

DISTRICT COURT, MESA COUNTY, COLORADO  Court Address: 125 North Spruce St. Grand Junction, CO 81501 Telephone: (970) 257-3625	
In the Matter of the Petition of the CITY OF GRAND JUNCTION, a home rule city,  For the exclusion of certain territory from the GRAND JUNCTION RURAL FIRE PROTECTION DISTRICT	<b>▲ COURT USE ONLY ▲</b>
John P. Shaver, No. 16594 City Attorney 250 North 5th Street, Grand Junction, CO 81501 (970) 244-1508	Case Number: 7097  Division: 9
<b>ORDER FOR EXCLUSION OF LANDS</b>	

The Petition for the exclusion of lands from the Grand Junction Rural Fire Protection District, having been called for hearing by the Court and the Court having been duly advised in the premises hereby finds that:

1. The Court has jurisdiction over the subject matter and the parties herein.
2. That the requirements of 32-1-502, C.R.S. has been met or will reasonably be met by the parties.
3. That the parties have provided for the necessary and orderly provision of fire and other emergency response to the excluded areas.
4. The Grand Junction Rural Fire Protection District has no debt. Accordingly, the exclusion of lands will not impair a debt obligation and 31-1-502(6) C.R.S. is found to be inapplicable and/or satisfied.

IT IS THEREFORE ADJUDGED, ORDERED AND DECREED BY THE COURT:

That the lands described in the Petition, all situate within Mesa County, Colorado are hereby excluded from the Grand Junction Rural Fire Protection District, and that the legal and common descriptions contained in said Petition are incorporated by this reference as if fully set forth. This ORDER relates back to the date of the filing of the petition in this case.

BY THE COURT THIS 29<sup>th</sup> DAY OF January, 2025.

  
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DISTRICT COURT JUDGE

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<b>VERIFIED PETITION</b>	

COMES NOW the City of Grand Junction, a home rule city, by and through the undersigned counsel and affords notice of the filing of a petition with the Court for a Hearing and Order on the exclusion of certain lands within the Grand Junction Rural Fire Protection District.

The City of Grand Junction petitions the Court for exclusion from the Grand Junction Rural Fire Protection District of Mesa County, Colorado, the following described land, to wit:

**The following 2024 annexation(s) are located within the Grand Junction Rural Fire District boundary and are subject to exclusion from the district:**

**FIRE STATION NO. 7 ANNEXATION**

A Serial Annexation:

Fire Station No. 7 Annexation No. 1 and  
 Fire Station No. 7 Annexation No. 2

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 **1,528.88** 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 **3.709** Acres, more or less.

#### **FIVE STAR ANNEXATION**

40' Drainage Right of Way, Birks Blue Estates, County of Mesa, State of Colorado, recorded at Reception No. 1263633.

Said Parcel of land CONTAINING **4,609** Square Feet or **0.11** Acres, more or less.

For the City's Petition:

1. It is intended that the property to be excluded be located within the perimeter descriptions above set out except as the property itself is described.
2. The Petitioner has represented to the Court that the property described above is and has been duly and lawfully annexed to the City of Grand Junction, Colorado.
3. The Petitioner has further represented to the Court that the conditions for exclusion as set out in §32-1-502, C.R.S. have been met or are inapplicable.
4. The City of Grand Junction provides fire protection service to properties within the Grand Junction Rural Fire Protection District by contract. Service of and to the properties in the District will continue uninterrupted and therefore the provisions for a service plan as required by §32-1-502(2), (4) and (6), C.R.S. are inapplicable.
5. By verification of the Petition by Grand Junction Interim Fire Chief Gustave Hendricks, the Petitioner has represented to the Court that the quality of service will not be adversely affected by such exclusion. As a result, fire insurance premiums should not change by virtue of the exclusion.
6. The Court is statutorily empowered to set a hearing and to enter an Order of Exclusion if all statutory conditions are met.

Respectfully submitted this 10<sup>th</sup> day of January 2025.

OFFICE OF THE CITY ATTORNEY

  
\_\_\_\_\_  
John P. Shaver #16594  
City Attorney  
250 N. 5th Street  
Grand Junction, CO 81501  
(970) 244-1508

VERIFICATION

I, Gustave Hendricks, Interim Fire Chief in and for the City of Grand Junction, do hereby state under oath that the facts contained in paragraphs 4 and 5 are true and correct to the best of my knowledge and belief.

Gustave Hendricks, Interim Fire Chief

STATE OF COLORADO )
)SS
COUNTY OF MESA )

Subscribed and sworn to me on this the 6 day of January, 2025 by Gustave Hendricks as Interim Fire Chief for the City of Grand Junction.

Witness my hand and seal.

My commission expires 01/29/2028

[Signature]
Notary Public

JACOB RANDALL SAMUELS-LOGAN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244003948
MY COMMISSION EXPIRES January 29, 2028

CERTIFICATE OF MAILING

I hereby certify that I mailed a true and correct copy of the attached NOTICE OF VERIFIED PETITION AND NOTICE OF HEARING to the Attorney for the Board of the Grand Junction Rural Fire Protection District on this 10th day of January, 2025.

[Signature: Berinda White]

Emily Powell
Ireland Stapleton
1660 Lincoln Street, Suite 3000
Denver, CO 80264