

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 27-25

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE**

WENDI GECHTER IRA ANNEXATION

**APPROXIMATELY 5.58 ACRES
LOCATED AT 377 28 ROAD
IS ELIGIBLE FOR ANNEXATION**

WHEREAS, on the 7th day of May 2025, 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:

WENDI GECHTER IRA ANNEXATION

A parcel of land being a part of the NE1/4NE1/4 of Section 24, Township 1 South, Range 1 West and Government Lot 1 of Section 19, Township 1 South, Range 1 East, all in the Ute Meridian, Mesa County, Colorado, more particularly described as follows:

Beginning at the N1/16 corner between said Sections 19 and 24, whence the NE corner of said Section 24 bears N00°13'41"W 1324.85 feet, said east line of the NE1/4NE1/4 of Section 24 being the basis of bearings, running thence along the south line of said NE1/4NE1/4 of Section 24 N89°53'01"W 328.88 feet to the southeast corner of the Carter-Page Annexation, thence along the east line of said Carter-Page Annexation N00°10'38"W 662.13 feet to the southwest corner of Roy's RV Annexation, thence along the south line of said Roy's RV Annexation and south line extended S89°56'05"E 328.30 feet to the east line of the NE1/4NE1/4 of Section 24, thence S89°46'28"W 59.0 feet to the northwest corner of the Western Slope Warehouse Annexation No. 3, thence along said Western Slope Warehouse Annexation No. 3 the following five (5) courses: (1) S00°13'41"E 422.40 feet; (2) thence S89°46'19"W 57.00 feet; (3) thence S00°13'41"E 85.35 feet; (4) thence S89°46'19"W 1.00 feet; (5) thence S00°13'41"E 154.68 feet to the south line of Government Lot 1 of Section 19; thence along said south line N89°38'04"W 1.00 feet to the N1/16 corner between Sections 19 and 24 and the Point of Beginning.

Said parcel of land containing 242,861 square feet or 5.58 acres, more or less.


WHEREAS, a hearing on the petition was duly held after proper notice on the 18th day of June, 2025; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, 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:

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

ADOPTED the 18th day of June 2025.


Cody Kennedy
President of the Council

ATTEST:


Selestina Sandoval
City Clerk

