

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 ½ RD
APPROXIMATELY 4.75 ACRES**

WHEREAS, on the 21st 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 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:

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 21st day of January, 2026 and ordered published in pamphlet form.

ADOPTED on second reading the 21st 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 21st 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. 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 26th day of January 2026.


Deputy City Clerk

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



FOX GROVE ANNEXATION NO. 2

[illegible][illegible]

LEGEND	
ANNEALING	SECTION LINE
BOUNDARY	RIGHT-OF-WAY
ANNEALING	ADJUSTER
AREA	
EXISTING	
SECTION	
LIMITS	
SECTION LINE	
RIGHT-OF-WAY	
ADJUSTER	

POINT	POINT OF BEGINNING	PT	SQUARE FEET
POB	POINT OF BEGINNING	AC	ACRES
R.O.W.	RIGHT OF WAY	JR	CENTRAL ANGLE
SEC	SECTION	PLD	RADIUS
T	TOWNSHIP	ARC	ARC LENGTH
R	RANGE	CHC	CHORD LENGTH
U	UTAHIAN	CHB	CHORD BEARING
M	METRIC	MCB	MONUMENT
SEC	SECTION		

ORDINANCE NO.	EFFECTIVE DATE
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NOTE: THE DESCRIPTIONS CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK, A RECORDER OF SURVEYS. THIS PLAT OF AMMUNITION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.



LUTHERS B. LUTHERS
 STATE OF COLORADO - P.L.S. NO. 3048
 FOR THE CITY OF GRAND JUNCTION
 204 NORTH 7TH STREET
 GRAND JUNCTION, CO 81501

FOX GROVE ANNEXATION NO. 2
 Located in the NW1/4 of Section 9, Township 1 South, Range 1 East,
 T1S, R1E, County of Weld, State of Colorado

Engineering & Transportation Department



CREATED BY:	ABL	DATE	11/24/05
REVIEWED BY:	ABL	DATE	12/07/05
ON-CHECKED BY:	BSF	DATE	12/07/05

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 SURVEY.

THIS IS NOT A BOUNDARY SURVEY