

**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 17th day of January 2018, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 06-18

**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**

CAMP ANNEXATION

APPROXIMATELY 10.652 ACRES LOCATED AT 171 LAKE ROAD

WHEREAS, on the 17th day of January 2018, 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:

CAMP ANNEXATION

A certain parcel of land lying in the Northwest Quarter of the Southwest Quarter (NW 1/4 SW 1/4) of Section 15 and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 16, all in Township 1 South, Range 1 West of the Ute Principal Meridian and being more particularly described as follows:

COMMENCING at the Northeast corner of the NE 1/4 SE 1/4 of said Section 16 and assuming the East line of the NE 1/4 SE 1/4 of said Section 16 bears S 00°17'33" W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S 00°17'33" W along the East line of the NE 1/4 SE 1/4 of said Section 16, also being the West line of the Western Annexation, Ordinance No. 1278, as same is recorded in Book 918, Page 495, Public Records of Mesa County, Colorado, a distance of 377.37 feet to the POINT OF BEGINNING; thence continuing along the Westerly line of said Western Annexation the following three (3) courses:

- 1.) S 56°18'07" E, a distance of 63.03 feet, thence...
- 2.) S 17°17'27" E, a distance of 538.00 feet, thence...
- 3.) S 39°10'27" E, a distance of 114.00 feet, thence along the Northerly limits of the Pioneer Village Annexation, Ordinance No. 1847, as same is recorded with Reception No. 1211412 the following three (3) courses:
 - 1.) S 14°42'54" W, a distance of 20.14 feet, thence...
 - 2.) N 75°17'06" W, a distance of 41.75 feet, thence...
 - 3.) S 85°12'35" W, a distance of 243.10 feet, more or less, to a point on the West line of the NW 1/4 SW 1/4 of said Section 15, thence along the Northerly limits of the Brach Annexation, Ordinance No. 2105, as same is recorded in Book 1419, Page 232, Public Records of Mesa County, Colorado the following five (5) courses:
 - 1.) N 00°17'33" E, along said West line, a distance of 16.34 feet, thence...

- 2.) N 88°54'36" W, a distance of 136.82 feet, thence...
- 3.) N 89°43'08" W, a distance of 119.70 feet, thence...
- 4.) N 84°39'05" W, a distance of 50.37 feet, thence...
- 5.) N 85°01'08" W, a distance of 367.61 feet to a point being the Northwest corner of said Brach Annexation;

thence N 00°42'08" W, a distance of 12.69 feet, more or less, to a point being the Northwest corner of Brach's Commercial Subdivision, as same is recorded in Book 3897, Page 199, Public Records of Mesa County, Colorado; thence S 84°38'45" E, a distance of 1.98 feet to a point being the beginning of a 392.78 foot radius curve, concave North, whose long chord bears S 81°45'02" E with a long chord length of 50.13 feet; thence Easterly along the arc of said curve, thru a central angle of 07°19'04" an arc length of 50.17 feet; thence S 85°19'05" E, a distance of 165.83 feet, more or less, to a point being the Southerly projection of the West line of that certain parcel of land, the description of which is recorded within a Personal Representative's Deed recorded in Book 5589, Page 509, Public Records of Mesa County, Colorado, said parcel surveyed and described by RiverCity Consultants, Survey Deposit 4944-14; thence N 00°10'25" E, along said West line, a distance of 573.09 feet; thence S 69°42'44" E, a distance of 88.90 feet; thence N 41°42'44" W, a distance of 590.05 feet, more or less, to a point on the North line of the NE 1/4 SE 1/4 of said Section 16; thence N 89°02'06" E, along said North line, a distance of 8.92 feet; thence S 46°36'24" E, a distance of 195.09 feet; thence S 75°05'12" E, a distance of 133.32 feet; thence N 26°29'21" E, a distance of 50.00 feet to a point on the Northerly right of way for Lake Road, as same is recorded in Book 1510, Page 569, Public Records of Mesa County, Colorado; thence S 63°30'39" E, along said Northerly line, a distance of 218.54 feet; thence S 59°00'17" E, along said Northerly line, a distance of 314.36 feet, more or less, to a point on the East line of the NE 1/4 SE 1/4 of said Section 16; thence N 00°17'33" E, along said East line, a distance of 18.38 feet, more or less, to the Point of Beginning.

CONTAINING 463,986 Square Feet or 10.652 Acres, 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 21st day of March, 2018, in the City Hall auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 6:00 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 the 17th day of January 2018.



President of the Council

Attest:



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>
January 19, 2018
January 26, 2018
February 2, 2018
February 9, 2018