

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 91-93

**A RESOLUTION MAKING CERTAIN FINDINGS,
DETERMINING THAT PROPERTY KNOWN AS PARADISE HILLS NO. 2
IS ELIGIBLE FOR ANNEXATION AND EXERCISING LAND USE CONTROL AND JURISDICTION**

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, a hearing on the petition was duly held after proper notice on the 1st day of December, 1993; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefor; 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 single ownership comprising more than twenty acres, which has an assessed value 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:

1. 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.
2. The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED this 1st day of December, 1993.

Attest:

/s/ R.T. Mantlo
President of the Council Pro Tem

/s/ Stephanie Nye
City Clerk

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 SE¹/₄ of Section 26;
thence N 00°07'50" E along said West line a distance of 1591.77 feet to the Center ¹/₄ corner of Section 26;
thence N 89°57'50" E along the North line of the NW¹/₄ SE¹/₄ 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 E¹/₂ NE¹/₄ of Section 26;
thence N 00°04'20" E along said West line a distance of 1760.23 feet to the Northwest corner of NE¹/₄ NE¹/₄ 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 NW¹/₄ NW¹/₄ 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 W¹/₄ of Section 25;
thence S 01°52'33" W a distance of 3048.63 feet to the Northeast corner of the SW¹/₄ SW¹/₄ of Section 25;
thence S 00°02'00" W a distance of 1320.27 feet to the Southeast corner of said SW¹/₄ SW¹/₄;
thence N 89°54'00" W a distance of 1317.84 feet to the Point of Beginning.