

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. 88-26

**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**

**2911 D 1/2 ROAD
ANNEXATION**

**APPROXIMATELY 14.88
ACRES
LOCATED AT 2911 D 1/2 ROAD**

WHEREAS, on the 7th day of October 2026, a petition was referred to the City Council of the City of Grand Junction, Colorado, for annexation to said City of the following properties situated in Mesa County, Colorado, and described as follows:

2911 D 1/2 ROAD ANNEXATION

A parcel of land located in the E1/2NW1/4SW1/4 of Section 17, Township 1 South, Range 1 East, of the Ute Meridian, Mesa County, Colorado, more particularly described as:

Commencing at the SW1/16 corner of said Section 17, whence the W1/16 corner on the west line of said Section 17 bears S89°59'13"W as a basis of bearings, said point being the southwest corner of the Pear Park School Annexation No. 2 and also being the southwest corner of the Girardi Subdivision, running thence along the west line of Pear Park School Annexation No. 2 and Girardi Subdivision and the east line of the NW1/4SW1/4 N00°07'40"W 7.13 feet to the east end of the Davenport-Lurvey boundary line agreement recorded at Reception No. 3166882 and the Point of Beginning. Running thence along said Davenport-Lurvey boundary line agreement S89°24'56"W 79.21 feet to the Davenport-Ray boundary line agreement recorded at Reception No. 3166883; thence along said Davenport-Ray boundary line agreement the following two courses:

1. S89°21'27"W 235.20 feet
2. Thence S89°39'28"W 345.15 feet to the west line of said E1/2NW1/4SW1/4

Thence along said west line N00°10'46"W 898.77 feet to the southerly right-of-way of D 1/2 Road conveyed by Reception No. 2475041; thence along said southerly right-of-way the following three courses:

1. Along a non-tangent curve to the left 125.45 feet (Curve Data: Radius=430.00 feet, Delta=16°42'55", Chord bears N46°05'43"E 125.00 feet)
2. Thence N37°44'13"E 201.73 feet to a point of curve
3. Thence along said curve to the right 145.87 feet (Curve Data: Radius=370.00 feet, Delta=22°35'20", Chord bears N49°01'52"E 144.93 feet)

Thence leaving said southerly right-of-way S00°09'14"E 150.86 feet; thence N89°59'13"E 6.30 feet; thence S00°09'14"E 180.84 feet; thence S78°38'51"E 115.34 feet; thence N90°00'00"E 45.53 feet; thence N84°12'06"E 79.98 feet; thence N85°46'27"E 92.27 feet to the west line of Pear Park School Annexation No. 2; thence along said west line S00°07'40"E 894.99 feet to the Point of Beginning.

Said parcel contains 14.88 acres (648,173 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 16th day of December, 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 7th day of October 2026.

Laural Lutz

Laural Lutz
President of the Council

Attest:

Selestina Sandoval
Selestina Sandoval
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>DATES PUBLISHED</i>
November 14, 2026
November 21, 2026
November 28, 2026
December 5, 2026