

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 63-93

A RESOLUTION  
ACCEPTING A PETITION FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO,  
AND SETTING A HEARING ON SUCH ANNEXATION

PARADISE HILLS ANNEXATION NO. 2  
APPROXIMATELY 340 ACRES  
LOCATED NORTH OF H ROAD AND EAST OF 26 1/4 ROAD

**WHEREAS**, on the 6th day of October, 1993, 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:

(insert legal description)

**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:**

That a hearing will be held on the 1st day of December, 1993, in the City-County Auditorium in City Hall of the City of Grand Junction, Colorado, at 7:30 o'clock p.m. 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; 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.

**ADOPTED** this 6th day of October, 1993.

Attest:

—

/s/ \_\_\_\_\_ Reford \_\_\_\_\_ C. \_\_\_\_\_ Theobold  
President of the Council

/s/ Stephanie Nye  
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 Nye  
City Clerk

Published: October 15, 1993  
October 22, 1993  
October 29, 1993  
November 5, 1993

PARADISE HILLS #2:

A tract of land situated in Sections 25, 26 and 35, Township 1 North, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Mesa County Brass Cap common to Sections 25, 26, 35 and 36 in Township 1 North, Range 1 West of the Ute Meridian, and considering the line common to the SE $\frac{1}{4}$  of Section 26 and the NE $\frac{1}{4}$  of Section 35 to bear N 90°00'00" W with all bearings contained herein being relative thereto;

thence N 00°01'39" E along the East line of the SE $\frac{1}{4}$  of Section 26 a distance of 840.80 feet to the Northeast corner of Lot 10, Block 2 of Paradise Hills Filing No. Six as recorded in Plat Book 12 at Pages 236 & 237 in the office of the Mesa County Clerk and Recorder;

thence along the boundary of said Block 2 the following eighteen (18) courses and distances:

- 1) N 76°45'50" W a distance of 275.30 feet;
- 2) N 60°09'56" W a distance of 188.73 feet;
- 3) N 83°17'58" W a distance of 273.39 feet;
- 4) 2.12 feet along the arc of a curve having a radius of 370.0 feet, a central angle of 00°19'42", and a long chord which bears S 05°06'45" E a distance of 2.12 feet;
- 5) S 05°16'36" E a distance of 65.31 feet;
- 6) 61.24 feet along the arc of a curve having a radius of 70.0 feet, a central angle of 50°07'46", and a long chord which bears S 30°20'32" E a distance of 59.31 feet;
- 7) S 55°24'28" E a distance of 117.57 feet;
- 8) 138.30 feet along the arc of a curve having a radius of 230.0 feet, a central angle of 34°27'12", and a long chord which bears S 38°10'51" E a distance of 136.23 feet;
- 9) S 60°46'06" E a distance of 25.61 feet;
- 10) N 79°25'00" E a distance of 87.73 feet;
- 11) 41.57 feet along the arc of a curve having a radius of 100.0 feet, a central angle of 23°49'01", and a long chord which bears S 88°40'25" E a distance of 41.27 feet;
- 12) S 76°45'50" E a distance of 163.04 feet;
- 13) 133.99 feet along the arc of a curve having a radius of 100.0 feet, a central angle of 76°46'07", and a long chord which bears S 38°22'51" E a distance of 124.19 feet;
- 14) S 00°00'00" W a distance of 365.43 feet;
- 15) 117.81 feet along the arc of a curve having a radius of 75.0 feet, a central angle of 90°00'00", and a long chord which bears S 45°00'00" W a distance of 106.06 feet;
- 16) S 90°00'00" W a distance of 360.0 feet;
- 17) S 45°00'00" W a distance of 28.28 feet;
- 18) S 00°00'00" W a distance of 75.00 feet;

thence leaving said Block 2, S 00°00'00" W a distance of 70.0 feet to a point on the South line of the SE $\frac{1}{4}$  of Section 26;

thence S 90°00'00" E along said South line a distance of 525.0 feet to a point from whence the Southeast corner of the SE $\frac{1}{4}$  of Section 26 bears S 90°00'00" E a distance of 30.0 feet;

thence S 00°11'27" W a distance of 484.26 feet;

thence N 90°00'00" W a distance of 808.18 feet to the Southwest corner of

Lot 4, Block 1 of La Casa De Dominguez Filing No. Two as recorded in Plat Book 13 at Page 372 in the office of the Mesa County Clerk and Recorder;  
thence N 00°00'21" E a distance of 444.26 feet to the Northeast corner of Lot 5 of Garrison Ranch, A Replat of Lot 1, Block 1 of La Casa De Dominguez Filing No. Two as recorded in Plat Book 14 at Page 12 in the office of the Mesa County Clerk and Recorder;

thence N 90°00'00" W a distance of 492.05 feet to the Northwest corner of Lot 1 of said Garrison Ranch;

thence S 00°00'21" W a distance of 1277.66 feet to the Southwest corner of La Casa De Dominguez Filing No. Three as recorded in Plat Book 13 at Page 393 in the office of the Mesa County Clerk and Recorder, said point being common with the Southwest corner of the NE $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 35;

thence S 89°55'50" E along the South line of said NE $\frac{1}{4}$  NE $\frac{1}{4}$  a distance of 1288.14 feet;

thence S 00°11'05" W a distance of 671.74 feet;

thence N 88°20'35" W a distance of 20.01 feet to the Northeast corner of Lot 4, Block 3 of Country Club Heights as recorded in Plat Book 12 at Page 174 in the office of the Mesa County Clerk and Recorder;

thence along the Northern Boundary of said Country Club Heights and the Southern Right-of-Way for Interstate 70 the following three (3) courses and distances:

