

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 01-26

**A RESOLUTION FINDING THAT THE 2020 ONE GRAND JUNCTION
COMPREHENSIVE PLAN TOGETHER WITH THE 2025 ANNUAL GRAND JUNCTION
3 MILE PLAN MAP SERVES AS THE ANNUAL THREE-MILE PLAN FOR THE CITY OF
GRAND JUNCTION**

WHEREAS, Colorado law (C.R.S. §31-12-101, *et. seq.*) provides that no municipal annexation may occur that would have the effect of extending a municipal boundary more than three miles in any direction from the limits of the current municipal boundary in any one year. The law also requires that, before completion of any annexation within the three-mile area, the annexing municipality must have a plan that generally describes the proposed location, character, and extent of public infrastructure and proposed land uses, all as more particularly described in the statute. The plan shall be updated at least once annually.

WHEREAS, the City's master planning includes consideration of annexation policies, such that the elements of a three-mile plan are incorporated in the City's Comprehensive Plan. As such, pursuant to C.R.S. §31.12.101, *et seq.*, the City annually affirms by resolution its extant Comprehensive Plan and Urban Development Boundary (UDB) as the City's three-mile plan.

WHEREAS, on December 16, 2020, City Council adopted by Ordinance No. 4971 the 2020 *One Grand Junction Comprehensive Plan (Comprehensive Plan)*. The *Comprehensive Plan* establishes the Urban Development Boundary (UDB), which sets the planning area and eventual boundary of the City.

WHEREAS, the *Comprehensive Plan* provides the framework for annexation and development, including defining and describing growth and development goals and policies. The goals and policies include, but are not limited to, the boundary of the City and how and where urban utilities, infrastructure, and facilities will extend that boundary. The *Comprehensive Plan* promotes the community's vision, goals, objectives, and policies, establishes a process for orderly growth and development, addresses both current and long term needs, and provides for a balance between the natural and built environment, all as presumed by the law and good public policy. The *Comprehensive Plan* was developed with an understanding of the need to maximize the efficiency and effectiveness of development, to preserve agricultural lands outside the UDB and to increase densities and development intensity within. To that end, the *Comprehensive Plan* includes a Land Use Map that designates the future land uses within the UDB.

WHEREAS, the *Comprehensive Plan*, through the application of its principles, goals, and strategies, its land use plan, its appendices, and its supporting documentation, describes the City's intent regarding the provision of infrastructure,

transportation, utilities, and other services to and within any annexed property within the UDB. The *Comprehensive Plan* describes the proposed character, extent, and location of land uses and infrastructure preparation, which have been consistent since its adoption, and accordingly the three-mile plan is considered and found, as allowed by law, to be a part of the *Comprehensive Plan*.

WHEREAS, the 2026 Annual Grand Junction Municipal 3 Mile Plan Map (Exhibit A) reflects the UDB as most recently amended and adopted by the City Council by Ordinance No. 5243 on December 18, 2024.

AND WHEREAS, the City Council finds the *Comprehensive Plan*, together with and as amended by the attached annual update, 2026 Annual Grand Junction Municipal 3 Mile Plan Map (Exhibit A), constitutes the City's three-mile plan and satisfies the requirements of C.R.S. §31-12-101 *et. seq.* and all applicable law.

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

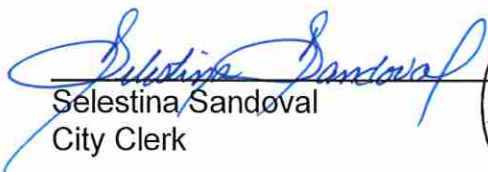
That the *Comprehensive Plan* as adopted and amended by and with Exhibit A, is the three-mile plan for the City of Grand Junction and that Exhibit A is and serves as the annual update as required by law.

PASSED AND ADOPTED this 7th day of January 2026.



