

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 61-26

**A RESOLUTION ACCEPTING A PETITION
FOR THE ANNEXATION OF LANDS
TO THE CITY OF GRAND JUNCTION, COLORADO,
MAKING CERTAIN FINDINGS,
AND DETERMINING THAT PROPERTY KNOWN AS THE
BENNETT ANNEXATION**

**APPROXIMATELY 18.96 ACRES
LOCATED AT THE SOUTHERN END OF 23 ROAD IS ELIGIBLE FOR ANNEXATION**

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 situate in Mesa County, Colorado, and described as follows:

That the property situated in Mesa County, Colorado, and described to wit:

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, a hearing on the petition was duly held after proper notice on the 15th day of July 2026; and

WHEREAS, the Council has found and determined and does hereby find and determine that said petition is in substantial compliance with statutory requirements therefore, that one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City; that a community of interest exists between the territory and the City; that the territory proposed to be annexed is urban or will be urbanized in the near future; that the said territory is integrated or is capable of being integrated with said City; that no land held in identical ownership has been divided without the consent of the landowner; that no 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; and that no election is required under the Municipal Annexation Act of 1965.

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

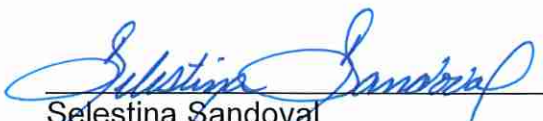
The said territory is eligible for annexation to the City of Grand Junction, Colorado, and should be so annexed by Ordinance.

ADOPTED the 15th day of July 2026.



Laurel Lutz
President of the Council

ATTEST:



Selestina Sandoval
City Clerk