1) N 88°20'35" W a distance of 268.99 feet;

2) N 79°48'35" W a distance of 202.20 feet;

3) N 88°20'35" W a distance of 257.41 feet to the Northeast corner of Lot 16, Block 1 of Cambridge as recorded in Plat Book 13 at Pages 174, 175 and 176 in the office of the Mesa County Clerk and Recorder;

thence along the Northern Boundary of Cambridge and the Southern Right-of-Way for Interstate 70 the following two (2) courses and distances:

1) N 88°20'35" W a distance of 947.59 feet;

2) S 87°52'55" W a distance of 259.09 feet to the Northwest corner of Lot 6 of the Replat of Lots 2 through 6, Block 1 of Cambridge Subdivision as recorded in Plat Book 14 at Page 11 in the office of the Mesa County Clerk and Recorder;

thence along the Southern Right-of-Way for Interstate 70 the following four (4) courses and distances:

1) S 87°48'30" W a distance of 127.38 feet;

2) 214.56 feet along the arc of a curve to the left having a radius of 1527.10 feet, a central angle of 8°03'00", and a long chord which bears S 83°13'00" W a distance of 214.38 feet;

3) S 83°11'30" W a distance of 81.50 feet;

4) S 71°36'00" W a distance of 171.90 feet;

thence leaving said Right-of-Way S 71°36'00" W a distance of 43.94 feet to a point which is 30.0 feet East of the West line of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 35;

thence N 00°07'46" W a distance of 714.63 feet to a point on the North line of the N $\frac{1}{2}$  of the SW $\frac{1}{4}$  NE $\frac{1}{4}$  of Section 35;

thence N 89°52'42" W along said North line a distance of 30.0 feet to the Northwest corner of said N $\frac{1}{2}$  SW $\frac{1}{4}$  NE $\frac{1}{4}$ ;

thence N 89°49'51" W along the South line of the NE $\frac{1}{4}$  NW $\frac{1}{4}$  of Section 35 a distance of 1315.95 feet to the Southwest corner of said NE $\frac{1}{4}$  NW $\frac{1}{4}$ , said point being common with the Southwest corner of Lot 4 of the Replat of Lot 2, Saccomanno Minor Subdivision as recorded in Plat Book 13 at Page 449 in the office of the Mesa County Clerk and Recorder;

thence N 00°00'28" E a distance of 817.31 feet to the Northwest corner of said Lot 4;

thence S 88°42'00" W a distance of 88.70 feet;

thence N 59°49'00" W a distance of 106.20 feet;  
thence S 88°15'00" W a distance of 122.90 feet;  
thence S 66°08'00" W a distance of 90.30 feet;  
thence N 00°05'00" E a distance of 501.66 feet to the North line of Section 35;  
thence N 89°55'00" W along said North line a distance of 112.92 feet;  
thence N 01°43'40" E a distance of 528.21 feet to the centerline of Rice Wash;  
thence along the centerline of Rice Wash the following six (6) courses and distances:  
1) N 40°07'00" E a distance of 289.90 feet;  
2) N 86°00'00" E a distance of 410.00 feet;  
3) N 31°45'00" E a distance of 250.00 feet;  
4) N 50°35'00" E a distance of 219.87 feet;  
5) N 87°50'00" E a distance of 150.00 feet;  
6) N 36°46'00" E a distance of 227.60 feet;  
thence leaving said Rice Wash S 89°56'00" E a distance of 6.74 feet;  
thence S 00°05'00" W a distance of 322.20 feet;  
thence N 85°08'00" E a distance of 586.56 feet;  
thence S 89°47'00" E a distance of 30.0 feet to a point on the West line of the SE<sup>1</sup>/<sub>4</sub> of Section 26;  
thence N 00°07'50" E along said West line a distance of 1591.77 feet to the Center <sup>1</sup>/<sub>4</sub> corner of Section 26;  
thence N 89°57'50" E along the North line of the NW<sup>1</sup>/<sub>4</sub> SE<sup>1</sup>/<sub>4</sub> of Section 26 a distance of 558.00 feet to the Southeasterly bank of a drainage ditch;  
thence Northeasterly along the Southeasterly bank of said drainage ditch the following four (4) courses and distances:  
1) N 41°35'47" E a distance of 111.67 feet;  
2) N 52°31'05" E a distance of 153.69 feet;  
3) N 58°47'13" E a distance of 276.77 feet;  
4) N 31°10'46" E a distance of 638.09 feet to a point on the West line of the E<sup>1</sup>/<sub>2</sub> NE<sup>1</sup>/<sub>4</sub> of Section 26;  
thence N 00°04'20" E along said West line a distance of 1760.23 feet to the Northwest corner of NE<sup>1</sup>/<sub>4</sub> NE<sup>1</sup>/<sub>4</sub> of Section 26;  
thence S 88°09'21" E a distance of 1322.94 feet to the Northeast corner of Section 26;  
thence S 88°02'58" E along the North line of the NW<sup>1</sup>/<sub>4</sub> NW<sup>1</sup>/<sub>4</sub> of Section 25 a distance of 495.22 feet;  
thence S 01°50'25" E a distance of 215.83 feet;  
thence S 54°54'00" E a distance of 1119.59 feet to a point on the East line of the W<sup>1</sup>/<sub>4</sub> of Section 25;  
thence S 01°52'33" W a distance of 3048.63 feet to the Northeast corner of the SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub> of Section 25;  
thence S 00°02'00" W a distance of 1320.27 feet to the Southeast corner of said SW<sup>1</sup>/<sub>4</sub> SW<sup>1</sup>/<sub>4</sub>;  
thence N 89°54'00" W a distance of 1317.84 feet to the Point of Beginning.