

**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 21<sup>st</sup> day of October 2026, the following Resolution was adopted:

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 94-26**

**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**

**REDLANDS 360 NO. 2, 3, 4, AND 5 ANNEXATION**

**APPROXIMATELY 5 ACRES  
LOCATED ON EASTER HILL, SOUTH BROADWAY,  
23 ROAD, BROADWAY (STATE HWY 340) AND A  
PORTION OF ALCOVE DR IN THE REDLANDS**

WHEREAS, on the 21<sup>st</sup> 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:

**REDLANDS 360 NO. 2, 3, 4, AND 5 ANNEXATION**

**REDLANDS 360 ANNEXATION NO.2  
Legal Description**

A parcel of land located in the northeast quarter (NE 1/4) of Section 18, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Sixteenth Corner (NE 1/16) of said Section 18, whence the North Sixteenth corner on the East line of said Section 18 bears N89°57'37"E, a distance of 1,310.36 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence N11°38'32"E, a distance of 591.51 feet to a point on the easterly right-of-way of Easter Hill Drive, and the Point of Beginning;

Thence along said easterly right-of-way S40°26'15"W, a distance of 402.40 feet, to a northerly corner of the Redlands 360 Annexation (Ordinance No. 4944); thence continuing on said easterly right-of-way and annexation line, S40°26'15"W, a distance of 38.18 feet; thence continuing on said easterly right-of-way and annexation line, S44°02'15"W, a distance of 866.20 feet; Leaving said easterly right-of-way on the southerly right-of-way of Easter Hill Drive and said annexation line, N74°39'45"W, a distance of 57.00 feet; Thence leaving said southerly right-of-way and said annexation line, N44°02'15"E, a distance of 892.00 feet, along the westerly right-of-way of Easter Hill Drive; Thence continuing along said westerly right-of-way N40°24'39"E, a distance of 439.01 feet; Thence leaving said westerly right-of-way along the southerly right-of-way of South Broadway S49°33'45"E, a distance of 50.20 feet, to the Point of Beginning;

Said parcel of land CONTAINING 65,986 Square Feet or 1.52 Acres, more or less.

REDLANDS 360 ANNEXATION NO.3  
Legal Description

A parcel of land located in the northeast quarter (NE1/4) of the northeast quarter (NE1/4) of Section 18, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the North Sixteenth corner on the East line of said Section 18, whence the Northeast Sixteenth Corner (NE 1/16) of said Section 18 bears S89°57'37"W, a distance of 1,310.36 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the southerly line of said NE1/4 NE1/4, S89°57'37"W a distance of 473.04 feet to the Point of Beginning;

Thence along the southerly line of said NE1/4 NE1/4 of said section, also being the northerly line of the Redlands 360 Annexation (Ordinance No. 4944), S89°57'37"W, a distance of 38.51 feet; thence along the southwesterly right-of-way of South Broadway and the northerly line of said Redlands 360 Annexation (Ordinance No. 4944), N49°33'45"W, a distance of 592.43 feet; Leaving said southwesterly right-of-way, and said northerly line, N40°26'15"E, a distance of 25.00 feet; Thence S49°33'45"E, a distance of 621.72 feet, to the Point of Beginning;

Said parcel of land CONTAINING 15,177 Square Feet or 0.35 Acres, more or less.

REDLANDS 360 ANNEXATION NO.4  
Legal Description

A parcel of land, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 18, and the Northwest Quarter of the Northwest Quarter (NW1/4 NW1/4) of Section 17 of Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 18 whence the North Sixteenth Corner (N 1/16) on the east line of the northeast quarter of the northeast quarter (NE1/4 SE1/4) of said Section 18 bears S00°04'01"E, a distance of 1,319.48 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence along the East line of the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of said Section 18 S00°04'01"E, a distance of 268.10 feet, to a corner of the Davis Annexation (Ordinance No. 4154) and the Point of Beginning;

Thence along the Davis Annexation (Ordinance No. 4154), and along the easterly line of the 30.00 foot right-of-way dedicated at Reception Number 1808688, S00°04'01"E, a distance of 226.38 feet; thence continuing along said Davis Annexation leaving said westerly right-of-way, N89°19'10"E, a distance of 25.00 feet; Thence leaving said Davis Annexation line, S00°04'01"E, a distance of 560.39 feet; Thence S89°55'59"W, a distance of 2.00 feet; Thence N00°04'01"W, a distance of 558.37 feet; Thence S89°19'10"W, a distance of 25.00 feet; Thence N00°04'01"W, a distance of 226.40 feet; Thence S89°56'01"W, a distance of 28.00 feet, to point on the westerly right-of-way of 23 Road; Thence along said westerly right-of-way, N00°04'01"W, a distance of 2.00 feet, to the southeast corner of the Davis Annexation (Ordinance No. 4154), Thence along said Davis Annexation, N89°56'01"E, a distance of 30.00 feet, to the Point of Beginning.

