

**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 2<sup>nd</sup> day of March, 2009, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 25-09**

**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**

**AJARIAN ANNEXATION**

**LOCATED AT 2954 D ½ ROAD AND INCLUDES A PORTION OF THE D ½ ROAD  
RIGHT-OF-WAY**

WHEREAS, on the 2<sup>nd</sup> day of March, 2009, 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:

**AJARIAN ANNEXATION**

A certain parcel of land located in the Northwest Quarter (NW 1/4) and the Northeast Quarter (NE 1/4) of Section 17, Township One South, Range One East of the Ute Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

Beginning at the Northwest corner of the NW 1/4 SE 1/4 of said Section 17 and assuming the North line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'37"W with all bearings contained herein relative thereto; thence S89°59'37"W a distance of 330.34 feet along the North line of the NE 1/4 SW 1/4 of said Section 17, said line also being the North line of Wexford Annexation, Ordinance No. 4042, City of Grand Junction; thence N00°11'14"W a distance of 1206.34 feet to a point on the Southerly line of Southern Pacific Railroad Annexation No. 1, Ordinance No. 3158, City of Grand Junction; thence along the Southerly line of said Southern Pacific Railroad Annexation No. 1 the following four (4) courses: (1) N71°54'35"E a distance of 347.15 feet to a point on the West line of the SW 1/4 NE 1/4 of said Section 17; (2) N00°11'14"W a distance of 4.23 feet along the West line of the SW 1/4 NE 1/4 of said Section 17 to the Northwest corner of the SW 1/4 NE 1/4 of said Section 17; (3) N00°09'11"W a distance of 81.61 feet; (4) N64°33'03"E a distance of 365.02 feet; thence S00°10'35"E a distance of 1556.90 feet to a point on the North line of the NW 1/4 SE 1/4 of said Section 17; thence N89°58'50"W a distance of 329.87 feet along the North line of the NW 1/4 SE 1/4 of said Section 17 to the Point of Beginning, LESS HOWEVER the following

described parcel of land; Commencing at the Northwest corner of the NW 1/4 SE 1/4 of said Section 17; thence N00°11'14"W a distance of 30.00 feet along the West line of the SW 1/4 NE 1/4 of said Section 17 to the Point of Beginning; thence N00°11'14"W a distance of 840.43 feet along the West line of the SW 1/4 NE 1/4 of said Section 17; thence N88°44'25"E a distance of 149.41 feet; thence S00°49'03"E a distance of 843.85 feet; thence N89°58'50"W a distance of 158.67 feet along a line being 30.00 feet North of and parallel with the North line of the NW 1/4 SE 1/4 of said Section 17 to the Point of Beginning.

Said parcel contains 17.78 acres (774,470.45 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 13<sup>th</sup> day of April, 2009, 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 2<sup>nd</sup> day of March, 2009

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

Publication dates March 4, 11, 18, 25, 2009