

**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 4th day of October, 1995, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 88-95**

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
AND SETTING A HEARING ON SUCH ANNEXATION**

**PATTERSON-SCHOLES ENCLAVE ANNEXATION**

**LOCATED AT THE NORTHWEST CORNER OF 26 ROAD AND GALLEY LANE**

**WHEREAS**, on the 4th day of October, 1995, 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:

A parcel of land situate in the SE 1/4 of the NE 1/4 of Section 3, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the East 1/4 corner of said Section 3, thence N 01°49'54" E along the East line of the SE 1/4 NE 1/4 of said Section 3 a distance of 840.33 feet to a point; thence leaving said East line N 88°05'33" W a distance of 30.00 feet to a point on the West Right-of-Way line of North First Street ( 26 Road ), said point also being the True Point of Beginning of the parcel as described herein; thence N 88°05'33" W along the North Right-of-Way line of Galley Lane a distance of 808.33 feet to the Southwest corner of a parcel of land as described in Book 1585 at Page 34 of the records of the Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 358.68 feet to the Southwest corner of a parcel of land as described in Book 775 at Page 527 of the records of said Mesa County Clerk and Recorder; thence N 01°51'49" E along the West line of said parcel of land a distance of 122.00 feet to a point on the North line of the SE 1/4 NE 1/4 of said Section 3; thence S 88°05'33" E along the North line of said SE 1/4 NE 1/4 a distance of 808.06 feet to a point on the West Right-of-Way line of said North First Street ( 26 Road ); thence S 01°49'54" W along said West Right-of-Way line a distance of 480.68 feet to the point of beginning. Said parcel of land contains 8.92 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:**

That a hearing will be held on the 15th day of November, 1995, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 p.m. to determine whether the area proposed to be annexed is entirely surrounded by 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.

**ADOPTED** this 4th day of October, 1995.

Attest:

/s/ Ron Maupin  
President of the Council

/s/ Stephanie Nye  
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 Nye  
City Clerk

Published: October 6, 1995  
October 13, 1995  
October 20, 1995  
October 27, 1995