

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5334

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

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

WHEREAS, on the 3rd day of June 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 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.

INTRODUCED on first reading on the 3rd day of June 2026 and ordered
published in pamphlet form.

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



Laural Lutz
President of the City Council

Attest:

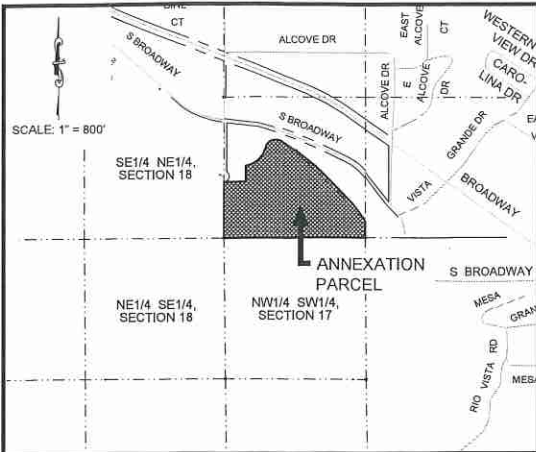


Selestina Sandoval
City Clerk



BENNETT ANNEXATION

Located in the SW1/4 NW1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO



SITE LOCATION MAP

LEGAL DESCRIPTION

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)
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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.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,893.83 FT.
CONTIGUOUS PERIMETER	1,849.35 FT.
AREA IN SQUARE FEET	826,088.94 SQ. FT.
AREA IN ACRES	18.96 AC.
AREA WITHIN R.O.W.	0 SQ. FT.
AREA WITHIN DEEDED R.O.W.	0 SQ. FT.

LEGEND

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

SURVEY ABBREVIATIONS

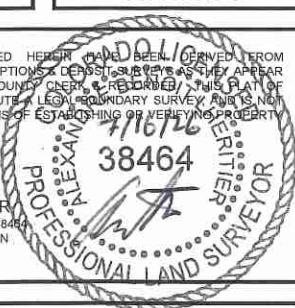
P.O.C.	POINT OF COMMENCEMENT	LC	LINE CHORD
P.O.B.	POINT OF BEGINNING	FT.	FEET
R.O.W.	RIGHT OF WAY	SQ. FT.	SQUARE FEET
SEC	SECTION	U.M.	UTE MERIDIAN
T	TOWNSHIP	NO.	NUMBER
R	RANGE	NT	NON TANGENT
RAD	RADIUS	REC.	RECEPTION
A	ARC LENGTH	AC.	ACRES
D	DELTA		

ORDINANCE NO.
5334

EFFECTIVE DATE
08/17/2026

NOTE: THE DESCRIPTION(S) CONTAINED HEREIN HAVE BEEN DERIVED FROM SUBDIVISION PLATS, DEED DESCRIPTIONS, AND SURVEYS AS THEY APPEAR IN THE OFFICE OF THE MESA COUNTY CLERK. THIS PLAN 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: 04/29/2026
REVIEWED BY: ABL DATE: 04/30/2026
CHECKED BY: ABL DATE: 05/08/2026
APPROVED BY: ABL DATE: 07/18/2026

100' 0' 50' 100'
SCALE: 1" = 100'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF
Grand Junction
COLORADO

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

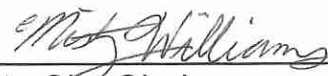
BENNETT ANNEXATION
Located in the SW1/4 NW1/4 SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 WEST, UTE MERIDIAN, MESA COUNTY, COLORADO

1 OF 1

I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5334 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 3rd of June, 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. 5334 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: June 6, 2026
Published: July 18, 2026
Effective: August 17, 2026

