

**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 3rd day of June 2026, the following Resolution was adopted:

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 48-26

**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**

BENNETT ANNEXATION

**APPROXIMATELY
18.96 ACRES
LOCATED AT THE SOUTHERN END OF 23 ROAD**

WHEREAS, on the 3rd day of June 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:

A parcel of land located in the SW1/4 of the NW1/4 of Section 17, Township 1 South, Range 1 West, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Beginning at the W1/4 of Section 17, whence the CW1/16 of Section 17 bears N89°54'43"E 1322.07 feet according to the Mesa County Local Coordinate System for the Grand Valley Area. Running thence along the west line of said Section 17 N00°02'39"W 527.27 feet; thence N89°55'24"E 199.86 feet; thence N00°03'32"W 146.83 feet to the south line of the Redlands First Lift Canal, as shown on Mesa County Survey Deposit 7040-24; thence along said south line the following seven (7) courses:

1. Along a non-tangent curve concave to the northwest 263.65 feet (Curve data: Radius = 225.00 feet, Delta = 67°08'13", Chord bears N47°43'22"E 248.82 feet)
2. Thence along a tangent curve concave to the south 191.31 feet (Curve data: Radius = 100.00 feet, Curve = 109°36'39", Chord bears N68°57'42"E 163.44 feet)
3. Thence S56°13'53"E 223.54 feet
4. Thence S49°55'24"E 179.16 feet
5. Thence S45°06'06"E 490.80 feet
6. Thence S37°19'22"E 162.46 feet
7. Thence S24°18'00"E 41.78 feet to the east line of the SW1/4NW1/4

Thence along said east line S00°03'38"W 145.10 feet to the CW1/16 of Section 17; thence along the south line of the SW1/4NW1/4 S89°54'43"W 1322.07 feet to the W1/4

corner of Section 17 and the Point of Beginning.

Said parcel contains 18.96 acres, 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 15th day of July 2026, in the City Hall auditorium, located at 250 North 5th 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 3rd day of June 2026.



Laurel Lutz
President of the Council

Attest:


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.


City Clerk



<i>DATES PUBLISHED</i>
June 6th, 2026
June 13th, 2026
June 20th, 2026
June 27th, 2026