

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5302

AN ORDINANCE ANNEXING TERRITORY TO THE  
CITY OF GRAND JUNCTION, COLORADO  
FOX GROVE ANNEXATION

LOCATED AT 3071 E 1/2 RD  
APPROXIMATELY 4.75 ACRES

**WHEREAS**, on the 21<sup>st</sup> day of January 2026, the City Council of the City of Grand Junction considered an amended petition for the annexation of the following described territory to the City of Grand Junction; and

**WHEREAS**, the City Council previously approved an original petition to establish land use jurisdiction control on December 17, 2025; and

**WHEREAS**, it was later determined that the area subject to such jurisdiction exceeded what was required; and

**WHEREAS**, a hearing on the amended petition was duly held after proper notice on the 21<sup>st</sup> 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:

**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 and depicted in Exhibits A and B Is and shall be duly and lawfully annexed to the City limits of Grand Junction.

**INTRODUCED** on first reading on the 21<sup>st</sup> day of January, 2026 and ordered published in pamphlet form.

**ADOPTED** on second reading the 21<sup>st</sup> day of January 2026 and ordered published in pamphlet form.

*Cody Kennedy*

Cody Kennedy  
President of the City Council

Attest:

*Selestina Sandoval*  
Selestina Sandoval  
City Clerk



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5302 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 21<sup>st</sup> 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 21<sup>st</sup> of January 2026, at which Ordinance No. 5302 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 26<sup>th</sup> day of January 2026.



\_\_\_\_\_  
Deputy City Clerk

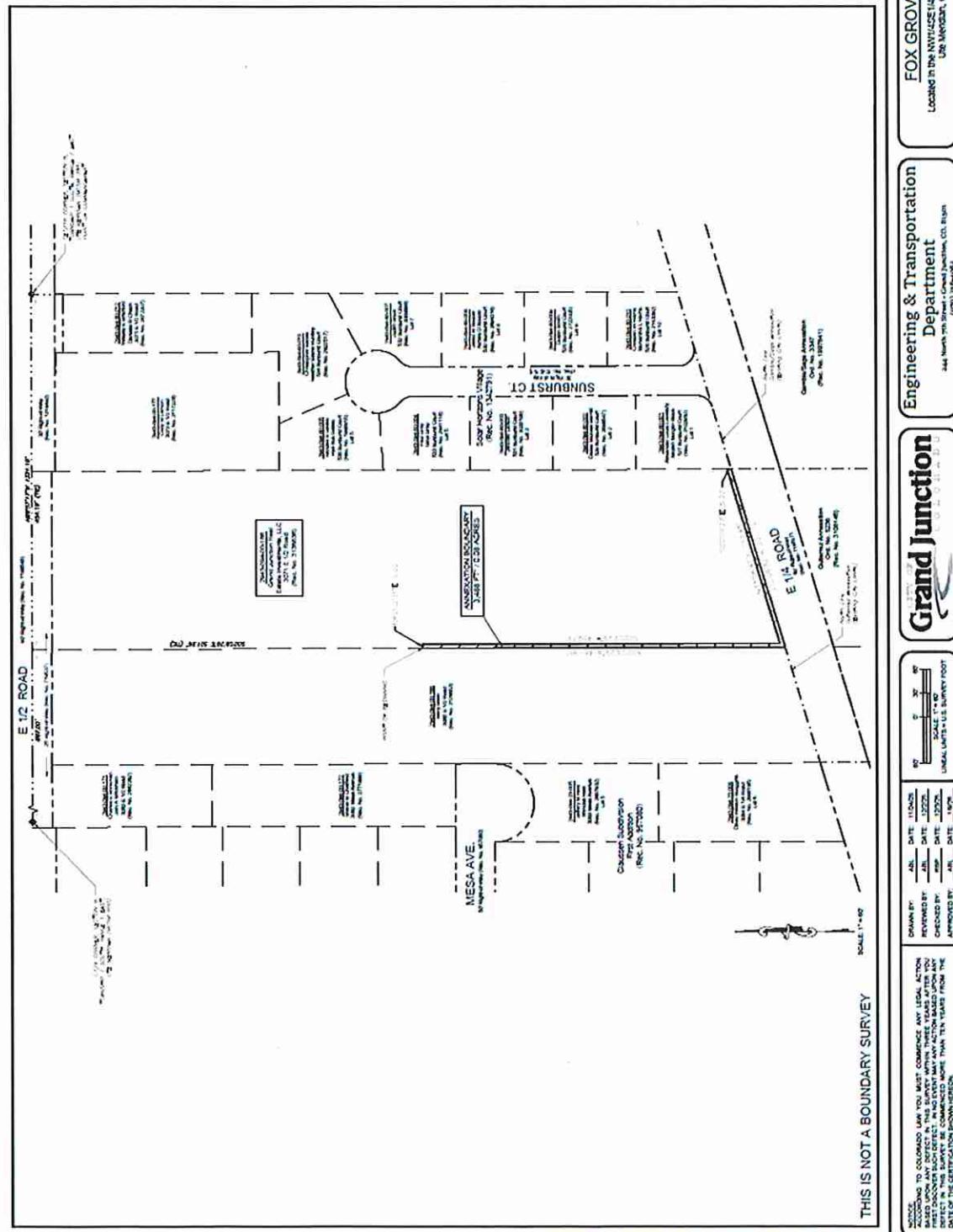
Published: January 10, 2026  
Published: January 24, 2026  
Effective: February 23, 2026



