

RESOLUTION NO. 68-07

**A RESOLUTION ACCEPTING A
PETITION FOR ANNEXATION, MAKING CERTAIN
FINDINGS, DETERMINING THAT PROPERTY KNOWN AS THE**

BRADY SOUTH ANNEXATION

LOCATED AT 347 and 348 27-1/2 ROAD and 2757 C-1/2 ROAD

IS ELIGIBLE FOR ANNEXATION

WHEREAS, on the 21st day of March, 2007, a petition was submitted 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:

BRADY SOUTH ANNEXATION

A certain parcel of land lying in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) and the Northwest Quarter of the Southeast Quarter (NW 1/4 SE 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 Northwest corner of that certain parcel of land described in Book 4172, Page 725, Public Records of Mesa County, Colorado, and assuming the North line of the NE 1/4 SW 1/4 bears N89°57'02"E with all other bearings contained herein being relative thereto; thence N89°57'02"E along said North line a distance of 664.62 feet to the Northeast corner of said NE 1/4 SW 1/4; thence along the North line of the NW 1/4 SE 1/4 of said Section 24 and along the South line of the Elite Towing Annexation No. 1, City of Grand Junction, Ordinance Number 3101 the following 3 courses: (1) S89°46'25"E a distance of 367.65 feet; (2) S00°08'41"W a distance of 30.00 feet; (3) S89°46'25"E a distance of 335.33 feet to the Northeast corner of said parcel; thence S33°59'39"W along the East line of said parcel a distance of 457.37 feet; thence along the South line of said parcel the following 2 courses: (1) N55°57'21"W a distance of 97.06 feet; (2) S00°08'40"W a distance of 47.47 feet to a point on the North Bank of the Colorado River; thence meandering Westerly along said North Bank to a point on the West line of said parcel; thence N00°06'10"W along said West line a distance of 534.28 feet, more or less, to the Point of Beginning.

Said parcel contains 12.62 acres (549,691 square feet), more or less, as described.

WHEREAS, a hearing on the petition was duly held after proper notice on the 2nd day of May, 2007; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no 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; and that no election is required under the Municipal Annexation Act of 1965.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT;

The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 2nd day of May, 2007.

Attest:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk