

**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 6th day of March, 1996, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 25-96**

**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**

**EULER ANNEXATION**

**LOCATED AT 720 24 3/4 ROAD**

**WHEREAS**, on the 6th day of March, 1996, 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 SE 1/4 of Section 33, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southwest corner of the SE 1/4 SE 1/4 of said Section 33; thence N 00°07'32" W along the West line of said SE 1/4 SE 1/4 a distance of 658.98 feet to the True Point of Beginning of the parcel described herein; thence S 89°57'12" E a distance of 15.00 feet to the Southwest corner of Lot 48, Pomona Park Subdivision; thence S 89°57'12" E a distance of 10.00 feet to a point on the East right-of-way line for 24 3/4 Road and Southwest corner of a parcel of land as described in Book 2202 at Page 963 of the records of the Mesa County Clerk and Recorder; thence S 89°57'12" E along a line common with the South line of said parcel of land and the North line of Lot 3, Golden Meadows Estates Subdivision a distance of 353.50 feet to the Southeast corner of said parcel of land; thence N 00°07'32" W along a line common with the East line of said parcel of land and the West line of Lots C-4 and C-2, Block 5, Replat of Fountainhead Subdivision Except Lot 1, Block 3 a distance of 470.52 feet to the Northeast corner of said parcel of land as described in said Book 2202 at Page 963; thence N 89°56'52" W along a line common with the North line of said parcel of land and the South line of Lots C-2 and C-1, Block 5 of said Replat of Fountainhead Subdivision Except Lot 1, Block 3 and extending across the East 1/2 of 24 3/4 Road a distance of 378.50 feet to a point on the West line of the SE 1/4 SE 1/4 of said Section 33; thence S 00°07'32" E along the West line of said SE 1/4 SE 1/4 ( said West line also being the centerline of 24 3/4 Road ) a distance of 470.50 feet to the point of beginning.

**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 17th day of April, 1996, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at

7:30 p.m. 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.

**ADOPTED** this 6th day of March, 1996.

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: March 8, 1996  
March 15, 1996  
March 22, 1996  
March 29, 1996