

**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 17th of September, 2014, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 27-14

**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**

FIRE STATION NO. 4 ANNEXATION

LOCATED AT 2880 B ½ ROAD

WHEREAS, on the 17th day of September, 2014, 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:

FIRE STATION NO. 4 ANNEXATION

A certain parcel of land lying in the Southeast Quarter of the Northeast Quarter (SE 1/4 NE 1/4) and the Northeast Quarter of the Southeast Quarter (NE 1/4 SE 1/4) of Section 30, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being a portion of Lot 15 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 and being more particularly described as follows:

COMMENCING at the East Quarter (E 1/4) Corner of said Section 30 and assuming the South line of the SE 1/4 NE 1/4 of said Section 30 bears S 89°56'51" W with all other bearings shown herein being relative thereto; thence from said Point of Commencement, S 89°56'51" W, along the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 58.60 feet to the POINT OF BEGINNING; thence from said Point of Beginning, continue S 89°56'51" W, along the South line of the SE 1/4 NE 1/4 of said Section 30, also being a line of the Rohner Annexation, Ordinance No. 4555, as same is recorded in Book 5376, Page 464, Public Records of Mesa County, Colorado, a distance of 810.11 feet; thence S 00°03'13" E, along a line of said Rohner Annexation, a distance of 40.00 feet to a point being the Northeast corner of Rio Grande Subdivision, as same is recorded in Plat Book 12, Page 94, Public Records of Mesa County, Colorado; thence S 89°56'51" W, along the North line of said Rio Grande Subdivision, being a line 40.00 feet South of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 450.88 feet to a point on the West line of the NE 1/4 SE 1/4 of said Section 30; thence N 00°16'21" W, along the West line of the NE 1/4 SE 1/4

of said Section 30, a distance of 40.00 feet to a point being the Southwest corner of the SE 1/4 NE 1/4 of said Section 30; thence N 89°56'51" E, along the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 101.86 feet; thence N 00°07'22" E, along the East line of that certain parcel of land described in Book 5002, Page 712 and the West line of that certain parcel of land described in Book 793, Page 208, all in the Public Records of Mesa County, Colorado, a distance of 663.38 feet, more or less, to the South line of Church Subdivision No. 2, as same is recorded in Plat Book 11, Page 9, Public Records of Mesa County, Colorado; thence N 89°56'51" E, along the South line of said Church Subdivision No. 2 and the South line of Church Subdivision, as same is recorded in Plat Book 9, Page 144, Public Records of Mesa County, Colorado, a distance of 244.00 feet; thence S 00°07'22" E, along the East line of that certain parcel of land described in Book 793, Page 208, a distance of 633.38 feet, more or less, to a point on the North right of way of B-1/2 Road; thence N 89°56'51" E, along said North right of way, being a line 30.00 feet North of and parallel with, the South line of the SE 1/4 NE 1/4 of said Section 30, a distance of 915.32 feet; thence S 00°03'09" E, along a line of said Rohner Annexation, a distance of 30.00 feet, more or less, to the Point of Beginning.

CONTAINING 207,362 Square Feet or 4.760 Acres, more or less, as described hereon.

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 5th day of November, 2014, in the City Hall auditorium, located at 250 North 5th 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 Division of the City.

ADOPTED the 17th day of September, 2014.





President of the Council Pro Tem



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.

Stephanie Tuin
City Clerk

<i>DATES PUBLISHED</i>
September 19, 2014
September 26, 2014
October 3, 2014
October 10, 2014