

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 5291**

**AN ORDINANCE ANNEXING TO THE CITY OF GRAND JUNCTION,  
COLORADO APPROXIMATELY 27.20 ACRES OF LAND LOCATED AT 378  
30 ROAD KNOWN AS THE MESSICK-DANGLER ANNEXATION**

**WHEREAS**, on November 5, 2025, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, a hearing on the petition was duly held after proper notice on December 17, 2025; and

**WHEREAS**, the City Council determined that said territory was eligible for annexation and that no election was necessary to determine whether such territory should be annexed;

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE  
CITY OF GRAND JUNCTION, COLORADO:**

That a parcel of land situated in Mesa County, Colorado, and described to wit ("Property")

as recorded at Reception Number 3053415, located in the northwest quarter of the northwest quarter (NW1/4 NW1/4) and the southwest quarter of the northwest quarter (SW1/4 NW1/4) of Section 21, being Parcel 2 of the Hitchcock Major Boundary - Line Adjustment, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado more particularly described as follows:

Commencing at the northwest corner (NW) of said Section 21 on the west line of the northwest quarter of the northwest quarter (NW1/4 NW1/4) of said Section 21, whence the north sixteenth corner on the west line of said Section 21 bears S00°03'00"E, a distance of 1,324.14 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto;

thence from said Point of Commencement, S00°03'00"E, a distance of 662.00 feet along said west line; thence N89°57'00"E, a distance of 30.00 feet to the northwest corner of Parcel 2 of Hitchcock Boundary - Line Adjustment recorded at Reception Number 1862252, being a point on the boundary of the Campbell-Hyde Annexation No. 3, and the Point of Beginning;

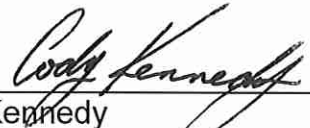
thence the following eight (8) courses around the perimeter of said Parcel 2;

1. N89°49'10"E, a distance of 1,290.94 feet to the northeast corner of said Parcel 2, a portion of which runs along the Campbell-Hyde Annexation No. 3 (3.00 feet) and a portion of which runs along the south line of the Landmark Baptist Church Annexation (330.29 feet)
2. S00°04'16"E, a distance of 659.83 feet to the NW1/16 corner of said Section 21
3. S00°00'20"E, a distance of 331.64 feet to the southeast corner of said Parcel 2
4. S89°45'40"W, a distance of 1,048.40 feet
5. N13°25'48"W, a distance of 319.89 feet to the southeast corner of Parcel 1 of said Hitchcock Boundary - Line Adjustment
6. N00°03'00"W, a distance of 189.89 feet to the northeast corner of said Parcel 1
7. S89°50'22"W, a distance of 168.50 feet to the northwest corner of said Parcel 1 and being a point on the boundary of the Campbell-Hyde Annexation No. 3
8. N00°03'00"W, a distance of 491.21 feet to the Point of Beginning.


Said Property being comprised of 1,184,867 Square Feet or 27.20 acres, more or less. and depicted in Exhibit A is and shall be duly and lawfully annexed to the City limits of the City of Grand Junction, Colorado.

**INTRODUCED** on first reading on the 5<sup>th</sup> day of November 2025 and ordered published in pamphlet form.

**ADOPTED** on second reading the 17<sup>th</sup> day of December 2025 and ordered published in pamphlet form.

  
Cody Kennedy  
President of the City Council

Attest:

  
Selestina Sandoval  
City Clerk





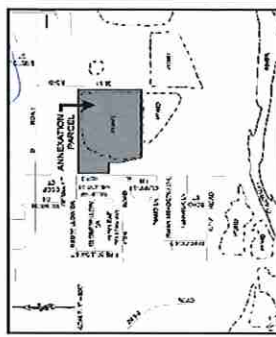
# MESSICK - DANGLER ANNEXATION

[illegible]

**Grand Junction**  
CITY OF

**MESSICK - DANGLER ANNEXATION**

1 8 1



## SITE LOCATION MAP

[illegible]

**LEGEND**

ANNEXATION  
NO. 2796

ANNEXATION  
AREA

SEATING  
375 WTS.

SECTION 4E

TEST OF WAVE

AUG 1981

**AREAS OF ANNEXATION**

ANNEXATION NO. 2796  
CONTIGUOUS WITH CITY  
AREA PLACED  
UNDER CONSIDERATION  
AREA WITH COLLECTION  
5,000 YD  
5,000 YD

[illegible]

ORDINANCE NO. 0000

EFFECTIVE DATE 00/00/2025

**ALEXANDER & LEWIS**  
3500 W. 10TH AVE., SUITE 200  
DENVER, CO 80202  
TEL: 333-1100  
FAX: 333-1101

100% (n = 100) (100%)

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5291 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 5<sup>th</sup> of November, 2025, and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the day of the 17<sup>th</sup> of December 2025, at which Ordinance No. 5291 was read, considered, adopted, and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 22<sup>nd</sup> day of December 2025.

  
Deputy City Clerk

Published: November 8, 2025  
Published: December 20, 2025  
Effective: January 19, 2026