## EXHIBIT A

### FOX GROVE ANNEXATION NO. 1

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

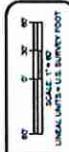


<b>SITE LOCATION MAP</b>	<b>ANNEXATION PARCEL</b>
<b>LEGAL DESCRIPTION</b>	<b>DESCRIPTION</b>
<b>AREA OF ANNEXATION</b>	<b>LEGEND</b>
<b>ORDINANCE NO.</b>	<b>EFFECTIVE DATE</b>

FOX GROVE ANNEXATION NO. 1  
Located in the Northwest Quarter of Section 9, Township South, Range 1 East,  
Ute Menden, County of Mesa, State of Colorado

Engineering & Transportation  
Department

Grand Junction

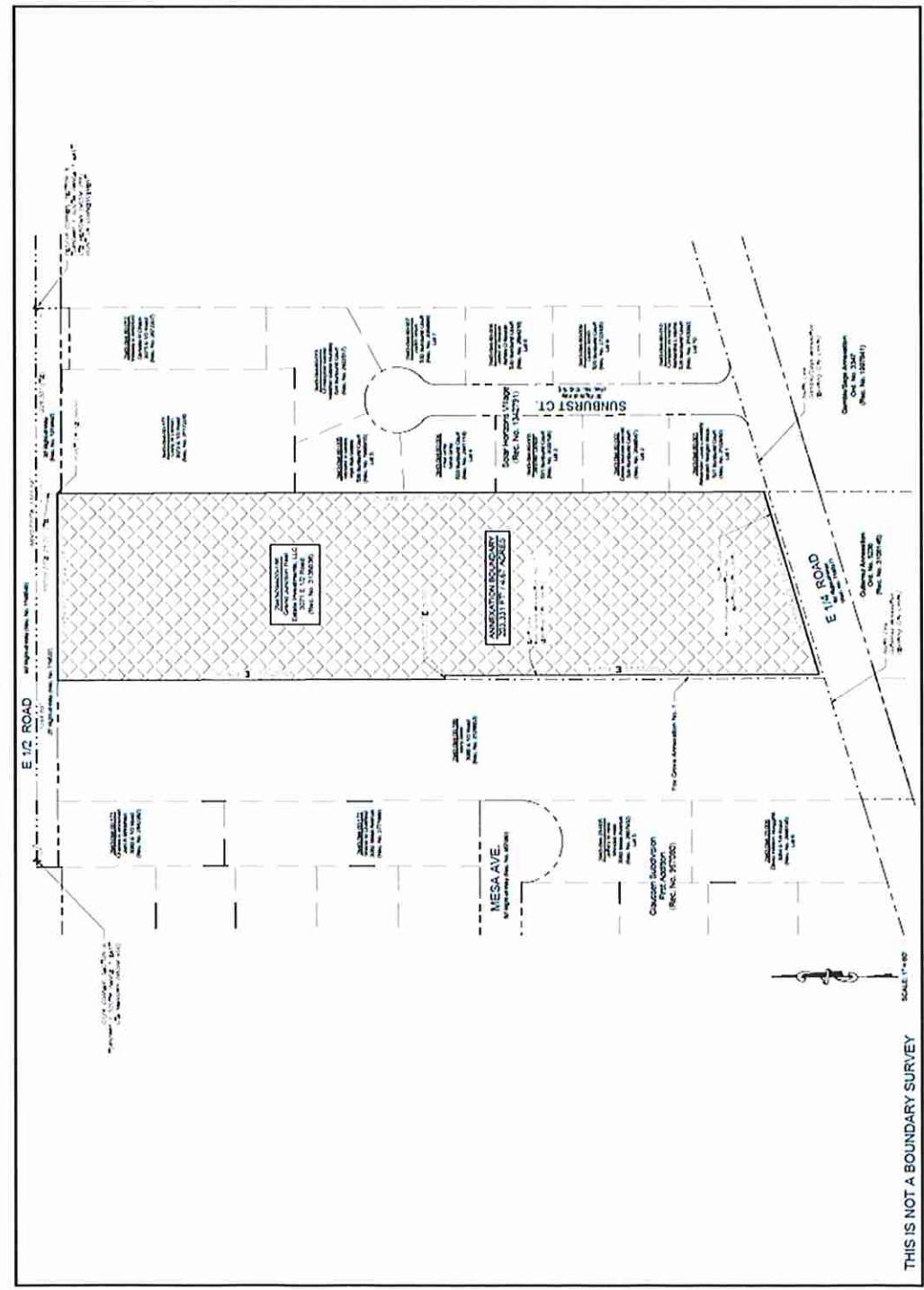


NOTICE:  
24 MONTHS FROM THE DATE OF THIS DOCUMENT, IF YOU HAVE COMPLETED ANY LEGAL ACTION  
REGARDING ANY PROPERTY OWNED BY THE CITY, AND SUCH ACTION HAS NOT BEEN  
SETTLED OR DEFENDED, THE CITY MAY FILE ANY ACTION BASED UPON ANY  
ACT OR OMISSION WHICH HAS BEEN COMMENCED MORE THAN 24 MONTHS FROM THE  
DATE OF THIS DOCUMENT.

## 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 Menden, County of Mesa, State of Colorado



CHARTER BY:	AB.	DATE:	12/08/08
PRINTED BY:	AB.	DATE:	12/08/08
CHECKED BY:	AB.	DATE:	12/08/08
APPROVED BY:	AB.	DATE:	12/08/08

FOX GROVE ANNEXATION NO. 2	
Located in the Northwest Quarter of Section 9, Township 1 South, Range 1 East, Ute Menden, County of Mesa, State of Colorado	
Engineering & Transportation	244 North 20th Street, Grand Junction, CO 81501 (970) 242-1200

1 of 1
--------