

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 09-26

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
FOX GROVE ANNEXATION

APPROXIMATELY 4.75 ACRES
LOCATED AT 3071 E ½ ROAD IS ELIGIBLE FOR ANNEXATION

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 situate in Mesa County, Colorado,

WHEREAS, on January 21, 2026, an amended petition and an amendment to Resolution No. 81-25 were revised to exclude lands not owned by the petitioner,

WHEREAS, the City Council is considering the amended petition, as revised, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

FOX GROVE ANNEXATION

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

Fox Grove Annexation No. 1

A parcel of land being a part of the NW1/4SE1/4 of Section 9, Township 1 South, Range 1 East, Ute Meridian, Mesa County, State of Colorado, more particularly described as follows:

Commencing at the CE1/16 corner of said Section 9, whence the C1/4 corner of said Section 9 bears N89°57'17"W 1321.19 feet, said line being the north line of the NW1/4SE1/4 of Section 9 and the basis of bearings in the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along said north line N89°57'17"W 454.19 feet to the extension of the west line of the parcel described in Reception No. 3135836, thence along said west line extended and west line S00°09'29"E 501.96 feet to the Point of Beginning.

Running thence N89°50'31"E 5.00 feet, thence S00°09'29"E 459.14 feet, thence

N73°08'42"E 232.48 feet to the east line of said parcel, thence along said east line S00°09'27"E 5.22 feet to the SE corner of said parcel and the NE corner of the Gutierrez Annexation, thence along the south line of said parcel and the north line of the Gutierrez Annexation S73°08'42"W 237.70 feet to the SW corner of said parcel, thence along the west line of said parcel N00°09'29"W 465.86 feet to the Point of Beginning.

Said parcel of land containing 3,488 square feet or 0.08 acres, more or less.

Fox Grove Annexation No. 2

A parcel of land being a part of the NW1/4SE1/4 of Section 9, Township 1 South, Range 1 East, Ute Meridian, Mesa County, State of Colorado, more particularly described as follows:

Commencing at the CE1/16 corner of said Section 9, whence the C1/4 corner of said Section 9 bears N89°57'17"W 1321.19 feet, said line being the north line of the NW1/4SE1/4 of Section 9 and the basis of bearings in the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along said north line N89°57'17"W 226.50 feet, thence S00°09'27"E 25.00 feet to the south right-of-way line of E ½ Road as dedicated by the Roy Vernon & Blossom Road Dedication plat at Reception No. 719537 and the Point of Beginning.

Running thence along said south right-of-way line N89°57'17"W 227.78 feet to the west line of the parcel described in Reception No. 3135836, thence along said west line S00°10'07"E 476.96 feet to the NW corner of the Fox Grove Annexation No. 1, thence along said annexation the following three (3) courses: (1) N89°50'31"E 5.00 feet, (2) thence S00°09'29"E 459.14 feet, (3) thence N73°08'42"E 232.48 feet to the east line of said parcel, thence along the said east line N00°09'27"W 868.50 feet to the south right-of-way line of E ½ Road and the Point of Beginning.

Said parcel of land containing 203,331 square feet or 4.67 acres, more or less.

WHEREAS, a hearing on the petition was duly held after proper notice on the 21st day of January, 2026; 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 21st day of January 2026.



Cody Kennedy
President of the Council



ATTEST:


Selestina Sandoval
City Clerk

NOTICE HAS BEEN GIVEN that a hearing will be held in accordance with Resolution No. 81-25 on the date and at the time and place set forth in said Resolution.



Kristina Sandoway
City Clerk

DATES PUBLISHED
December 20th, 2025
December 27th, 2025
January 3rd, 2026
January 10th, 2026