

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
President of the Council

ATTEST:



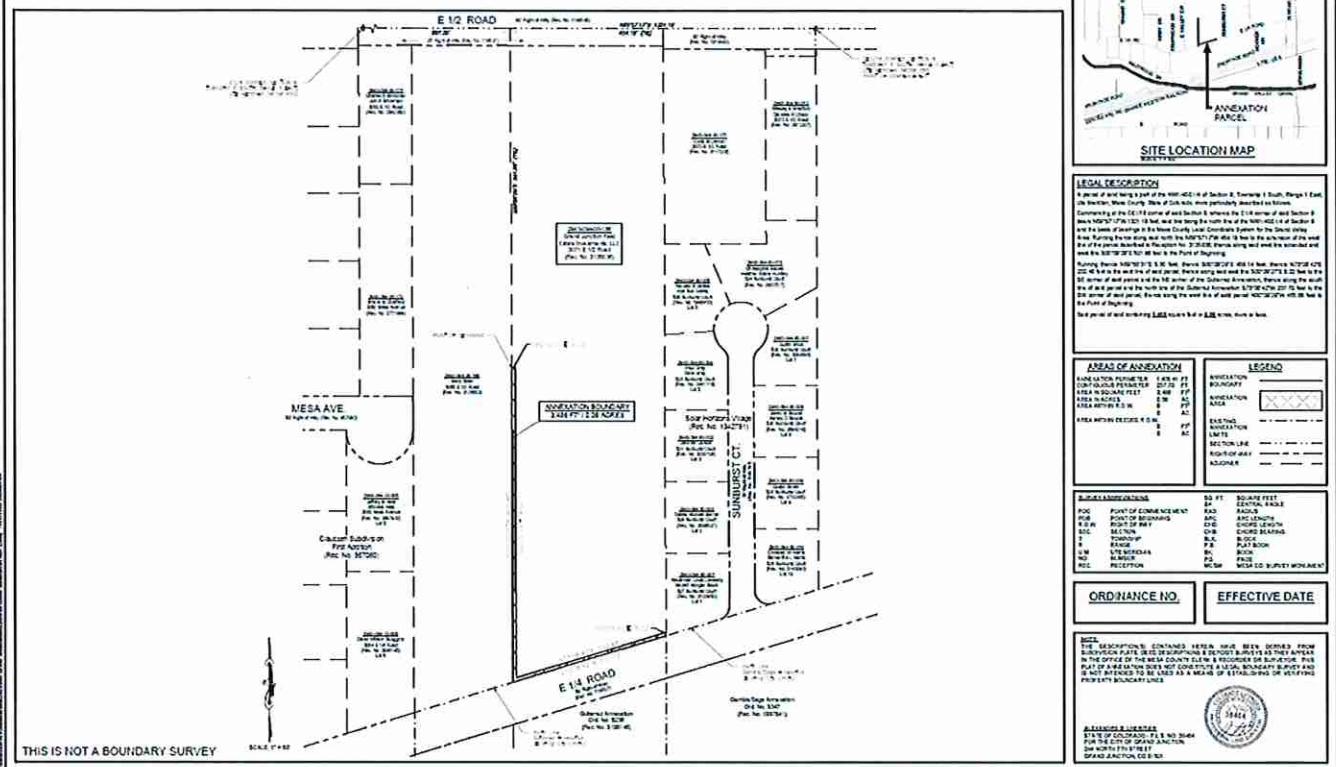
Selestina Sandoval
City Clerk



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 ANY DEFECT IN THIS SURVEY WITHIN THREE 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 THE CERTIFICATION BY THE SURVEYOR.

