

**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 7th of March, 2007, the following Resolution was adopted:

**RESOLUTION NO. 37-07**

**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**

**BRADY TRUCKING ANNEXATION**

**LOCATED AT 356 27-1/2 ROAD**

WHEREAS, on the 7th day of March, 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:

A certain parcel of land lying in the Southwest Quarter of the Northeast Quarter (SW 1/4 NE 1/4) of Section 24, Township 1 South, Range 1 West of the Ute Principal Meridian, County of Mesa, State of Colorado and being more particularly described as follows:

BEGINNING at the Southeast corner of Lot 2, Block Five of Indian Road Industrial Subdivision, as same is recorded in Plat Book 12, Page 43, Public Records of Mesa County, Colorado and assuming the West line of said Block Five bears S00°07'37"W with all other bearings contained herein being relative thereto; thence S00°07'37"W along said West line of Block Five and it's continuation a distance of 656.32 feet to a point on the North line of Elite Towing Annexation No's. 1, 2 and 3 City of Grand Junction, Ordinance Numbers 3101-3103; thence N89°46'25"E along said Annexation line a distance of 330.00 feet to a point on the West line of said SW 1/4 NE 1/4; thence N00°07'37"W along said West line a distance of 524.06 feet; thence S89°49'16"E along the South line of that certain parcel of land described in Book 2224, Page's 227-228, Public Records of Mesa County, Colorado, a distance of 247.50 feet to the Southeast corner of said parcel; thence N00°07'37"E along the East line of said parcel a distance of 132.00 feet to a point on the South line of said Lot 2 Indian Road Industrial Subdivision; thence S89°48'55"E along said South line a distance of 82.50 feet, more or less, to the Point of Beginning.

Said parcel contains 4.22 acres (183,874 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 18th day of April, 2007, 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 7<sup>th</sup> day of March, 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 Tuiin  
City Clerk

<i>DATES PUBLISHED</i>
March 9, 2007
March 16, 2007
March 23, 2007
March 30, 2007