

**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 2nd day of September, 1998 the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 54-98**

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

**RITE AID ANNEXATIONS 1, 2 & 3  
LOCATED AT 2992 F ROAD**

**WHEREAS**, on the 2nd day of September, 1998, 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:

Rite Aid Annexation No. 1:

A parcel of land situate in the SE 1/4 SE 1/4 of Section 5 and in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Northeast corner of Lot 1, Block 4 of Cody Subdivision, recorded in Plat Book 14 at Page 178 of the records of the Mesa County Clerk and Recorder; thence N 00°06'31" W along the west line of the NE 1/4 NE 1/4 of said Section 8 a distance of 50.00 feet to the E 1/16 corner common to said Section 5 and 8; thence N 00°10'09" W along the west line of the SE 1/4 SE 1/4 of said Section 5 a distance of 50.00 feet to the Southeast corner of Lot 5, Block 1 of Ox-Bow Subdivision recorded in Plat Book 11 at Page 199 of the records of said Mesa County Clerk and Recorder; thence N 89°58'25" E along the north right-of-way line for Patterson Road ( F Road ) a distance of 5.00 feet to a point; thence leaving said north right-of-way line S 00°10'09" E a distance of 95.00 feet to a point; thence N 89°58'25" E a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 90.00 feet to a point; thence N 89°58'25" E a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 90.00 feet to a point; thence N 89°58'25" E a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 85.00 feet to a point; thence N 89°58'25" E a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 90.00 feet to a point on the south

right-of-way line for said Patterson Road ( F Road ); thence S 89°58'25" W a distance of 25.00 feet to the point of beginning.

Rite Aid Annexation No. 2:

A parcel of land situate in the SE 1/4 SE 1/4 of Section 5 and in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the E 1/16 corner common to said Section 5 and 8; thence N 00°10'09" W along the west line of the SE 1/4 SE 1/4 of said Section 5 a distance of 50.00 feet to the Southeast corner of Lot 5, Block 1 of Ox-Bow Subdivision recorded in Plat Book 11 at Page 199 of the records of the Mesa County Clerk and Recorder; thence N 89°58'25" E along the north right-of-way line for Patterson Road ( F Road ) a distance of 5.00 feet to the True Point of Beginning of the parcel described herein; thence N 89°58'25" E along the north right-of-way line for said Patterson Road ( F Road ) a distance of 906.51 feet to the southeast corner of Lot 1, Block 2 of Trading Post Subdivision recorded in Plat Book 11 at Page 212 of the records of said Mesa County Clerk and Recorder; thence continuing along the north right-of-way line of said Patterson Road ( F Road ) N 89°58'25" E a distance of 250.00 feet to a point; thence leaving said north right-of-way line S 77°58'40" W a distance of 481.14 feet to a point on the south right-of-way line for said Patterson Road ( F Road ); thence along the south right-of-way line for said Patterson Road ( F Road ) the following 3 courses:

- 1) S 00°01'35" E a distance of 20.00 feet;
- 2) S 89°58'25" W a distance of 30.00 feet;
- 3) N 00°07'35" W a distance of 20.00 feet to the northeast corner of Lot 20, Block 1 of Sunny Meadows Subdivision recorded in Plat Book 13 at Page 14 of the records of said Mesa County Clerk and Recorder; thence S 89°58'25" W along the south right-of-way line of said Patterson Road ( F Road ) a distance of 635.65 feet to a point; thence leaving said south right-of-way line N 00°10'09" W a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence S 00°10'09" E a distance of 85.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence N 00°10'09" W a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence

S 00°10'09" E a distance of 90.00 feet to a point; thence S 89°58'25" W a distance of 5.00 feet to a point; thence N

00°10'09"W a distance of 95.00 feet to the point of beginning;

Rite Aid Annexation No. 3:

A parcel of land situate in the SE 1/4 SE 1/4 of Section 5 and in the NE 1/4 NE 1/4 of Section 8, Township 1 South, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of Section 5; thence S 89°58'25" W along the south line of the SE 1/4 SE 1/4 of said Section 5 a distance of 410.00 feet to a point; thence leaving the south line of said SE 1/4 SE 1/4 N 00°09'35" W a distance of 50.00 feet to the southeast corner of Lot 1, Block 2 of Trading Post Subdivision recorded in Plat Book 11 at Page 212 of the records of the Mesa County Clerk and Recorder and True Point of Beginning of the parcel described herein; thence N 00°09'35" W a distance of 250.00 feet to the corner common to Lots 2, 3 & 20, Block 2 of said Trading Post Subdivision; thence N 89°58'25" E a distance of 370.00 feet to the southeast corner of Lot 2, Block 4 of said Trading Post Subdivision; thence S 00°09'03" E along the west right-of-way line for 30 Road a distance of 225.00 feet; thence S 44°54'25" W a distance of 35.31 feet to a point on the north right-of-way line for Patterson Road ( F Road ); thence leaving said north right-of-way line S 00°05'34" E a distance of 100.00 feet to a point on the south right-of-way line for said Patterson Road ( F Road ); thence S 89°58'25" W along the south right-of-way line of said Patterson Road ( F Road ) a distance of 565.75 feet to a point; thence leaving said south right-of-way line N 77°58'40" E a distance of 481.14 feet to a point on the north right-of-way line for said Patterson Road ( F Road ); thence S 89°58'25" W along the north right-of-way line for Patterson Road ( F Road ) a distance of 250.00 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 7th day of October, 1998, 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 \_\_\_\_\_ day of \_\_\_\_\_, 1998.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
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: September 7, 1998  
September 11, 1998  
September 18, 1998  
September 25, 1998