To access the Agenda and Backup Materials electronically, go to the City of Grand Junction Website. To participate or watch the meeting virtually register for the GoToWebinar.

CITY COUNCIL AGENDA
WEDNESDAY, DECEMBER 2, 2026
250 NORTH 5TH STREET - AUDITORIUM
5:30 PM – REGULAR MEETING

Call to Order, Pledge of Allegiance, Moment of Silence

Presentations

2027 Calendar Artist Recognition

Public Comments

Individuals may comment during this time on any item except those listed under Public Hearings on this agenda.

The public has four options to provide Public Comments: 1) in person during the meeting, 2) virtually during the meeting (registration required), 3) via phone by leaving a message at 970-244-1504 until noon on Wednesday, December 2, 2026 or 4) submitting comments online until noon on Wednesday, December 2, 2026 by completing this form. Please reference the agenda item and all comments will be forwarded to City Council.

City Manager Report

Boards and Commission Liaison Reports

CONSENT AGENDA

The Consent Agenda includes items that are considered routine and will be approved by a single motion. Items on the Consent Agenda will not be discussed by City Council, unless an item is removed for individual consideration.

1. Approval of Minutes

a. Minutes of the November 5, 2026, Special Meeting/Executive Session

b. Minutes of the November 16, 2026, Special Meeting/Executive Session

c. Summary of the November 16, 2026, Workshop

d. Minutes of the November 18, 2026, Regular Meeting

2. Set Public Hearings

a. Quasi-judicial

i. Introduction of an Ordinance Amending the Comprehensive Plan Land Use Map of the City of Grand Junction for Approximately 6.74 Acres from Residential Medium to Mixed Use, Located in the Vicinity of 2911 D 1/2 Road, Said Parcel Containing No Address, (per Deed for the property, it was Previously Addressed as 2913 D 1/2 Road, Grand Junction, CO 81504), the parcel of Land Abuts 2911 D 1/2 Rd on the West, 29 1/4 Road on the East, (which was dedicated on the Girardi Subdivision plat), 2925 D 1/2 Road on the North, and Both 420 29 Road and 2926 D Road on the South (Tax ID #:2943-173-00-094), and Setting a Public Hearing for December 16, 2026

ii. Introduction of an Ordinance Zoning the 2911 D 1/2 Road Annexation to MU-2 (Mixed-Use Light Commercial), Located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a Parcel Containing No Address (per Deed for the Property, it was Previously Addressed as 2913 D 1/2 Road, Grand Junction, CO 81504) Abutting 2911 D 1/2 Road on the West, 29 1/4 Road on the East, (which was dedicated on the Girardi Subdivision Plat), 2925 D 1/2 Road on the North, and Both 420 29 Road and 2926 D Road on the South (Tax ID #:2943-173-00-094) and Setting a Public Hearing for December 16, 2026

iii. Introduction of an Ordinance for a Circulation Plan Amendment Located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a Parcel Containing No Address (per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504), Land Abuts 2911 D 1/2 Road on the West, 29 1/4 Road on the East, (which was dedicated on the Girardi Subdivision plat), 2925 D 1/2 Road on the North, and Both 420 29 Road and 2926 D Road on the South (Tax ID #:2943-173-00-094) and Setting a Public Hearing for December 16, 2026

3. Resolutions

a. A Resolution Renaming a Portion of 25 Road to Posse Court (SNC-2026-543)

b. A Resolution Approving the City's Participation in the National Opioid Settlement with Albertsons and Authorizing the City Manager to Sign the Subdivision Participation and Release Form

c. A Resolution Authorizing the City Manager to Submit a Grant Application for the Transportation Alternative Program (TAP) Grant Program for the Riverfront Trail Widening Broadway and Colorado River Project

REGULAR AGENDA

If any item is removed from the Consent Agenda by City Council, it will be considered here.

4. Public Hearings

a. Legislative

i. An Ordinance for Supplemental Appropriation

b. Quasi-judicial

i. A Resolution Accepting the Petition for Annexation of 5 Acres of Land and an Ordinance Annexing the Redlands 360 Annexations No. 2, 3, 4, and 5 Annexing Right-of-Way along Easter Hill, South Broadway, 23 Road, Broadway (State HWY 340) and portion of Alcove Dr in the Redlands

5. Non-Scheduled Comments

This is the opportunity for individuals to speak to City Council about items on tonight's agenda and time may be used to address City Council about items that were discussed at a previous City Council Workshop.

