

**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 July, 1996, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 75-96

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

FLORAL ANNEXATION

LOCATED 264 26 1/4 ROAD

**WHEREAS**, on the 17th day of July, 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:

DESCRIPTION

A parcel of land situate in the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 26, 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 northwest corner of the SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  of said Section 26, thence South along the west line of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 663.63 feet to the **True Point of Beginning** of the parcel described herein; thence crossing the east  $\frac{1}{2}$  of 26  $\frac{1}{4}$  Road and along the north line of a parcel of land as described in Book 2040 at Page 585 of the records of the Mesa County Clerk and Recorder S 88°45'56" E a distance of 358.07 feet to the northeast corner of said parcel of land; thence S 00°00'01" E along the east line of said parcel of land a distance of 351.21 feet to the southeast corner of said parcel of land; thence along the south line of said parcel of land and extending to the west line of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  N 89°35'40" W a distance of 358.00 feet to a point on said west line; thence North along the west line of said SE  $\frac{1}{4}$  NW  $\frac{1}{4}$  a distance of 356.39 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 21st day of August, 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 17th day of July, 1996.

Attest:

/s/ Linda Afman  
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: July 19, 1996  
July 26, 1996  
August 2, 1996  
August 9, 1996