

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5303

**AN ORDINANCE ZONING FOX GROVE ANNEXATION
TO RESIDENTIAL MEDIUM 8 (RM-8) ZONE DISTRICT**

LOCATED AT 3071 E 1/2 Road

Recitals:

The property owner has petitioned to annex their 4.75 acres into the City limits. The annexation is referred to as the "Fox Grove Annexation."

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the Fox Grove Annexation consisting of 4.75 acres from County RSF-4 (Residential Single Family – 4 District) to RM-8 (Residential Medium 8) finding that the RM-8 zone district conforms with the designation of Residential Medium as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that request for the RM-8 (Residential Medium 8) zone district is in conformance the stated criteria of Section 21.02.050(m)(3)(ii) of the Grand Junction Zoning & Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

ZONING FOR THE 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.

INTRODUCED on first reading this 7th day of January 2026 and ordered published in pamphlet form.

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

Cody Kennedy

Cody Kennedy
President of the Council

ATTEST:

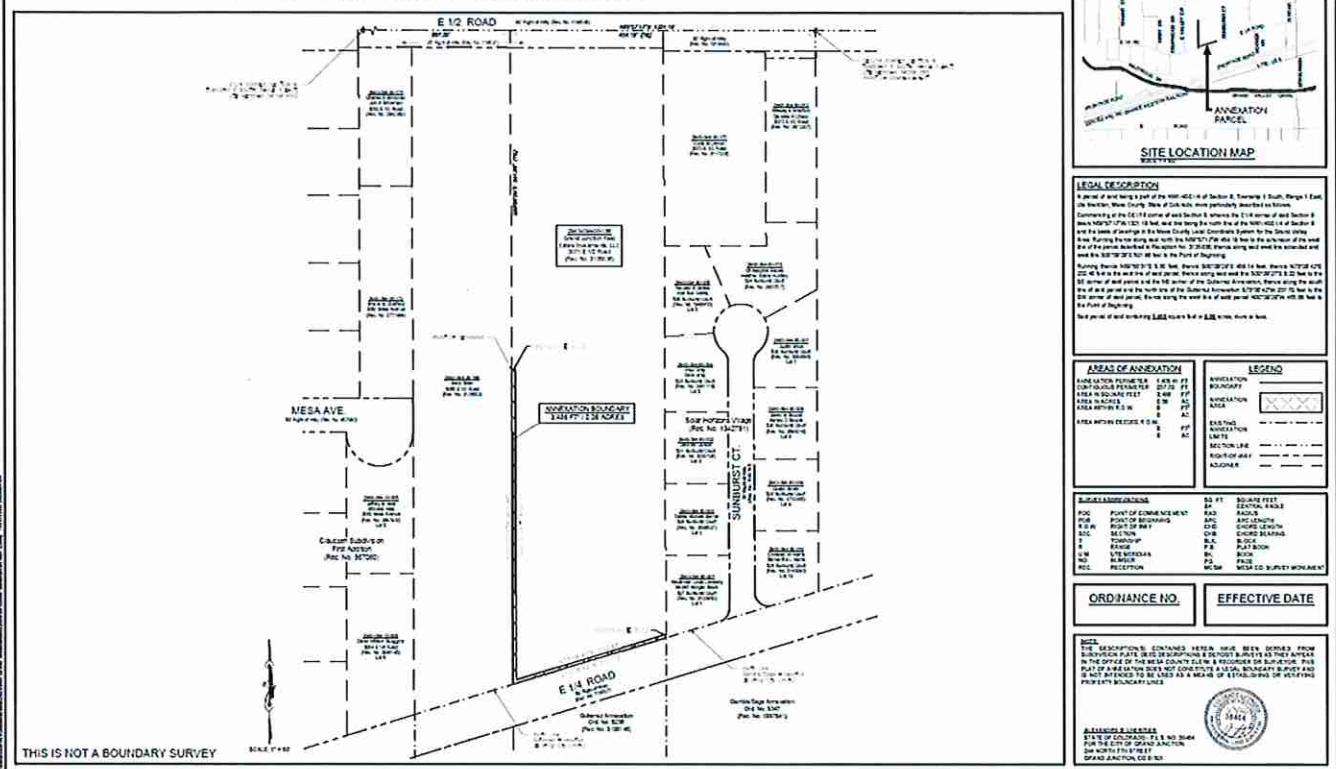
Selestina Sandoval
Selestina Sandoval
City Clerk



EXHIBIT A

FOX GROVE ANNEXATION NO. 1

Located in the Northwest Quarter of the Southeast Quarter (NW1/4SE1/4) Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON AN DEFECT IN THIS SURVEY WITHIN FIVE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON A DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THIS SURVEY.

