

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 128-99

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

HIDDEN LAKE ANNEXATION

IS ELIGIBLE FOR ANNEXATION

**LOCATED AT 422 ROSEVALE ROAD
AND INCLUDING PORTIONS OF COLORADO STATE HWY 340 RIGHT-OF-WAY.**

WHEREAS, on the 1ST day of September, 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:

HIDDEN LAKE ANNEXATION

**PERIMETER BOUNDARY LEGAL DESCRIPTION
HIDDEN LAKE ANNEXATION**

A parcel of land situate in the SW 1/4 & SE 1/4 of Section 15, Township 1 South, Range 1 West of the Ute Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the S 1/4 corner of Section 15; thence S 89°50'00" W along the south line of the SE 1/4 SW 1/4 of said Section 15 a distance of 191.58 feet to a point on the easterly right of way line for Rosevale Road; thence along the easterly right of way line for said Rosevale Road the following 3 courses:

N 37°42'00" W a distance of 66.68 feet to a point;

N 21°56'13" W a distance of 50.75 feet to a point;

N 37°25'31" W a distance of 500.53 feet to the True Point of Beginning of the parcel described herein; thence continuing along the easterly right of way line for said Rosevale Road the following 4 courses:

N 44°53'02" W a distance of 129.49 feet to a point;

N 37°42'00" W a distance of 254.47 feet to a point;

N 21°00'16" W a distance of 161.40 feet to a point;

S 68°59'44" W a distance of 48.41 feet to a point;

thence N 37°42'00" W a distance of 224.46 feet to a point; thence N 05°17'00" E a distance of 28.55 feet to a point on the southerly right of way line for Colorado State Highway No. 340; thence S 69°13'00" W along the southerly right of way line for said Colorado State Highway No. 34 a distance of 138.30 feet to a point; thence continuing along said southerly right of way line N 54°15'00" W a distance of 143.86 feet to a point; thence crossing said Colorado State Highway No. 340 N 00°00'00" W a distance of 195.61 feet to a point on the northerly right of way line for said Colorado State Highway No. 340; thence N 62°05'30" E along the northerly right of way line for said Colorado State Highway No. 340 a distance of 226.78 feet to a point on the westerly bank of the Colorado River; thence N 63°13'07" W along the westerly bank of said Colorado River a distance of 259.30 feet to a point on the east line of the W 1/2 SW 1/4 of said Section 15; thence N 00°00'00" W along the east line of said W 1/2 SW 1/4 a distance of 110.63 feet to a point; thence S 86°12'55" E a distance of 1205.64 feet to a point on the

easterly bank of said Colorado River; thence S 34°45'43" E along said easterly bank a distance of 47.49 feet to a point on the southerly right of way line for said Colorado State Highway No. 340; thence along said southerly right of way line the following 3 courses:
S 63°23'00" W a distance of 296.63 feet to a point;
S 20°47'00" E a distance of 168.40 feet to a point;
S 69°13'00" W a distance of 299.00 feet to a point;
thence leaving the southerly right of way line for said Colorado State Highway No. 340 S 54°29'30" E a distance of 120.20 feet to a point; thence S 69°13'00" W a distance of 208.24 feet to a point; thence S 37°42'00" E a distance of 678.84 feet to a point; thence S 89°50'00" W a distance of 301.59 feet to the point of beginning, containing 15.58 acres more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 20th day of October, 1999; 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 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 this 3rd day November, 1999.

Attest:

/s/ Gene Kinsey
President of the Council

/s/ Stephanie Nye
City Clerk