

**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> day of February 2024, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 11-24**

**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**

**FIRE STATION NO. 7 ANNEXATION**

**APPROXIMATELY 3.744 ACRES  
LOCATED ON PROPERTY AT 2351 H ROAD**

WHEREAS, on the 21<sup>st</sup> day of February, 2024, 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:

**FIRE STATION NO. 7 ANNEXATION**

**Perimeter Boundary Legal Description**

**A Serial Annexation Comprising of Fire Station No. 7 Annexation No. 1 and Fire Station No. 7 Annexation No. 2  
EXHIBITS A & B**

**Fire Station No. 7 Annexation No. 1 Legal Description**

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 32, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 32 whence the East 1/16 Corner of said Section 32 bears S89°57'52"E, with all other bearings relative thereto; thence S00°05'07"W a distance of 2.00 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line S89°57'52"E a distance of 263.00 feet along the south line of the SOUTH TWENTY ANNEXATION NO. 1, ORDINANCE NO. 4836 ; thence leaving said north line S00°05'07"W a distance of 502.50 feet to the centerline of the Appleton drain; thence along said centerline S47°12'08"W a distance of 2.73 feet; thence leaving said centerline, N00°05'07"E a distance of 502.36 feet; thence N89°57'52"W a distance of 261.00 feet to the west line of the Northwest Quarter of the Northeast Quarter of said Section 32; thence along said west line N00°05'07"E, a distance of 2.00 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 1528.88 Square Feet or 0.035 Acres, more or less.

## **Fire Station No. 7 Annexation No. 2 Legal Description**

A parcel of land being a part of the Northwest Quarter of the Northeast Quarter (NW1/4 NE1/4) of Section 32, Township 1 North, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North 1/4 Corner of said Section 32 whence the East 1/16 Corner of said Section 32 bears S89°57'52"E, with all other bearings relative thereto; thence S00°05'07"W a distance of 4.00 feet along the west line of the Northwest Quarter of the Northeast Quarter of said Section 32 to the Point of Beginning; thence leaving said west line S89°57'52"E a distance of 261.00 feet along the south line of the FIRE STATION NO. 7 ANNEXATION NO. 1; thence leaving said south line S00°05'07"W a distance of 502.36 feet along the west line of the FIRE STATION NO. 7 ANNEXATION NO. 1, to the centerline of the Appleton drain; thence along said centerline S47°12'08"W a distance of 138.86 feet; thence continuing on said drain centerline, S50°08'18"W a distance of 207.72 feet, to a point on the west line of the Northwest Quarter of the Northeast Quarter of said Section 32; thence leaving said centerline along said west line N00°05'07"E, a distance of 730.00 feet, to the Point of Beginning.

Said Parcel of land CONTAINING 161,560.33 Square Feet or 0.3.709 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 3<sup>rd</sup> day of April, 2024, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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; 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 21<sup>st</sup> day of February, 2024.

  
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Anna M. Stout  
President of the Council

ATTEST:

  
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Amy Phillips  
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.

  
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City Clerk

<i><b>DATES PUBLISHED</b></i>
<b>February 23<sup>rd</sup>, 2024</b>
<b>March 1<sup>st</sup>, 2024</b>
<b>March 8<sup>th</sup>, 2024</b>
<b>March 15<sup>th</sup>, 2024</b>