Said parcel of land CONTAINING 1,680 Square Feet or 0.04 Acres, more or less.

REDLANDS 360 ANNEXATION NO.5  
Legal Description

A parcel of land, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 18, and the West Half of the Northwest Quarter (W1/2 NW1/4) of Section 17, of Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

Commencing at the Northeast Corner of said Section 18 whence the North Sixteenth Corner (N 1/16) on the east line of the Northeast Quarter (NE1/4) of said Section 18 bears S00°04'01"E, a distance of 1,319.48 feet using the Mesa County Local Coordinate System with all other bearings contained herein being relative thereto; thence S06°16'15"W, a distance of 271.76 feet, to a point on the westerly right-of-way of 23 Road, and the southwestern corner of the Redlands 360 Annexation No. 4, also being the Point of Beginning;

Thence along the Redlands 360 Annexation No. 4 the following six courses and distances, N89°56'01"E, a distance of 28.00 feet, S00°04'01"E, a distance of 226.40 feet; N89°19'10"E, a distance of 25.00 feet; S00°04'01"E, a distance of 558.37 feet; Thence N89°55'59"E, a distance of 2.00 feet; Thence N00°04'01"W, a distance of 560.39 feet; Thence leaving said Redlands 360 No. 4 Annexation N89°19'59"E, a distance of 2.25 feet, to a point on the easterly right-of-way of 23 Road; Thence along said easterly right-of-way the following six courses and distances, S00°48'37"E, a distance of 169.58 feet; Thence along the arc of 225.06 foot radius curve to the left for a distance of 116.50 feet, with a chord which bears S15°38'28"E, a distance of 115.20 feet, and a central angle of 29°39'27"; Thence along the arc of 43.00 foot radius curve to the left for a distance of 16.67 feet, with a chord which bears S39°21'21"E, a distance of 16.57 feet, and a central angle of 22°13'04"; Thence along the arc of 57.00 foot radius curve to the right for a distance of 18.10 feet, with a chord which bears S41°21'57"E, a distance of 18.02 feet, and a central angle of 18°11'23"; Thence S32°16'07"E, a distance of 27.52 feet; Thence along the arc of 214.00 foot radius curve to the right for a distance of 60.29 feet, with a chord which bears S24°11'53"E, a distance of 60.09 feet, and a central angle of 16°08'30", to a point on the northerly right-of-way of Alcove Drive; Thence along said northerly right-of-way, S89°47'06"E, a distance of 398.91 feet; Thence leaving said northerly right-of-way, S00°12'54"W, a distance of 50.03 feet, to a point on the southerly right-of-way of Alcove Drive; Thence along said southerly right-of-way, N89°47'06"W, a distance of 198.37 feet; Thence along the arc of 86.00 foot radius non-tangent curve to the left for a distance of 58.83 feet, with a chord which bears S39°54'53"W, a distance of 57.69 feet, and a central angle of 39°11'48"; Thence along the arc of 33.50 foot radius curve to the left for a distance of 30.85 feet, with a chord which bears S06°03'44"E, a distance of 29.77 feet, and a central angle of 52°45'39", to a point on the northerly right-of-way of Colorado State Highway 340 (Broadway); Thence along said Highway 340 the following three courses and distances, along the arc of a 637.50 foot radius curve to the right for a distance of 78.86 feet, with a chord which bears S64°34'30"E, a distance of 78.81 feet, and a central angle of 07°05'15"; Thence S61°01'53"E, a distance of 16.28 feet; Thence S68°33'55"E, a distance of 184.02 feet; Thence leaving said northerly right-of-way, S21°06'24"W, a distance of 80.00 feet, to a point on the southerly right-of-way of said Highway 340; Thence along said southerly right-of-way N68°33'55"W, a distance of

