

**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 17th day of December 2025, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 82-25

**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**

MORELLI ANNEXATION

**APPROXIMATELY 2.56
ACRES
LOCATED ON UNADDRESSED PROPERTY
BETWEEN 3105 E ½ ROAD AND 3112 I-70B**

WHEREAS, on the 17th day of December 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 situated in Mesa County, Colorado, and described as follows:

MORELLI ANNEXATION

**Perimeter Boundary Legal Description
A Serial Annexation Comprising of Morelli Annexation No. 1 and Morelli
Annexation No. 2
EXHIBITS A & B**

Morelli Annexation No. 1 Legal Description

A portion of the parcel of land as recorded at Reception No. 3050643, located in the west half of the southwest quarter (W1/2 SW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4) of said Section 10, whence the Center West Sixteenth (CW 1/16) corner of said Section 10 bears N89°59'11"E, a distance of 1,311.35 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°59'11"E, a distance of 349.37 feet along the north line of the W1/2 SW1/4 of said Section, thence leaving said north line, S00°00'33"E, a distance of 298.02 feet to the northwest corner of said parcel and the Point of Beginning, thence the following courses and distances.

Along the northerly line of said property, S88°24'39"E, a distance of 175.07 feet; thence

continuing along said northerly line, N00°00'32"W, a distance of 5.63 feet, to a corner of the Ward/Mudge Annexation (Ordinance 3860). Thence continuing along said northerly line and the line of said Ward/Mudge Annexation, N89°59'29"E, a distance of 62.49 feet; thence leaving said northerly line on the easterly line of said property and the westerly line of said Ward/Mudge Annexation, S00°00'32"E, a distance of 169.86 feet to the southwest corner of said Ward/Mudge Annexation; thence leaving said easterly line, S89°48'39"W, a distance of 237.49 feet, to a point on the westerly line of said property; thence along said westerly line, N00°00'33"W, a distance of 169.86 feet, to the Point of Beginning.

Said parcel of land being comprised of 39,870 Square Feet or 0.92 Acres, more or less.

Morelli Annexation No. 2 Legal Description

A portion of the parcel of land as recorded at Reception No. 3050643, located in the west half of the southwest quarter (W1/2 SW1/4) of Section 10, Township 1 South, Range 1 East, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the West Quarter Corner (W 1/4) of said Section 10, whence the Center West Sixteenth (CW 1/16) corner of said Section 10 bears N89°59'11"E, a distance of 1,311.35 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N89°59'11"E, a distance of 349.37 feet along the north line of the W1/2 SW1/4 of said Section, Thence leaving said north line S00°00'33"E, a distance of 467.88 feet to the southwest corner of the Morelli Annexation No. 1 and the Point of Beginning, thence the following courses and distances.

Along Morelli Annexation No. 1, N89°48'39"E, a distance of 237.49 feet; to the easterly line of said property, and the southeast corner of said Morelli Annexation No. 1; thence along said easterly line S00°00'32"E, a distance of 264.35 feet, to a point on the northerly right-of-way of Interstate 70B; thence along said northerly right-of-way, S73°00'24"W, a distance of 248.32 feet, to the southwest corner of said property; thence leaving said northerly right-of-way along the westerly line of said property, N00°00'33"W, a distance of 336.14 feet to the Point of Beginning.

Said parcel of land being comprised of 71,306 Square Feet or 1.64 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 21st day of January, 2026, in the City Hall

auditorium, located at 250 North 5th Street, City of Grand Junction, Colorado, at 5:30 PM 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 as amended.

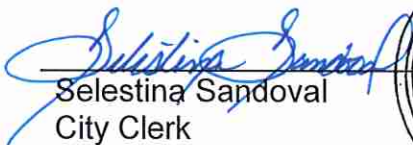
2. Pursuant to the Municipal Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the territory described in this Resolution and the Petition. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the City's Community Development Department.

ADOPTED the 17th day of December 2025.



Cody Kennedy
President of the City Council

Attest:



Selestina Sandoval
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.


City Clerk



<i>DATES PUBLISHED</i>
December 20, 2025
December 27, 2025
January 3, 2026
January 10, 2026