

**NOTICE OF HEARING  
ON PROPOSED ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION, COLORADO**

**NOTICE IS HEREBY GIVEN** that at a regular meeting of the City Council of the City of Grand Junction, Colorado, held on the 20<sup>th</sup> day of May, 2026, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 40-26**

**A RESOLUTION  
REFERRING A PETITION TO THE CITY COUNCIL  
FOR THE ANNEXATION OF LANDS  
TO THE CITY OF GRAND JUNCTION,  
COLORADO, SETTING A HEARING ON SUCH  
ANNEXATION, AND EXERCISING LAND USE  
CONTROL**

**MONUMENT VISTAS  
ANNEXATION**

**APPROXIMATELY 41.09  
ACRES  
LOCATED AT 888 21 ROAD**

WHEREAS, on the 20<sup>th</sup> day of May, 2026, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following property situated in Mesa County, Colorado, and described as follows:

**MONUMENT VISTAS ANNEXATION**

A parcel of land described in a deed filed at Reception Number 3065623 and a portion of the right of way dedicated on Quarter Circle Ranch Simple Land Division same as recorded at Reception Number 1819228, located in the Northwest Quarter of the Northwest Quarter (NW1/4NW1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW1/4SW1/4) of Section 24, Township 1 North, Range 2 West, Ute Meridian, Mesa County, Colorado being more particularly described as follows:

Beginning at the Southwest corner of said NW1/4NW1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"E based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"E a distance of 1321.38 feet to said Northwest corner of Section 25; thence N00°08'50"E along the west line of said Southwest Quarter of Southwest Quarter (SW1/4SW1/4) of Section 24 30.00 feet to the north line of the I Road Right of Way dedicated on said Quarter Circle Ranch Simple Land Division; thence S89°52'05"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW1/4SW1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW1/4NW1/4 of Section 25; thence S00°00'23"W a distance of 1321.24 feet along the east line of said NW1/4NW1/4 a portion of said east line being the west boundary of Northwest GJ Annexation No. 2 (Ordinance Number 4333) to the Southeast corner of said NW1/4NW1/4 of Section 25;

thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW1/4NW1/4 of Section 25 a portion of said south line being a portion of the north line of Northwest GJ Annexation No. 1 (Ordinance Number 4332) and the north line of Kapushion Annexation No. 3 (Ordinance Number 4330) to the Point of Beginning.

Said parcel contains 41.09 Acres (1,789,835 Square Feet) more or less, as described

WHEREAS, the Council has found and determined that the petition complies substantially with the provisions of the Municipal Annexation Act and a hearing should be held to determine whether or not the lands should be annexed to the City by Ordinance;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

1. That a hearing will be held on the 15<sup>th</sup> day of July, 2026, in the City Hall auditorium, located at 250 North 5<sup>th</sup> Street, City of Grand Junction, Colorado, at 5:30 PM to determine whether one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; whether a community of interest exists between the territory and the city; whether the territory proposed to be annexed is urban or will be urbanized in the near future; whether the territory is integrated or is capable of being integrated with said City; whether any land in single ownership has been divided by the proposed annexation without the consent of the landowner; whether any land held in identical ownership comprising more than twenty acres which, together with the buildings and improvements thereon, has an assessed valuation in excess of two hundred thousand dollars is included without the landowner's consent; whether any of the land is now subject to other annexation proceedings; and whether an election is required under the Municipal Annexation Act of 1965.
2. Pursuant to the State's Annexation Act, the City Council determines that the City may now, and hereby does, exercise jurisdiction over land use issues in the said territory. Requests for building permits, subdivision approvals and zoning approvals shall, as of this date, be submitted to the Community Development Department of the City.

ADOPTED the 20<sup>th</sup> day of May, 2026.

*Laurel Lutz*

Laurel Lutz  
President of the City Council

Attest:

*Selestina Sandoyal*  
Selestina Sandoyal  
City Clerk



**NOTICE IS FURTHER GIVEN** that a hearing will be held in accordance with the Resolution on the date and at the time and place set forth in the Resolution.

  
Selestina Sandoval  
City Clerk

<i><b>DATES PUBLISHED</b></i>
<b>May 23<sup>rd</sup>, 2026</b>
<b>May 30<sup>th</sup>, 2026</b>
<b>June 6<sup>th</sup>, 2026</b>
<b>June 13<sup>th</sup>, 2026</b>