

**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 January, 2007, the following Resolution was adopted:

RESOLUTION NO. 10-07

**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**

COSTOPOULOS ANNEXATION

**LOCATED AT 2966, 2968 AND 2970 D ROAD
AND A PORTION OF THE D ROAD
RIGHT OF WAY**

WHEREAS, on the 17th day of January, 2007, 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:

COSTOPOULOS ANNEXATION

A certain parcel of land lying in the Southwest Quarter of the Southeast Quarter (SW 1/4 SE 1/4) of Section 17, Township 1 South, Range 1 East of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

COMMENCING at the Southeast corner of the SW 1/4 SE 1/4 of said Section 17 and assuming the East line of the SW 1/4 SE 1/4 of said Section 17 bears N00°01'01"W with all other bearings contained herein being relative thereto; thence from said Point of Commencement, N00°01'01"W along said East line a distance of 295.00 feet to the POINT OF BEGINNING; thence S89°59'02"W a distance of 209.95 feet to the Northwest corner of that certain parcel of land as described in Book 3242, Pages 120-121, Public Records of Mesa County, Colorado; thence S00°00'39"E along the West line of said parcel a distance of 256.02 feet to a point on the Parham Annexation, City of Grand Junction, Ordinance No. 3349; thence S89°58'44"W along said Parham Annexation a distance of 119.39 feet; thence N00°01'13"W a distance of 20.00 feet to the Southeast corner of that certain parcel of land as described in Book 3668, Pages 624-625, Public Records of Mesa County, Colorado, also being a point on the North line of D Road; thence S89°58'44"W along said North line a distance of 159.48 feet to the Southwest corner of said parcel; thence N00°01'47"W along the West line of said parcel a distance of 1133.39 feet to a point on said Parham Annexation and also being a point on the centerline of the Grand Valley Canal; thence along said Parham Annexation the following five (5) courses: (1) S71°47'41"E a distance of 129.55 feet; (2) thence S76°07'49"E a distance of

132.54 feet; (3) thence S70°42'51"E a distance of 60.07 feet; (4) thence S59°25'31"E a distance of 137.94 feet; (5) thence S67°31'11"E a distance of 67.05 feet to the East line of the SW 1/4 SE 1/4 of said Section 17; thence S00°01'01"E along the East line of said SW 1/4 SE 1/4 of said Section 17 a distance of 702.16 feet, more or less, to the Point of Beginning.

Said parcel contains 10.67 acres (464,991 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 21st day of February, 2007, 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 Department of the City.

ADOPTED the 17th day of January, 2007.

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>
January 19, 2007
January 26, 2007
February 2, 2007
February 9, 2007