458.35 feet, to a point on the westerly right-of-way of 23 Road; Thence along said westerly right-of-way the following ten courses and distances, N89°47'06"W, a distance of 11.60 feet; Thence along the arc of 50.50 foot radius non-tangent curve to the left for a distance of 45.06 feet, with a chord which bears S53°56'09"W, a distance of 43.58 feet, and a central angle of 51°07'45"; Thence along the arc of 74.50 foot radius curve to the left for a distance of 31.00 feet, with a chord which bears S16°27'01"W, a distance of 30.78 feet, and a central angle of 23°50'37"; Thence along the arc of 599.00 foot radius curve to the left for a distance of 44.70 feet, with a chord which bears S02°23'30"W, a distance of 44.69 feet, and a central angle of 04°16'33"; Thence along the arc of a 599.05 foot radius curve to the left for a distance of 3.37 feet, with a chord which bears S00°41'06"W, a distance of 3.37 feet, and a central angle of 00°19'20"; Thence S00°04'01"E, a distance of 196.63 feet; Thence N89°47'21"W, a distance of 0.46 feet; Thence S00°04'07"E, a distance of 14.08 feet; Thence along the arc of 200.50 foot radius curve to the right for a distance of 77.65 feet, with a chord which bears S11°01'38"W, a distance of 77.17 feet, and a central angle of 22°11'27"; Thence along the arc of 227.50 foot radius curve to the right for a distance of 37.09 feet, with a chord which bears S26°47'38"W, a distance of 37.05 feet, and a central angle of 09°20'28"; To a point on the easterly line of the Redlands 360 Annexation (Ordinance No. 4944); Thence along said Redlands 360 Annexation N00°02'39"W, a distance of 123.01 feet, to the North 1/16 corner of said Sections 17 and 18; Thence continuing along said Redlands 360 Annexation S89°55'59"W, a distance of 12.00 feet, to the westerly right-of-way of 23 Road; Thence along said westerly right-of-way the following nine courses and distances, N00°04'01"W, a distance of 107.44 feet; Thence N45°04'07"W, a distance of 1.36 feet; Thence N00°23'22"W, a distance of 10.82 feet; Thence N44°30'34"E, a distance of 1.40 feet; Thence along the arc of 581.00 foot radius curve to the left for a distance of 33.04 feet, with a chord which bears N02°37'55"W, a distance of 33.04 feet, and a central angle of 03°15'31"; Thence N04°15'41"W, a distance of 75.30 feet; Thence along the arc of 149.00 foot radius curve to the left for a distance of 24.12 feet, with a chord which bears N08°53'54"W, a distance of 24.09 feet, and a central angle of 09°16'25"; Thence along the arc of 157.00 foot radius curve to the right for a distance of 25.42 feet, with a chord which bears N08°53'54"W, a distance of 25.39 feet, and a central angle of 09°16'34"; Thence along the arc of 389.00 foot radius curve to the left for a distance of 74.17 feet, with a chord which bears N09°43'22"W, a distance of 74.06 feet, and a central angle of 10°55'29", to a point on the southerly right-of-way of Colorado State Highway 340 (Broadway); Thence along said southerly right-of-way, S68°33'55"E, a distance of 41.97 feet; Thence leaving said southerly right-of-way N00°04'01"W, a distance of 85.98 feet; Thence N68°33'55"W, a distance of 158.82 feet; Thence N02°01'24"W, a distance of 1.69 feet, to the northerly right-of-way of Colorado State Highway 340 (Broadway); Thence along said northerly right-of-way the following nine courses and distances, along the arc of 992.50 foot radius non-tangent curve to the left for a distance of 12.30 feet, with a chord which bears S76°01'57"E, a distance of 12.30 feet, and a central angle of 00°42'36"; Thence N69°40'43"E, a distance of 7.19 feet; Thence S77°10'46"E, a distance of 15.39 feet; Thence S44°02'15"E, a distance of 7.19 feet; Thence S78°01'51"E, a distance of 2.37 feet; Thence along the arc of 149.00 foot radius curve to the left for a distance of 40.34 feet, with a chord which bears S85°51'56"E, a distance of 40.22 feet, and a central angle of 15°30'48"; Thence along the arc of 251.00 foot radius curve to the right for a distance of 18.86 feet, with a chord which bears N88°31'49"E, a distance of 18.86 feet, and a central angle of 04°18'22"; Thence along the arc of 247.50 foot radius curve to the left for a distance of 37.34 feet, with a chord which bears N86°21'46"E, a distance of 37.30 feet, and a central angle of 08°38'35"; Thence along the arc of 16.00 foot radius curve to the left for a distance of 12.70 feet, with a chord which bears

N59°18'36"E, a distance of 12.37 feet, and a central angle of 45°28'54", to a point on the westerly right-of-way of 23 Road; Thence along said westerly right-of-way the following six courses and distances, N00°04'01"W, a distance of 82.72 feet; Thence N17°56'50"W, a distance of 4.25 feet; Thence along the arc of 271.50 foot radius curve to the right for a distance of 81.20 feet, with a chord which bears N09°22'44"W, a distance of 80.90 feet, and a central angle of 17°08'11"; Thence N00°48'37"W, a distance of 14.63 feet; Thence S89°55'59"W, a distance of 15.42 feet; Thence N00°04'01"W, a distance of 390.88 feet, to the Point of Beginning.

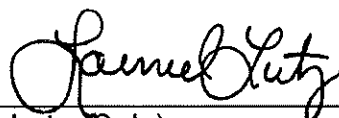
Said parcel of land CONTAINING 134,515 Square Feet or 3.09 Acres, more or less.

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 2nd day of December, 2026, in the City Hall auditorium, located at 250 North 5<sup>th</sup> 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 21st day of October 2026.

  
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Laurel Lutz (Cole)  
President of the Council

Attest:

  
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><b>DATES PUBLISHED</b></i> |
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| <b>October 31, 2026</b>       |
| <b>November 7, 2026</b>       |
| <b>November 14, 2026</b>      |
| <b>November 21, 2026</b>      |