

**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 20<sup>th</sup> of February, 2008, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 22-08**

**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**

**FORD ANNEXATION**

**LOCATED AT 2036 BROADWAY INCLUDING PORTIONS OF THE  
BROADWAY (HIGHWAY 340) RIGHT-OF-WAY**

WHEREAS, on the 20th day of February, 2008, 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:

**FORD ANNEXATION**

A certain parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW 1/4) of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado and being more particular described as follows:

Beginning at the Southeast corner of Lot 1 of Suncrest Subdivision, as same is recorded in Plat Book 16, Page 186, public records of Mesa County, Colorado and assuming the East line of said Suncrest Subdivision to bear N00°48'43"E with all bearing contained herein relative thereto; thence N00°48'43"E along the East line of said Suncrest Subdivision, a distance of 730.15 feet to the Southwest corner of Lot 14 of Country Squire Subdivision, as same is recorded in Plat Book 13, Page 18, public records of Mesa County, Colorado; thence S89°43'18"E along the South line of said Country Squire Subdivision, a distance of 239.87 feet; thence S00°40'43"W a distance of 509.05 feet; thence S17°19'43"W a distance of 231.47 feet to a point on the North Right of Way line, as same as recorded in Book 530, Page 485 of the Mesa County, Colorado public records; thence S00°33'30"W to a point on the South line of the NE 1/4 SW 1/4 of Section 15, Township Eleven South, Range One Hundred and One West of the 6th Principal Meridian, County of Mesa, State of Colorado, a distance of 26.95 feet; thence N89°26'30"W along the said South line of the NE 1/4 SW 1/4, a distance of 172.99 feet; thence Southeasterly the following (3) three courses: (1) S00°00'00"E a distance of 28.26' feet (2) S89°39'07"E a distance of 449.02 feet (3) 469.27 feet along the arc of a 1503.82 foot radius curve, concave Southwest, having a central angle of

17°52'45" and a chord bearing S74°37'31"E a distance of 467.36 feet; thence 720.86 feet along the arc of a 1417.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing S51°06'43"E a distance of 713.11 feet, said line also being the South line of Page Annexation No.3, Ordinance No. 4084, City of Grand Junction; thence S37°06'43"E a distance of 241.57 feet, said line also being the South line of said Page Annexation No.3; thence S52°53'17"W a distance of 2.00 feet; thence N37°06'43"W along a line being 2.00 feet South and parallel with the South line of said Page Annexation No.3, a distance of 241.57 feet; thence 719.84 feet along the arc of a 1415.00 foot radius curve, concave Southwest, having a central angle of 29°08'51" and a chord bearing N51°06'43"W a distance of 712.10 feet, said line also being 2.00 feet South of said Page Annexation No.3; thence Northwesterly the following (3) three courses: 468.64 feet along the arc of a 1501.82 foot radius curve, concave Southwest, having a central angle of 17°52'45" and a chord bearing N74°37'31"W a distance of 466.74 feet (2) N89°39'07"W a distance of 450.81 feet (3) N00°00'00"W a distance of 56.57 feet to the Point of Beginning.

Said parcel contains 4.06 acres (176,935.31 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 2<sup>nd</sup> day of April, 2008, 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 20<sup>th</sup> day of February, 2008.

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

February 22, 29, March 7, 14, 2008