DRAWN BY ABL DATE 11/20/05 AB AB
REVIEWED BY ABL DATE 11/20/05 AB AB
DESIGNED BY ABL DATE 11/20/05 AB AB
APPROVED BY ABL DATE 11/20/05 AB AB
UNALI UNITS • U.S. SURVEY FOOT

City of
Grand Junction
COLORADO

**Engineering & Transportation
Department**

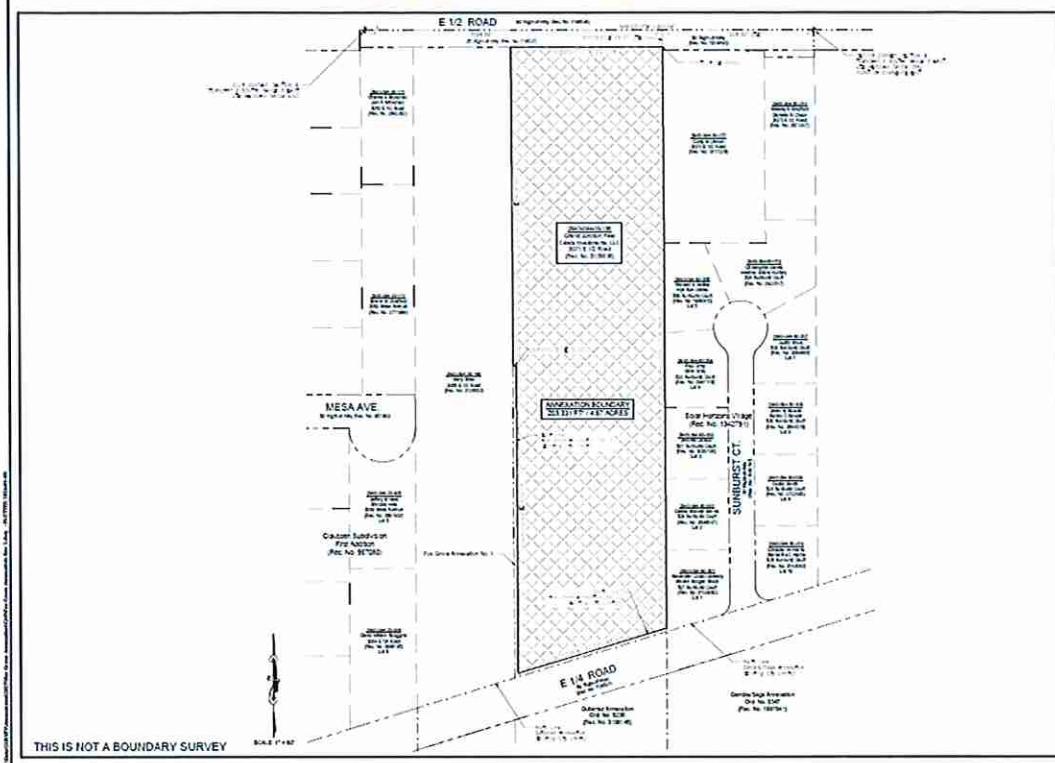
FOX GROVE ANNEXATION NO. 1

1 α 1

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 PERIOD	3/29/ FT	ANNEXATION	
CONTINUOUS PERIOD	3/29/ FT	BOUNDARY	
AREA IN SQUARE FEET	2033.0 FT ²	ANNEXATION AREA	
AREA WITHIN R.C. 81	0 FT	EXISTING ANNEXATION AREA	
AREA WITHIN DESIGN R.C.	0 FT	SECTION LINE	
		RIGHT-OF-WAY	
		ADJACENT	

SQUARE FEET	
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POA	POINT OF ARRIVAL
SEC.	SECTION
T	THROUGH
R	RIGHT
U.W.	UPWARD
U.S.	UPWARD
REC.	POSITION

ORDINANCE NO. 1 EFFECTIVE DATE

SEC. 1. THE DESCRIPTIONS STATED HEREIN HAVE BEEN DERIVED FROM INFORMATION PROVIDED BY THE MESA COUNTY CLERK & RECORDER OR SURVEYOR. THIS PLAN OF SUBDIVISION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS NOT TO BE USED AS A MEASURE OF EASEMENTS OR MEETING PROPERTY BOUNDARY LINES.

NOTICE
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION
BASED UPON AND DEDUCT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU
DISCOVERED OR SHOULD HAVE DISCOVERED THE DEFECTIVE PRODUCT.

SEARCHED BY AS DATE 12/22/05
SERIALIZED BY AS DATE 12/22/05
CHECKED BY AS DATE 12/22/05
ATTORNEY BY AS DATE 12/22/05



Grand Junction
COLORADO

**Engineering & Transportation
Department**

FOX GROVE ANNEXATION NO. 2

1 1

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

