

**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 5th day of May, 1999, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 64-99

**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 HILL ANNEXATION

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

**LOCATED AT SOUTH BROADWAY AND DESERT HILLS ROAD
AND INCLUDING PORTIONS OF THE DESERT HILLS ROAD RIGHT-OF-WAY.**

WHEREAS, on the 5th day of May, 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:

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

DESERT HILL ANNEXATION NO.1

A parcel of land situate in the SE 1/4 SE 1/4 of Section 22, SW 1/4 SW 1/4 & SE 1/4 SW 1/4 of Section 23 and in the NE 1/4 NW 1/4 of Section 26, all in 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 E 1/16 corner on the south line of said Section 22; thence N 00°15'07" E along the west line of the SE 1/4 SE 1/4 of said Section 22 a distance of 24.00 feet to the True Point of Beginning of the parcel described herein; thence continuing along said west line N 00°15'07" E a distance of 1.00 feet to a point on the north right of way line for Desert Hill Road (said right of way being described in Book 901 at Page 298 of the records of the Mesa County Clerk and Recorder); thence along the north right of way line for Desert Hill Road the following 4 courses:

- 1) S 88°10'32" E a distance of 1329.12 feet to a point on the east line of the SE 1/4 SE 1/4 of said Section 22;
- 2) S 89°48'45" E a distance of 1248.16 feet to a point;
- 3) 104.72 feet along the arc of a curve concave to the south, having a radius of 50.00 feet, a delta angle of 120°00'00" and a long chord bearing S 89°48'45" E a distance of 86.60 feet to a point;
- 4) S 89°48'45" E a distance of 6.62 feet to a point on the west line of the SE 1/4 SW 1/4 of said Section 23;

thence N 00°00'13" E along the west line of said SE 1/4 SW 1/4 a distance of 1277.70 feet to the SW 1/16 corner of said Section 23; thence S 89°37'56" E along the north line of said SE 1/4 SW 1/4 a distance of 243.79 feet to a point; thence leaving said north line S 00°22'04" W a distance of 1303.16

feet to a point on the south line of the SE 1/4 SW 1/4 of said Section 23; thence leaving said south line S 13°30'34" W a distance of 977.34 feet to a point on the west line of the NE 1/4 NW 1/4 of said Section 26; thence N 00°25'58" W along the west line of said NE 1/4 NW 1/4 a distance of 952.32 feet to the W 1/16 corner on the north line of said Section 26; thence N 00°00'13" E along the east line of the SW 1/4 SW 1/4 of said Section 23 a distance of 24.00 feet to a point; thence along a line 1.00 feet south of and parallel with the north right of way line for said Desert Hill Road the following 4 courses:

- 1) N 89°48'45" W a distance of 7.02 feet to a point;
- 2) 103.77 feet along the arc of a curve concave to the south, having a radius of 49.00 feet, a delta angle of 121°20'35" and a long chord bearing N 89°48'45" W a distance of 85.44 feet to a point;
- 3) N 89°48'45" W a distance of 1248.74 feet to a point;
- 4) N 88°10'32" W a distance of 1329.30 feet to a point on the west line of the SE 1/4 SE 1/4 of said Section 22 and point of beginning, containing 9.80 acres more or less.

DESERT HILL ANNEXATION NO.2

A parcel of land situate in the SE 1/4 SW 1/4 of Section 23 and in the NE 1/4 NW 1/4 of Section 26 all in 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 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 243.79 feet to the True Point of Beginning of the parcel described herein; thence continuing along the north line of said SE 1/4 SW 1/4 S 89°37'56" E a distance of 1089.54 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 Section 26 a distance of 25.03 feet to a point on the northwesterly right of way line for Redlands Water & Power Company First Lift Canal; thence along said northwesterly right of way line the following 20 courses:

- 1) 74.77 feet along the arc of a curve to the left, having a radius of 575.00 feet, a delta angle of 7°27'01" and a long chord bearing S 28°21'58" W a distance of 74.71 feet;
- 2) 219.52 feet along the arc of a curve to the right, having a radius of 620.00 feet, a delta angle of 20°17'11" and a long chord bearing S 34°47'03" W a distance of 218.37 feet;
- 3) 102.98 feet along the arc of a curve to the right, having a radius of 175.00 feet, a delta angle of 33°43'02" and a long chord bearing S 61°47'10" W a distance of 101.50 feet;
- 4) S 78°38'41" W a distance of 18.59 feet;
- 5) 82.48 feet along the arc of a curve to the right, having a radius of 225.00 feet, a delta angle of 21°00'13" and a long chord bearing S 89°08'47" W a distance of 82.02 feet;
- 6) N 80°21'06" W a distance of 122.81 feet;
- 7) 119.52 feet along the arc of a curve to the left, having a radius of 325.00 feet, a delta angle of 21°04'13" and a long chord bearing S 89°06'47" W a distance of 118.85 feet;
- 8) S 78°34'40" W a distance of 27.90 feet;
- 9) 64.36 feet along the arc of a curve to the left, having a radius of 175.00 feet, a delta angle of 21°04'13" and a long chord bearing S 68°02'34" W a distance of 63.99 feet;
- 10) S 57°30'27" W a distance of 76.55 feet;
- 11) S 45°27'51" W a distance of 97.76 feet;
- 12) 171.16 feet along the arc of a curve to the left, having a radius of 475.00 feet, a delta angle of 20°38'45" and a long chord bearing S 35°08'28" W a distance of 170.24 feet;
- 13) S 24°49'06" W a distance of 91.51 feet;

- 14) 295.34 feet along the arc of a curve to the right, having a radius of 1080.00 feet, a delta angle of 15°40'07" and a long chord bearing S 32°39'09" W a distance of 294.42 feet;
- 15) S 40°29'13" W a distance of 76.94 feet;
- 16) S 17°24'02" W a distance of 194.85 feet;
- 17) S 11°51'45" W a distance of 81.77 feet;
- 18) S 01°57'47" E a distance of 39.10 feet;
- 19) 15.04 feet along the arc of a curve to the left, having a radius of 75.00 feet, a delta angle of 11°29'12" and a long chord bearing S 07°42'23" E a distance of 15.01 feet;
- 20) 26.99 feet along the arc of a curve to the right, having a radius of 75.00 feet, a delta angle of 20°37'16" and a long chord bearing S 03°08'21" E a distance of 26.85 feet to a point on the south line of the NE 1/4 NW 1/4 of said Section 26; thence N 89°42'02" W along the south line of said NE 1/4 NW 1/4 a distance of 99.33 feet to the NW 1/16 corner of said Section 26; thence N 00°25'58" W along the west line of said NE 1/4 NW 1/4 a distance of 377.32 feet to a point; thence N 13°30'34" E a distance of 977.34 feet to a point on the section line common with said Section 26 and Section 23; thence leaving said section line N 00°22'04" E a distance of 1303.16 feet to a point on the north line of the SE 1/4 SW 1/4 of said Section 23 and point of beginning, containing 46.42 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 16th day of June, 1999, at Two Rivers Convention Center, 159 Main Street, City of 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 5th day of May, 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:

May 7, 1999

May 14, 1999

May 21, 1999

May 28, 1999