6. Other Business

7. Adjournment

Grand Junction City Council

Regular Session

Item #

Meeting Date: December 2, 2026

Presented By: Hannah Key, Interim Communications and Engagement Director

Department: City Manager's Office

Submitted By: Hannah Key

Information

SUBJECT:

2027 Calendar Artist Recognition

RECOMMENDATION:

For recognition only.

EXECUTIVE SUMMARY:

A recognition of the selected artists for the 2027 City Calendar.

BACKGROUND OR DETAILED INFORMATION:

The City of Grand Junction and the Commission on Arts and Culture selected the final photographs for the 2027 City Calendar. The calendar shares important information from the City of Grand Junction, which includes a letter from the Mayor and City Manager, a directory of city offices and services, and holidays. The City puts out a call for artists to submit their work to be selected as a final piece in the calendar, which is distributed to City residents. The photos in the 2027 calendar feature nature, cityscapes, and outdoor lifestyle here in Grand Junction.

The selected artists include: Brandon Hanson, Donna Fullerton, Rick Ahern, Nick Bietz, Leobardo Marin Rivera, Chris Adkinson, Nick Heinemann, Dean Brown, Jordan Wollman, Allie Calabrese, and Shiloh McGuffey.

Calendars will begin to arrive in residents' mailboxes soon and will continue to be delivered in time for the holidays.

FISCAL IMPACT:

There is no fiscal impact.

SUGGESTED MOTION:

n/a

Attachments

None

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL MEETING EXECUTIVE SESSION

City Hall Auditorium
November 5, 2026

Call to Order

Council President Pro Tem Van Dyke called the Special Meeting of the Grand Junction City Council to order at 4:22 p.m. on the 5th day of November 2026.

Councilmembers Robert Ballard, (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Council President Pro Tem Ben Van Dyke, and Council President Laurel Lutz (virtual) were present.

Colin Baenziger & Associates representative, Lynelle Klien, was also present.

Executive Session

Councilmember Nguyen moved, and Councilmember Kennedy seconded to convene into ***EXECUTIVE SESSION TO DISCUSS PERSONNEL MATTERS UNDER AND PURSUANT TO SECTION 24-6-402(4)(f)(I) C.R.S. OF THE OPEN MEETINGS LAW PERTAINING TO INTERVIEWS WITH CITY ATTORNEY APPLICANTS.***

It was a unanimous 7-0 vote to convene in Executive Session for the stated purpose.

Upon completion of the Executive Session, Councilmember Stout moved, and Councilmember Nguyen seconded to adjourn the Executive Session. The motion carried 7-0.

The Special Meeting was reconvened at 4:44 p.m.

Adjournment

There being no further business, the meeting adjourned at 4:45 p.m.

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Selestina Sandoval, MMC

City Clerk

GRAND JUNCTION CITY COUNCIL
MINUTES OF THE SPECIAL MEETING EXECUTIVE SESSION

City Hall Auditorium
November 16, 2026

Call to Order

Council President Pro Tem Van Dyke called the Special Meeting of the Grand Junction City Council to order at 2:32 p.m. on the 16th day of November 2026.

Councilmembers Robert Ballard, (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Anna Stout, Council President Pro Tem Ben Van Dyke, and Council President Laurel Lutz (virtual) were present.

City Clerk Selestina Sandoval and Colin Baenziger & Associates representative, Lynelle Klien, were also present.

Executive Session

Councilmember Kennedy moved, and Councilmember Beilfuss seconded to convene into ***EXECUTIVE SESSION TO DISCUSS/CONSIDER APPLICATIONS, RESUMES, QUALIFICATIONS OF CANDIDATES, AND THE PREVIOUSLY CONDUCTED INTERVIEWS OF CANDIDATES FOR CONSIDERATION OF APPOINTMENT/EMPLOYMENT FOR THE POSITION OF CITY ATTORNEY, A PERSONNEL MATTER UNDER AND PURSUANT TO C.R.S. SECTION 24-6-402(4)(f)(I).***

It was a unanimous 7-0 vote to convene in Executive Session for the stated purpose.

Upon completion of the Executive Session, Councilmember Stout moved, and Councilmember Beilfuss seconded, to adjourn the Executive Session. The motion carried 7-0.

The Special Meeting was reconvened at 3:16 p.m.

Adjournment

There being no further business, the meeting adjourned at 3:17 p.m.

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Selestina Sandoval, MMC

City Clerk

GRAND JUNCTION CITY COUNCIL WORKSHOP SUMMARY
November 16, 2026

Meeting Convened: 5:30 p.m. The meeting was held in person at the Fire Department Training Room, 625 Ute Avenue, and was live-streamed via GoTo Webinar.