DRAWN BY	ABR	DATE	11/20/08
REVIEWED BY	ABR	DATE	11/20/08
CHECKED BY	ABR	DATE	11/20/08

Grand Junction

**Engineering & Transportation
Department**

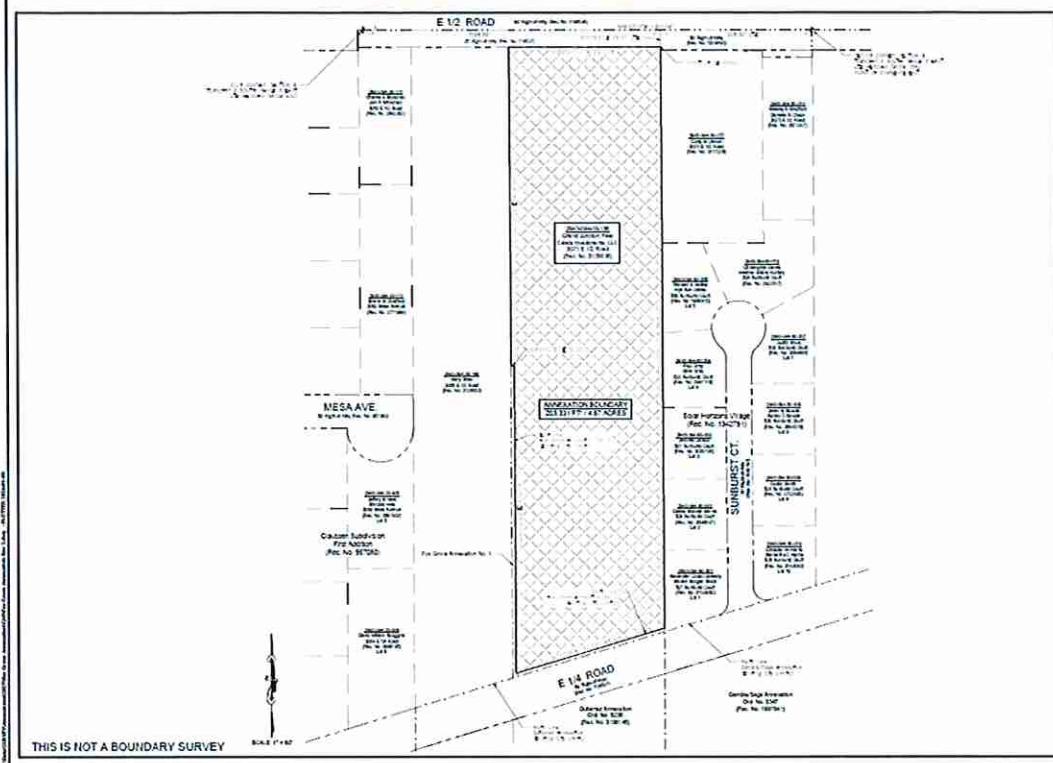
FOX GROVE ANNEXATION NO. 1

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EXHIBIT B

FOX GROVE ANNEXATION NO. 2

Located in the Northwest Quarter of the Southeast Quarter (NW1/4SE 1/4) Section 9, Township 1 South, Range 1 East, Ute Meridian, County of Mesa, State of Colorado



ANSWER

AREAS OF ANNEXATION		LEGEND	
ANNEXATION PERIMETER	2,797 FT	ANNEXATION	■
CONTRACTED AREA	20.330 FT ²	BOUNDARY	—
AREA IN SQUARE FEET	20,330 FT ²	SECTION LINE	—
AREA IN ACRES	4.87 AC	RIGHT-OF-WAY	—
AREA IN HECTARES	1.96 H	ADJACENCE	—
AREA IN HECTARES & AC	1.96 H 0 AC		
AREA WITHIN BOUNDARY	2,797 FT		
AREA WITHIN CONTRACTED AREA	20.330 FT ²		
AREA WITHIN DEEDS & BOUNDARY	2,797 FT		
AREA WITHIN DEEDS & CONTRACTED AREA	2,797 FT		

SURVEY INFORMATION	
PGC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
R.D.W.	RIGHT OF WAY
SEC.	SECTION
SHR.	SHRIMP
R.	RANGE
U.M.	U.S. METRIC A.R.
FT.	SQUARE FEET
AC.	ACRES
	GROSS ANGLE
	ROOKS
	CHORD
	CHORD LENGTH
	CHORD BEARING

ANSWER

NOTICE.
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION STAMPED HEREON.

EXAMINED BY ASL DATE 11/24/03
REVIEWED BY ASL DATE 12/23
CHECKED BY PSF DATE 12/23
APPROVED BY ASL DATE 12/24



The logo for the City of Grand Junction, Colorado. It features the word "Grand" in a large, bold, serif font, with "Junction" in a slightly smaller, bold, serif font to its right. Below "Junction" is the word "Colorado" in a smaller, bold, serif font. A thin, dark swoosh graphic starts under the "G" in "Grand" and curves down to the right, ending under the "o" in "Colorado". The entire logo is contained within a dark, horizontal rectangular border.

**Engineering & Transportation
Department**

FOX GROVE ANNEXATION NO. 2

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I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5303 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 7th of January, 2026, 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. 5303 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: January 10, 2026
Published: January 24, 2026
Effective: February 23, 2026

