

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 152-99**

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

**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**

**IS ELIGIBLE FOR ANNEXATION**

**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, 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:

**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 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 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 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**, a hearing on the petition was duly held after proper notice on the 15<sup>th</sup> day of December, 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 15th day December, 1999.

Attest:

/s/ Gene Kinsey  
President of the Council

/s/ Stephanie Nye  
City Clerk