

**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 31<sup>st</sup> of March, 2008, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 44-08**

**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**

**PRATHER ANNEXATION NO 1 AND 2**

**LOCATED AT 243 29 ROAD**

WHEREAS, on the 31<sup>st</sup> day of March, 2008, 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:

**PRATHER ANNEXATION NO 1**

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3 to the Point of Beginning; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 103.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence along the following (3) three courses: (1) S89°49'52"W a distance of 200.00 feet (2) N00°10'08"W a

distance of 103.00 feet (3) N89°49'52"E a distance of 200.00 feet to the Point of Beginning.

Said parcel contains 0.47 acres (20,600.00 sq. ft.), more or less, as described.

## **PRATHER ANNEXATION NO 2**

A certain parcel of land located in the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Commencing at the Northeast corner of the NE 1/4 SE 1/4 of said Section 30 and assuming the East line of the NE 1/4 SE 1/4 of said Section 30 to bear S00°10'08"E with all bearings contained herein relative thereto; thence S00°10'08"E a distance of 30.00 feet along the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of Larson Annexation No. 3, Ordinance No. 3425, City of Grand Junction; thence S89°56'52"W a distance of 30.00 feet to the Northeast corner of Lot 17 of The Grand Junction Orchard Mesa Land Company's Orchard Subdivision, as same is recorded in Plat Book 1, Page 26, public records of Mesa County, Colorado, said line also being the Northerly line of said Larson Annexation No. 3; thence S00°10'08"E along the East line of said Grand Junction Orchard Mesa Land Company's Orchard Subdivision a distance of 250.00 feet, said line being 30.00 feet West and parallel with the East line of the NE 1/4 SE 1/4 of said Section 30, said line also being the Westerly line of said Larson Annexation No. 3; thence S89°49'52"W a distance of 200.00 feet along the North line of Prather Annexation No. 1, City of Grand Junction to the Point of Beginning; thence S00°10'08"E a distance of 103.00 feet along the West line of said Prather Annexation No. 1; thence along the following (3) three courses: (1) S89°49'52"W a distance of 35.00 feet (2) N00°10'08"W a distance of 103.00 feet (3) N89°49'52"E a distance of 35.00 feet to the Point of Beginning

Said parcel contains 0.47 acres (20,600.00 sq. ft.), 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 5<sup>th</sup> day of May, 2008, 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 Public Works and Planning Department of the City.

ADOPTED the 31<sup>st</sup> day of March, 2008.

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

Publication dates: April 2, 9, 16, 23, 2008