

**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 1<sup>st</sup> of November, 2006, the following Resolution was adopted:

**RESOLUTION NO. 134-06**

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

**PACHECO WOODBRING ANNEXATION**

**LOCATED AT 2814 C ¾ ROAD.**

WHEREAS, on the 1<sup>st</sup> day of November, 2006, 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:

**PACHECO WOODBRING ANNEXATION**

A certain parcel of land located in the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of Section 19, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of the Northwest Quarter of the Northwest Quarter (NW 1/4 NW 1/4) of said Section 19 and assuming the South line of the NW 1/4 NW 1/4 of said Section 19 bears N89°41'26"W with all other bearings contained herein being relative thereto; thence from said Point of Beginning, N89°41'26"W along the South line of the NW 1/4 NW 1/4 of said Section 19 a distance of 667.67 feet; thence N00°24'32"W along the West line of that certain parcel of land as described in Book 2757, Page 618, Public Records of Mesa County Colorado, to the Northwest corner of said parcel; thence S89°40'25"E along the North line of said parcel, a distance of 665.63 feet to the Northeast corner of said parcel and being a point on the East line of NW 1/4 NW 1/4 of said Section 19; thence S00°35'08"E along the East line of the NW 1/4 NW 1/4 of said Section 19, a distance of 662.07 feet, more or less to the POINT OF BEGINNING.

Said parcel contains 10.13 acres (441,381 square feet), more or less, as described.

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:

1. That a hearing will be held on the 6<sup>th</sup> day of December, 2006, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 7:00 PM 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.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 1<sup>st</sup> day of November, 2006.

Attest:

/s/: James J. Doody  
President of the Council

/s/: Stephanie Tuin  
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 Tuin  
City Clerk

Published November 3, 10, 17, 24, 2006

**CORRECTION OF TYPOGRAPHICAL ERRORS  
IN RESOLUTION NO. 134-06, RESOLUTION NO. 157-06, AND  
ORDINANCE NO. 4006**

Resolution No. 134-06, Resolution No. 157-06, and Ordinance No. 4006, contain typographical errors in referencing the name of the annexation. The Ordinance No. 4006 was recorded December 15, 2006, Book 4315, Page 814 in the Mesa County records. In each document the annexation was referred to Pacheco-Woodbring Annexation. However, the name is actually Pacheo-Woodring Annexation. The map included with Ordinance No. 4006 shows the correct name. With the recording of this document each reference in Resolution No. 134-06, Resolution No. 157-06, and Ordinance No. 4006 to Pacheco-Woodbring Annexation shall henceforth be Pacheco-Woodring Annexation.

This correction is intended to be recorded and is intended to provide notice that the name of the annexation has been corrected in Resolution No. 134-06, Resolution No. 157-06, and Ordinance No. 4006. This name may be verified by reference to the files of the City's Public Works and Planning Department. The City's planning files support the correction of this name.

Stephanie Tuin                      2/14/08  
Stephanie Tuin                      Date  
City Clerk

RECEPTION # 2424096 BK 4803 PG 141 02/14/2008 at  
03:47:29 PM 1 OF 1 R \$5.00 S \$1.00 Doc Code: AFF  
Janice Rich, Mesa County, CO CLERK AND RECORDER