Cody Kennedy
President of the Council

Attest:



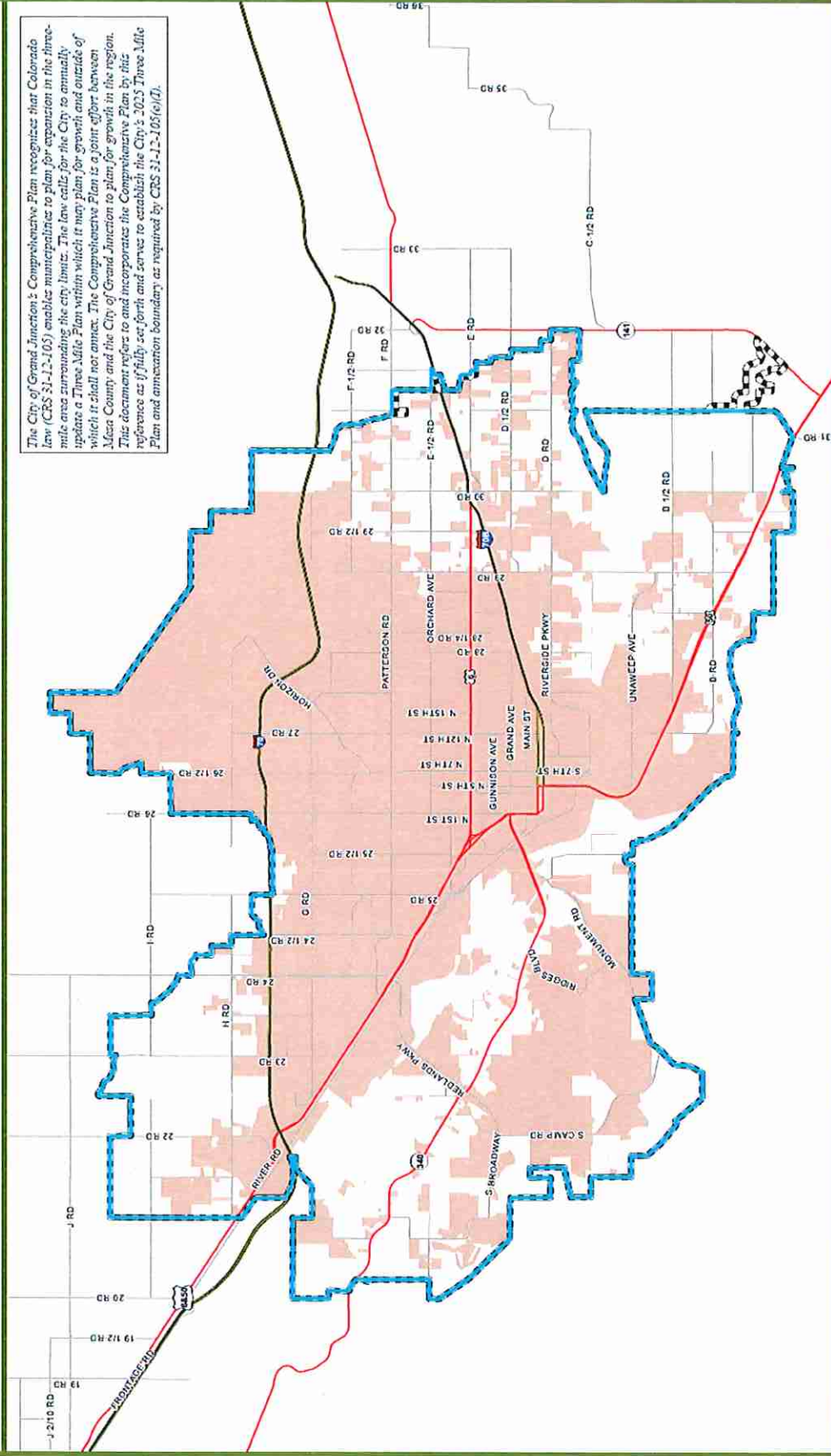
Selestina Sandoval
City Clerk



Exhibit A

2026 ANNUAL GRAND JUNCTION MUNICIPAL 3 MILE PLAN

The City of Grand Junction's Comprehensive Plan recognizes that Colorado law (CRS §1-2-105) enables municipalities to plan for expansion in the three-mile area surrounding the city limits. The law calls for the City to annually update a Three Mile Plan within which it may plan for growth and outside of which it shall not annex. The Comprehensive Plan is a joint effort between Mesa County and the City of Grand Junction to plan for growth in the region. This document refers to and incorporates the Comprehensive Plan by this reference as if fully set forth and serves to establish the City's 2025 Three Mile Plan and annexation boundary as required by CRS §1-2-105(e)(1).



Urban Development Boundary

201 Boundary

City Limits December 2025

Grand Junction
Date Created: 12/8/2025