

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5301

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
MORELLI ANNEXATION**

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

WHEREAS, on the 17th day of December, 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 the 21st day of January, 2026; 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 the property situated in Mesa County, Colorado, and described to wit:

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 NO. 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 CONTAINING 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 CONTAINING 71,306 Square Feet or 1.64 Acres, more or less.

INTRODUCED on first reading this 17th day of December, 2025 and ordered published in pamphlet form.

ADOPTED on second reading this 21st day of January, 2026 and ordered published in pamphlet form.



Cody Kennedy
President of the Council

ATTEST:



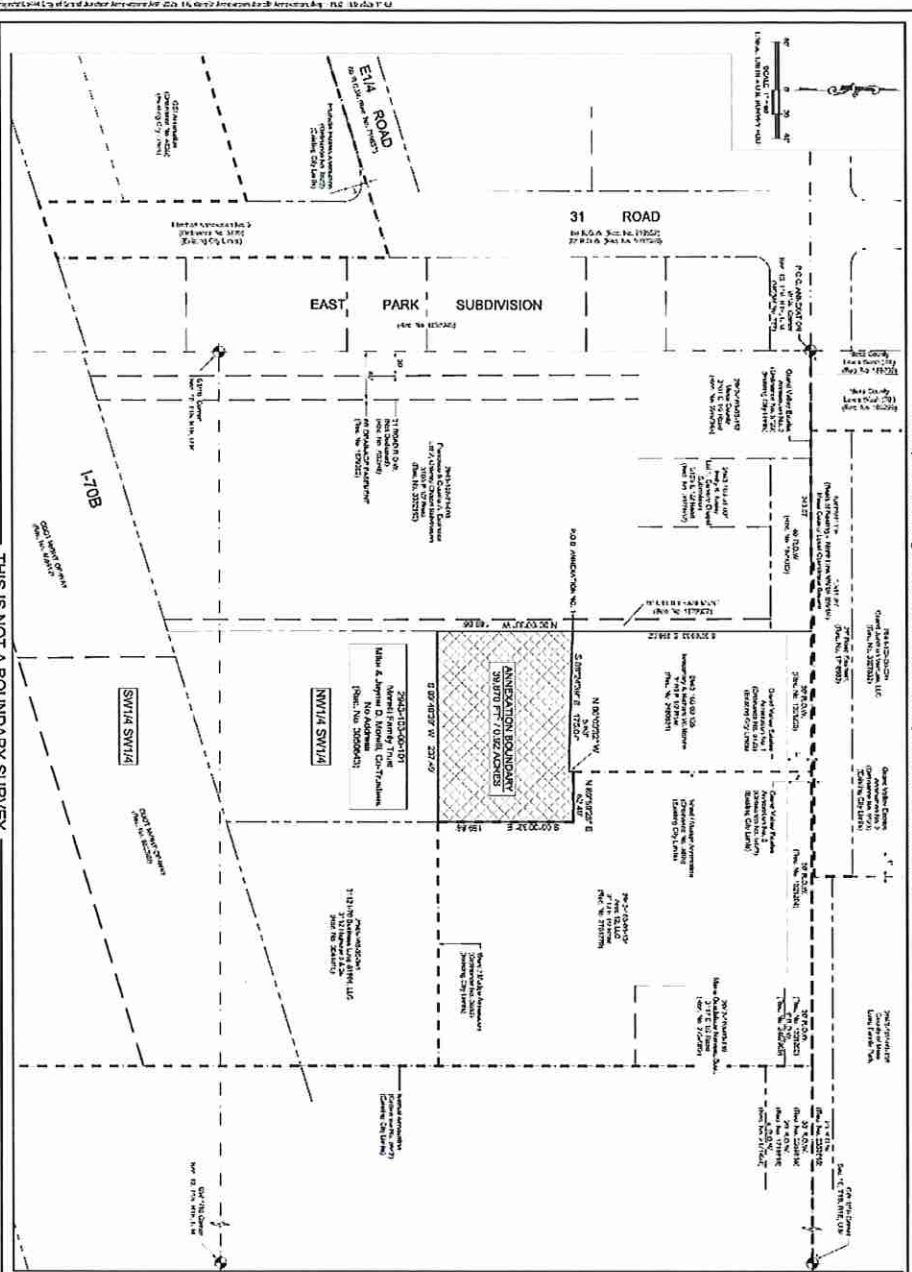
Selestina Sandoval
City Clerk



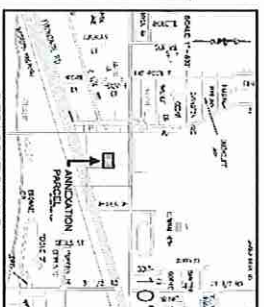
EXHIBIT A

MORELLI ANNEXATION NO. 1

Located in the West Half of the Southwest Quarter (SW1/4 SW1/4) Section 10,
Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

As shown on the map, the proposed annexation area is located within the West Half of the Southwest Quarter (SW1/4 SW1/4) Section 10, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado.

LEGAL DESCRIPTION

As shown on the map, the proposed annexation area is located within the West Half of the Southwest Quarter (SW1/4 SW1/4) Section 10, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado.

AREA OF ANNEXATION

The area of annexation is located within the West Half of the Southwest Quarter (SW1/4 SW1/4) Section 10, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado.

ORDINANCE NO.

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EFFECTIVE DATE

00/00/2025

JOHN I. GIBBY
STATE OF COLORADO, A.L.M. 2025
Mesa, Colorado, CO 80401

Grand Junction
Engineering & Transportation
Department

MORELLI ANNEXATION NO. 1
Section 10, Township 1 South, Range 1 East,
Ute Meridian, County of Mesa, State of Colorado

1 of 1

MORELLI ANNEXATION NO.2

THIS IS NOT A BOUNDARY SURVEY



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5301 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th of December, 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 21st of January 2026, at which Ordinance No. 5301 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 26th day of January 2026.


Deputy City Clerk

Published: December 20, 2025
Published: January 24, 2026
Effective: February 23, 2026

