

**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 3rd day of November, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 126-99

**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**

DESERT HILLS ESTATES NO. 1 & NO. 2 ANNEXATION

A serial annexation comprising: Desert Hills Estates Annexation No.1 and Desert Hills Estates Annexation No. 2

**LOCATED AT 2114 DESERT HILLS ROAD, SOUTH BROADWAY
AND INCLUDING A PORTION OF SOUTH BROADWAY RIGHT-OF-WAY.**

WHEREAS, on the 3rd day of November, 1999, 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:

**PERIMETER BOUNDARY LEGAL DESCRIPTION
DESERT HILLS ESTATES ANNEXATION NO.1 and No. 2**

DESERT HILLS ESTATES ANNEXATION NO.1

A parcel of land situate in the SE 1/4 SW 1/4 of Section 23 and in the NW 1/4 & NE 1/4 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the NW 1/16 corner of Section 26; thence N 00°25'58" W along the west line of the NE 1/4 NW 1/4 of said Section 26 a distance of 1329.64 feet to the W 1/16 corner on the north line of said Section 26; thence N 00°00'13" E along the west line of the SE 1/4 SW 1/4 of Section 23 a distance of 1302.70' to the SW 1/16 corner of said Section 23; thence S 89°37'56" E along the north line of the SE 1/4 SW 1/4 of said Section 23 a distance of 1333.33 feet to the CS 1/16 corner of said Section 23; thence S 00°05'24" E along the east line of said SE 1/4 SW 1/4 a distance of 1305.47 feet to the S 1/4 corner of said Section 23; thence S 00°00'12" E along the east line of the NE 1/4 NW 1/4 of said Section 26 a distance of 1325.03 feet to the northwest corner of G.L.O. Lot 2 of said Section 26; thence S 89°48'54" E along the north line of said G.L.O. Lot 2 a distance of 1435.33 feet to the northeast corner of said G.L.O. Lot 2; thence S 00°04'56" W along the east line of said Section 26 a distance of 477.62 feet to a point on the north right of way line for South Broadway; thence N 89°22'04" W along the north right of way line for said South Broadway a distance of 457.77 feet to a point; thence leaving said north right of way line N 00°04'56" E a distance of 469.04 feet to a point; thence N 89°48'54" W along a line 5.00 feet south of and parallel with the north line of G.L.O. Lot 2 of Section 26 a distance of 982.58 feet to a point; thence N 00°00'12" W along a line 5.00 feet west of and parallel with the east line of the NE 1/4 NW 1/4 of said Section 26 a distance of 307.39 feet to

a point; thence N 89°40'11" W a distance of 681.57 feet to a point; thence N 24°25'18" W a distance of 222.64 feet to a point; thence N 57°19'15" W a distance of 121.84 feet to a point; thence S 35°00'29" W a distance of 332.76 feet to a point; thence S 05°56'49" W a distance of 354.33 feet to a point; thence S 19°50'19" W a distance of 312.85 feet to a point on the north right of way line for South Broadway; thence crossing said South Broadway S 19°50'19" W a distance of 59.27 feet to a point; thence N 75°35'04" W along a line 1.00 feet north of and parallel with the south right of way line for said South Broadway a distance of 86.96 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 26; thence N 00°55'00" W along the west line of said SE 1/4 NW 1/4 a distance of 385.33 feet to the NW 1/16 corner of said Section 26 and point of beginning, containing 78.21 acres more or less.

DESERT HILLS ESTATES ANNEXATION NO.2

A parcel of land situate in the SE 1/4 NW 1/4 and in G.L.O. Lot 2 of Section 26, Township 11 South, Range 101 West of the 6th Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the NW 1/16 corner of Section 26; thence S 00°55'00" E along the west line of the SE 1/4 NW 1/4 of said Section 26 a distance of 386.36 feet to a point on the south right of way line for South Broadway; thence along the south right of way line for said South Broadway the following 3 courses:

- 1) S 75°35'04" E a distance of 452.83 feet;
- 2) 204.04 feet along the arc of a curve to the left having a radius of 848.51 feet and a long chord bearing S 82°28'43" E a distance of 203.55 feet;
- 3) S 89°22'04" E a distance of 865.67 feet to a point on the west right of way line for Meadows Way; thence S 00°39'56" W along the west right of way line for said Meadows Way a distance of 128.18 feet to a point; thence leaving said west right of way line S 68°43'00" W a distance of 354.38 feet to a point; thence S 81°38'00" W a distance of 177.90 feet to a point; thence N 82°10'00" W a distance of 627.50 feet to a point; thence N 83°52'00" W a distance of 156.20 feet to a point; thence N 53°30'00" W a distance of 272.00 feet to a point on the west line of the SE 1/4 NW 1/4 of said Section 26; thence N 00°55'00" W along the west line of said SE 1/4 NW 1/4 a distance of 167.64 feet to the NW 1/16 corner of said Section 26 and point of beginning, containing 8.26 acres more or less.

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 15th day of December, 1999, in the Two Rivers Convention Center located at 159 Main Street, Grand Junction, Colorado, at 7:30 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 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 Community Development Department of the City.

ADOPTED this 3rd day of November, 1999.

Attest:

/s/ Gene Kinsey
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:

November 5, 1999

November 12, 1999

November 19, 1999

November 26, 1999