City Councilmembers Present: Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen, Anna Stout, Ben Van Dyke, and Mayor Laurel Lutz.

Staff present: City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Deputy City Manager Kimberly Bullen, Chief Financial Officer Jay Valentine, Assistant to the City Manager Johnny McFarland, Deputy City Clerk Misty Williams, and City Clerk Selestina Sandoval.

1. Discussion Topics

a. HomewardBound Funding Request

Key Points:

- City Manager Mike Bennett provided an update on HomewardBound's funding request and outlined plans for additional discussions with the organization.
- Staff will evaluate proposed performance measures, including permanent housing placements, shelter utilization, case management outcomes, returns to homelessness, community impacts, and financial accountability.
- Council expressed concerns about the proposed pay-for-performance funding model, particularly:
  - Limited housing availability affecting placement outcomes.
  - Ensuring accurate tracking of placements and avoiding duplication with other service providers.
  - Potential financial instability during periods of lower placement activity.
- Council requested additional information regarding HomewardBound's overall funding gap, potential North Avenue property sale, medical respite services, regional funding contributions, and expectations for ongoing annual support.
- City Manager Bennett clarified that the request is not included in the proposed operating budget and that any potential funding would need to come from limited one-time resources.

b. Council Norms of Conduct Review

Key Points:

- City Manager Bennett and Assistant to the City Manager Johnny McFarland presented a preliminary norms of conduct document developed following Council's previous CIRSA training.

- The draft includes guiding principles, behavioral expectations, Council and staff relationships.
- Council emphasized the importance of establishing meaningful accountability measures before finalizing the document.
- Members discussed balancing respectful, efficient meetings with the ability of individual Councilmembers to express differing opinions and exercise their rights.
- Additional considerations included factual accuracy during Council discussions, expectations for interactions with staff, and maintaining productive discussions while respecting majority decisions.
- Council supported a facilitated follow-up discussion, preferably with the CIRSA representative who conducted the original training.
- Legal guidance will be provided regarding potential enforcement mechanisms and limitations under the City Charter and applicable law.

c. Boards and Commissions Bylaws

Key Points:

- Staff presented a proposed standardized bylaws template to address inconsistencies among internal Council-created boards and commissions.
- Identified areas included membership qualifications, term lengths, vacancies, Council and staff responsibilities, meeting recordings, and bylaw amendment procedures.
- Council Liaison Roles: Council generally supported having Councilmembers serve as nonvoting liaisons to advisory boards, facilitating communication while minimizing potential conflicts of interest.
- Staff Responsibilities: Council supported clarifying staff representatives' responsibilities, including providing technical expertise and administrative guidance while maintaining appropriate operational boundaries.
- Meeting Recordings: Council reaffirmed its previous direction that board and commission meetings be recorded and made accessible to the public.
- Bylaw Amendments: Council discussed establishing timelines for submitting proposed amendments and ensuring Council consideration and approval before changes take effect.
- Appointments and Vacancies: Staff identified opportunities to streamline appointment procedures, partial terms, and interview schedules. Council agreed that the broader appointment process warranted a separate discussion.

2. Council Communication

Key Points:

- Councilmember Kennedy discussed cleanup efforts along the Colorado River corridor and expressed interest in improving riverfront accessibility, recreation, and long-term maintenance.

- City Manager Bennett indicated that staff would explore opportunities with Parks and Recreation and community partners, including potential grant funding.
- Council acknowledged that future discussions regarding riverfront improvements and related priorities may be appropriate.

3. Next Workshop Topics

- City Manager Bennett reviewed upcoming workshop topics, including opportunities to improve workshop efficiency and make more effective use of Council's time.
- Staff proposed holding a public discussion regarding automated license plate readers (ALPRs) during the December 16 regular Council meeting.
    - The proposed format would include an overview from Police Chief Smith regarding the technology, department policies, and public safety applications, followed by public comment and Council discussion.
    - Council generally supported the proposed format, emphasizing adequate public notification and an organized process for addressing questions and concerns.
- Additional upcoming discussions included development and housing project updates.

4. Other Business

a. Downtown Development Authority/Business Improvement District Interview Team Selections

- The interview team reported its recommendations following interviews for two board vacancies.

b. Historic Preservation Board Interview Team

- Councilmember Beilfuss and Nguyen will serve as the interview team for the Historic Preservation Board.
- Mayor Lutz and Councilmember Beilfuss will serve as the interview team for the Commission on Arts and Culture.

5. Adjournment

There being no further business, the workshop was adjourned at 7:32 p.m.

