

**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 16<sup>th</sup> of June, 2008, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 78-08**

**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**

**FOURNIER ANNEXATION**

**LOCATED AT 2132 RAINBOW RANCH ROAD INCLUDING A PORTION OF THE  
HIGHWAY 340 (BROADWAY) RIGHT-OF-WAY AND ALL OF THE RAINBOW RANCH  
ROAD RIGHT-OF-WAY**

WHEREAS, on the 16<sup>th</sup> day of June, 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:

**FOURNIER ANNEXATION**

A certain parcel of land located in the Southeast Quarter of the Northwest Quarter (SE 1/4 NW 1/4) of Section 23, Township Eleven South (11S), Range One Hundred One West (101W) of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northeast corner of Lot 2 of Rainbow Ranch Subdivision, as same is recorded in Plat Book 11, Page 7, public records of Mesa County, Colorado and assuming the East line of Lot 6 of said Rainbow Ranch Subdivision to bear N22°40'55"W with all bearings contained herein relative thereto; thence N61°25'05"E a distance of 386.95 feet along the North line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 940, Page 202 of the Mesa County, Colorado public records to a point on the West line of Monument Village Filing No. 7, as same is recorded in Plat Book 2789, Page 969, public records of Mesa County, Colorado; thence 79.64 feet along the arc of a 1379.23 foot radius curve, concave Northeast, having a central angle of 03°18'30" and a chord bearing S30°21'40"E a distance of 79.63 feet along the West line of said Monument Village Filing No. 7 to the Northwest corner of Monument Village Shopping Center, as same is recorded in Plat Book 16, Page 66, public records of Mesa County, Colorado; thence along the West line of Ace Hardware Annexation No. 3, Ordinance No. 3832, City of Grand Junction the following four (4) courses: (1) 535.59 feet along the arc of a 1382.50 foot radius curve, concave Northeast, having a central angle of 22°11'49" and a chord bearing S43°06'32"E a distance of 532.25 feet along the

West line of said Monument Village Shopping Center; (2) 115.02 feet along the arc of a 1377.84 foot radius curve, concave Northeast, having a central angle of 04°46'59" and a chord bearing S56°38'24"E a distance of 114.99 feet; (3) S59°01'54"E a distance of 53.62 feet; (4) S30°59'17"W a distance of 95.33 feet; thence 84.07 feet along the arc of a 4225.09 foot radius curve, concave Northeast, having a central angle of 01°08'24" and a chord bearing N58°46'04"W a distance of 84.07 feet along the South line of Right of Way of Colorado Highway 340, as same as recorded in Book 530, Page 462 of the Mesa County, Colorado public records to the Northeast corner of Lot 11 of said Rainbow Ranch Subdivision; thence 340.63 feet along the arc of a 1498.25 foot radius curve, concave Northeast, having a central angle of 13°01'35" and a chord bearing N51°11'06"W a distance of 339.90 feet along the East line of said Rainbow Ranch Subdivision, said line also being the South line of said Right of Way; thence along the South line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 913, Page 991 of the Mesa County, Colorado public records the following four (4) courses: (1) 188.55 feet along the arc of a 445.20 foot radius curve, concave Southeast, having a central angle of 24°15'58" and a chord bearing S40°42'04"W a distance of 187.15 feet; (2) S28°34'05"W a distance of 72.50 feet; (3) 103.67 feet along the arc of a 110.00 foot radius curve, concave Northwest, having a central angle of 54°00'00" and a chord bearing S55°34'05"W a distance of 99.88 feet; (4) S82°34'05"W a distance of 100.53 feet; thence along the Westerly line of Right of Way of Rainbow Ranch Drive, as same as recorded in Book 940, Page 202 of the Mesa County, Colorado public records the following three (3) courses: (1) 118.02 feet along the arc of a 90.46 foot radius curve, concave Northeast, having a central angle of 74°45'00" and a chord bearing N60°03'25"W a distance of 109.82 feet; (2) N22°40'55"W a distance of 179.97 feet; (3) 157.85 feet along the arc of a 107.54 foot radius curve, concave Southeast, having a central angle of 84°06'00" and a chord bearing N19°22'05"E a distance of 144.06 feet to the Point of Beginning.

Said parcel contains 6.48 acres (282,393.18 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 4<sup>th</sup> day of August, 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 16<sup>th</sup> day of June, 2008.

Attest:

/s/ Gregg Palmer  
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 18, 2008</b>   |
| <b>June 25, 2008</b>   |
| <b>July 2, 2008</b>    |
| <b>July 9, 2008</b>    |