recorded in Plat Book 1, Page 26, of the Mesa County, Colorado public records; thence N00°06'25"W along the Westerly line of Lot 32 and Lot 25 of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 1282.54 feet to the Northwest Corner of said

Lot 25; thence S89°58'28"E along the Northerly line of said Lot 25 a distance of 627.81 feet to the Point of Beginning.

Said parcel contains 16.48 acres (717,739 square feet), 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 5<sup>th</sup> day of April, 2006, 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 15th day of February, 2006.

Attest:

/s/: /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