

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5332

**AN ORDINANCE ANNEXING TERRITORY TO THE
CITY OF GRAND JUNCTION, COLORADO
MONUMENT VISTAS ANNEXATION**

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

WHEREAS, on the 20th day of May 2026, the City Council of the City of Grand Junction considered a petition for the annexation of the following described territory to the City of Grand Junction; and

WHEREAS, a hearing on the petition was duly held after proper notice on the 15th day of July 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:

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"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W 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.

INTRODUCED on first reading on the 20th day of May 2026 and ordered published in pamphlet form.

ADOPTED on second reading the 15th day of July 2026 and ordered published in pamphlet form.



Laurel Lutz
President of the City Council

Attest:

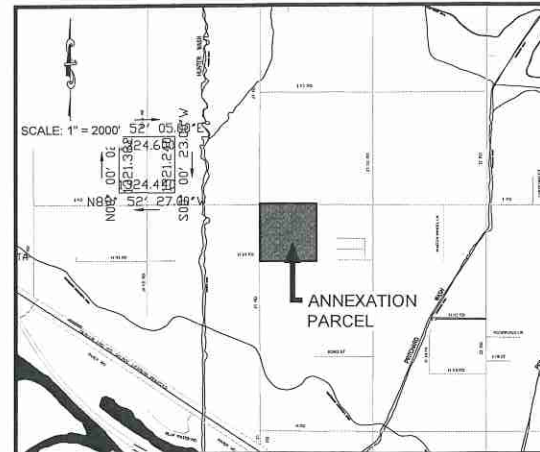


Selestina Sandoval
City Clerk



MONUMENT VISTAS ANNEXATION

NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24, TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN



SITE LOCATION MAP

LEGAL DESCRIPTION

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 (NW 1/4 NW 1/4) of Section 25 and the Southwest Quarter of the Southwest Quarter (SW 1/4 SW 1/4) 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 NW 1/4 NW 1/4 of Section 25 whence the Northwest corner of said Section 25 bears N00°00'02"W based on the Mesa County Local Coordinate System, GVA with all bearings contained herein relative thereto; thence N00°00'02"W 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 (SW 1/4 SW 1/4) 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°52'03"E along said north Right of Way line a distance of 1324.58 feet to a point on the east line of said SW 1/4 SW 1/4 of Section 24; thence S00°06'34"W along said east line a distance of 30.00 feet to the Northeast corner of said NW 1/4 NW 1/4 of Section 25; thence S00°07'23"W a distance of 1321.24 feet along the east line of said NW 1/4 NW 1/4 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 NW 1/4 NW 1/4 of Section 25; thence N89°52'27"W a distance of 1324.44 feet along the south line of said NW 1/4 NW 1/4 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 Kapushon 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.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	5,351.64 FT.
CONTIGUOUS PERIMETER	1,985.04 FT.
AREA IN SQUARE FEET	1,789,835 FT ²
AREA IN ACRES	41.09 AC.
AREA WITHIN R.O.W.	119,217 SQ. FT.
AREA WITHIN DEEDED R.O.W.	2.71 AC.
	39,736 SQ. FT.
	0.91 AC.

LEGEND

ANNEXATION BOUNDARY	
ANNEXATION AREA	
EXISTING CITY LIMITS	
EXISTING PARCEL LINE	
EXISTING R.O.W. LINE	
EXISTING SECTION LINE	

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	U.M.	UTE MERIDIAN
R.O.W.	RIGHT OF WAY	NO.	NUMBER
SEC	SECTION	REC.	RECEPTION
TOWNSHIP	TOWNSHIP	AC.	ACRES
R	RANGE		

ORDINANCE NO.

5332

EFFECTIVE DATE

08/17/2026

NOTE: THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS & DEPOSIT SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK & RECORDS. THIS PLAT OF ANNEXATION DOES NOT CONSTITUTE A LEGAL BOUNDARY SURVEY, AND IS NOT INTENDED TO BE USED AS A MEANS OF ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

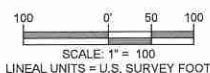
ALEXANDRE B. LHERITIER
STATE OF COLORADO - P.L.S. NO. 38464
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501



THIS IS NOT A BOUNDARY SURVEY

NOTICE: ACCORDING TO COLORADO LAW ANY LEGAL ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY MUST COMMENCE WITHIN THREE (3) YEARS AFTER THE DISCOVERY OF SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT FOUND IN THIS SURVEY BE COMMENCED MORE THAN TEN (10) YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

DRAWN BY: DJM DATE: 03/13/2026
REVIEWED BY: RBP DATE: 03/13/2026
CHECKED BY: ABL DATE: 03/13/2026
APPROVED BY: ABL DATE: 07/16/2026



Engineering & Transportation
Department
244 North 7th Street - Grand Junction, CO. 81501

MONUMENT VISTAS ANNEXATION
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25 and the
SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 24,
TOWNSHIP 1 NORTH, RANGE 2 WEST, UTE MERIDIAN

1 OF 1

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5332 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 20th of May, 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 15th of July 2026, at which Ordinance No. 5332 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 20th day of July 2026.



Deputy City Clerk

Published: May 23, 2026
Published: July 18, 2026
Effective: August 17, 2026