Grand Junction City Council

Minutes of the Regular Meeting

November 18, 2026

Call to Order, Pledge of Allegiance, Moment of Silence

The City Council of the City of Grand Junction convened into regular session on the 18th day of November, at 5:30 p.m. Those present were Councilmembers Robert Ballard (virtual), Scott Beilfuss, Cody Kennedy, Jason Nguyen (virtual), Anna Stout, Ben Van Dyke, and Council President Laurel Lutz.

Also present were City Manager Mike Bennett, Interim City Attorney Jeremiah Boies, Chief Financial Officer Jay Valentine, Principal Planner Shawn Hill, General Services Director Jerod Timothy, Planning Manager Thomas Lloyd, City Clerk Selestina Sandoval, and Deputy City Clerk Krystle Koehler.

Council President Lutz called the meeting to order and led the audience in the Pledge of Allegiance, followed by a moment of silence.

Appointments

Appointments to the Downtown Development Authority/Downtown Business Improvement District

Councilmember Van Dyke moved, and Councilmember Kennedy seconded, to appoint Nicole Wolf to the Downtown Development Authority/Downtown Business Improvement District for a partial term expiring June 30, 2029, and to appoint Jeff Franklin for a partial term expiring June 30, 2027. Motion carried by a unanimous 6-0 voice vote. Councilmember Nguyen was not yet online.

Councilmember Nguyen joined the meeting virtually at 5:36 p.m.

Public Comments

Public comments were heard from Pamela Salazar, Kari Kjerstad, Sarah Schoening, Paul Mansur, Melissa Kaminski, Diane Gordon, Jan Roth, Sandy Clark, Martha Berry, Rob Zeis, Mary Cross, Ann Martinez, Ken Soapy, Jesse Miltier, Mercedes Borman, Rhonda Bates, Karl Doege and Quinn Miller.

City Manager Report

City Manager Mike Bennett provided an update confirming that a discussion of all camera types [all brands of automatic license plate readers] will take place at the upcoming December 16th City Council meeting.

Boards and Commission Liaison Reports

Councilmember Beilfuss provided updates on the Transportation Committee and shared that the Business Incubator Holiday Fair will take place on Friday evening.

Councilmember Kennedy reported on the Grand Junction Regional Airport Authority and Museums of Western Colorado.

Councilmember Van Dyke reported that the Business Incubator Holiday Fair will take place Friday evening from 4:00 to 7:00 p.m., the Downtown Development Authority will host the Downtown Tree Lighting on November 21 from 5:00 to 7:00 p.m. and the annual Parade of Lights is scheduled for December 5 at 5:00 p.m.

Councilmember Stout reported on the Forestry Board and the Parks and Recreation Board.

CONSENT AGENDA

1. Approval of Minutes

a. Minutes of the November 4, 2026, Regular Meeting

2. Set Public Hearings

a. Legislative

i. Introduction of an Ordinance for Supplemental Appropriation Regarding Solid Waste, Golf, and Parking and Setting Public Hearing for December 2, 2026

3. Resolutions

a. Resolutions Levying Taxes for the Year 2026 in the City of Grand Junction, Colorado and the Downtown Development Authority

b. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2027 **- MOVED TO THE REGULAR AGENDA**

c. Resolutions Allocating Certain Property Tax and Sales Tax Revenues for the Grand Junction Downtown Development Authority and for Certification of Property Tax Distribution Percentages to the County Assessor

d. A Resolution Authorizing a Colorado Water Plan Grant Application for the Juniata Reservoir Storage Enlargement Design, Committing City Matching Funds, and Authorizing a Matching-Funds Commitment Letter

e. Resolution Supporting the Grant Application for a Department of Local Affairs (DOLA) Energy Impact Assistance Fund Grant (EIAF) for design costs related to the Grand Junction Police Annex Facility

4. Other Action Items

a. Downtown Grand Junction Business Improvement District's 2027 Operating Plan and Budget

b. Horizon Drive Business Improvement District's 2027 Operating Plan and Budget

Councilmember Stout moved, and Councilmember Kennedy seconded to adopt Consent Agenda Items 1-4, excluding item 3.b. Motion carried by a unanimous voice vote.

