

**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 7<sup>th</sup> of June, 2006, the following Resolution was adopted:

**RESOLUTION NO. 58-06**

**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**

**TRAYNOR ANNEXATION #1 & 2**

**LOCATED AT 748 & 749 24 <sup>3</sup>/<sub>4</sub> ROAD AND PORTIONS OF THE GRAND  
VALLEY CANAL AND 24 <sup>3</sup>/<sub>4</sub> ROAD RIGHTS-OF-WAY**

WHEREAS, on the 7th day of June, 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:

**TRAYNOR ANNEXATION #1**

A certain parcel of land lying NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of section 33, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of Fountain Greens Subdivision, Filing No. Three, as same is recorded in Plat Book 19, Pages 181-184, Public Records of Mesa County, Colorado and assuming the North line of said Filing No. Three bears S89°54'05"E with all other bearings contained herein being relative thereto; thence from said Point of Commencement, S89°54'05"E a distance of 413.45 feet to the Point of Beginning; thence from said Point of Beginning N13°20'58"E a distance of 44.08 feet to a point on the centerline of the Grand Valley Canal; thence N76°39'02"W along said centerline a distance of 231.65 feet; thence 198.94 feet along said centerline and the arc of a 500.00 foot radius curve concave Northeast, having a central angle of 22°47'50" and a chord bearing N65°15'08"W a distance of 197.63 feet; thence N36°08'48"E a distance of 2.00 feet; thence 198.15 feet along the arc of a 498.00 foot radius curve concave Northeast, having a central angle of 22°47'50" and a chord bearing S65°15'08"E a distance of 196.84 feet; thence S76°39'02"E a distance of 326.69 feet; thence 122.56 feet along the arc of a 831.00 foot radius curve concave Southwest, having a central angle of 08°27'01" and a chord bearing S72°25'31"E a distance of 122.45 feet; thence S00°09'16"E a distance of 2.16 feet; thence S08°31'58"E to the North line of said Fountain Greens Subdivision, Filing No. Three a distance of 46.32 feet; thence along said North line N69°15'09"W a distance of 115.14

feet; thence N79°52'31"W a distance of 120.94 feet, more or less, to the Point of Beginning.

Said parcel contains 0.24 acres (10,410 square feet), more or less, as described.

#### TRAYNOR ANNEXATION #2

A certain parcel of land lying NE 1/4 of the SE 1/4 and the NW 1/4 of the SE 1/4 of section 33, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 24 of Pomona Park Subdivision, as same is recorded in Plat Book 1, Page 24, Public Records of Mesa County, Colorado and assuming the East line of said Lot 24 bears S00°09'16"E with all other bearings contained herein being relative thereto; thence from said Point of Beginning S00°09'16"E along the East line of said Lot 24 a distance of 647.66 feet; thence 122.56 feet along the arc of a 831.00 foot radius curve concave Southwest, having a central angle of 08°27'01" and a chord bearing N72°25'31"W a distance of 122.45 feet; thence N76°39'02"W a distance of 326.69 feet; thence 198.15 feet along the arc of a 498.00 foot radius curve concave Northeast, having a central angle of 22°47'50" and a chord bearing N65°15'08"W a distance of 196.84 feet; thence S36°08'48"W a distance of 2.00 feet; thence 38.25 feet along the arc of a 500.00 foot radius curve concave Northeast, having a central angle of 04°23'01" and a chord bearing N51°39'42"W a distance of 38.24 feet to a point on the East right of way of 24 3/4 Road as shown on said Pomona Park Subdivision; thence S00°06'56"E along said right of way line a distance of 202.08 feet; thence N89°48'34"W to a point on the West line of right of way of said 24 3/4 Road a distance of 30.00 feet; thence N00°06'56"W along said right of way line a distance of 229.27 feet to a point on the centerline of the Grand Valley Canal; thence 373.01 feet along said centerline and the arc of a 2805.00 foot radius curve concave Northeast, having a central angle of 07°23'09" and a chord bearing N43°10'51"W a distance of 372.74 feet; thence 177.63 feet along said centerline and the arc of a 3089.00 foot radius curve concave Southwest, having a central angle of 03°17'41" and a chord bearing N41°01'07"W a distance of 177.61 feet to a point on the North line of Lot 25 of said Pomona Park Subdivision; thence S89°53'28"E along a line 25 feet South of and parallel with the North line of NW 1/4 SE 1/4 of Section 33 a distance of 385.78 feet to a point on the East line of NW 1/4 SE 1/4; thence S89°51'33"E along a line 25 feet South of and parallel with the North line of NE 1/4 SE 1/4 of Section 33 a distance of 658.71 feet, more or less, to the Point of Beginning.

Said parcel contains 10.47 acres (456,036 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 19<sup>th</sup> day of July, 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 this 7<sup>th</sup> day of June, 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

<i>DATES PUBLISHED</i>
<b>June 9, 2006</b>
<b>June 16, 2006</b>
<b>June 23, 2006</b>
<b>June 30, 2006</b>