REGULAR AGENDA

3.b. A Resolution Adopting Rates, Fees, and Charges Effective January 1, 2027

Recommended changes to rates, fees, and charges were presented at the October 26 Council Budget Workshop and the September 17 Joint Persigo Sewer Budget Workshop. Rate changes are in accordance with the financial plans and rate studies conducted and approved for each operation. The City operates its Water, Irrigation, Sewer, Solid Waste and Recycling, and Parking operations as enterprise funds. Rates and fees in enterprise operations are planned for and set to generate sufficient revenue to cover the cost of operations, maintenance, and capital while maintaining minimum reserves. City Council reviews rates every year for adoption with the final budget. Rates for these services are competitive with other similar service providers in the state and are among the lowest in the Grand Junction area. Rates are developed using a 10-year financial forecast model that includes operating expenses and anticipated capital needs over the 10-year period. The model is updated as more accurate information becomes available throughout the year, and rate changes can be spread over several years to

minimize annual increases. Small increases each year are preferred to large step increases.

City Manager Mike Bennett and Chief Financial Officer Jay Valentine gave a brief overview and were available to answer questions from Council.

Councilmember Stout moved, and Councilmember Van Dyke seconded to adopt Resolution No. 101-26, a resolution adopting rates, fees, and charges for Water, Irrigation, Wastewater, Graywater, Solid Waste, Recycling, and Parking. Motion carried by unanimous voice vote.

Council took a short break at 6:31 p.m.

Council resumed at 6:45 p.m.

5.a.i. Presentation, Second Reading, and Public Hearing of the Appropriation Ordinance for the 2027 Budget

The Budget is the highest expression of City Council policy and decision-making and reflects the City of Grand Junction's continued commitment to aligning financial resources with the strategic vision established by the City Council. Guided by the five pillars of the Strategic Framework, the Budget takes a "One GJ" Citywide approach to addressing a structural deficit while protecting the core services the community relies on. The Budget continues to invest in public safety personnel and equipment, ensuring the protection of our community remains a top priority, and advances the City's efforts to enhance transparency and improve service delivery efficiencies. The five pillars of the Strategic Framework include (1) Core Services, (2) Housing, (3) Fiscal Policy & Position, (4) Government Transparency & Accountability, and (5) Government Efficiency.

The 2027 Recommended Budget totals $319.5 million, which is an increase of $3.0 million, less than 1% from the 2026 Adopted Budget of $316.5 million. While the increase is small, its makeup has shifted. Capital spending decreased by $20.9 million, primarily due to the completion of the Community Recreation Center (CRC) and lower Transportation Capacity project spending, partially offset by the start of Phase II of the Persigo Wastewater Treatment Plant expansion. This decrease is offset by a $13.9 million increase in labor, reflecting new public safety positions, the first full year of operations at the CRC, and compounding wage and benefit costs. Operating costs increased by $6.4 million and debt service increased by $3.7 million, predominantly in the enterprise funds.

The 2027 Budget addresses a structural deficit in the General Fund driven primarily by growth in labor costs and health insurance. The Budget closes the gap through department reductions that are sustainable long-term strategies, some of which reduce service levels. The General Fund supplement to the First Responder Fund serves as a bridge rather than a permanent solution, and 2027 is projected as the final year the First Responder Fund has a fund balance available to draw on.

The Budget includes the planned use of General Fund reserves totaling $2,763,460, of which $2,301,960 supports the First Responder Fund and $461,500 is Council-directed one-time spending. The projected 2027 ending General Fund balance is $42.3 million, which includes a minimum reserve of $29.9 million and an available balance of $12.4 million for future needs and one-time initiatives.

The Budget was reviewed with the City Council during three budget workshops on August 31, October 5, and October 26.

City Manager Mike Bennett presented the budget and was available to answer questions from Council.

Council thanked the budget team and discussed prioritizing funding to benefit the entire community in alignment with the strategic plan. Topics included arts and culture, homeless outreach services, eliminated City positions, tourism, and budget reductions to Visit Grand Junction.

The public hearing opened at 7:43 p.m.

Comments were heard from Lee Borton, Miriam Dunning, Quinn Miller, Deborah Kayhill, Ellen Bradley, Jeff Gusfaston, Darcy Ward, Karl Doege, Ariel Larson, Sherry Tice, Daniel Glather, Melanie Jones, Robbie Breaux and Diane Tapp.

The public hearing closed at 8:17 p.m.

Council discussed how other cities are also facing a budget deficit and noted that the city is taking responsible steps through the budget process to maintain essential services, particularly public safety. Despite budget reductions, the proposed budget continues to fund the core services the community relies on.

Councilmember Beilfuss moved to add an additional $30,000 from general funds to the Commission on Arts and Culture line item. The motion died due to lack of a second.

Councilmember Stout moved, and Councilmember Kennedy seconded, to adopt and approve on final passage and ordered final publication in pamphlet form Ordinance No. 5348 appropriating certain sums of money to defray the necessary expenses and liabilities of the City of Grand Junction pursuant to Article VII of the City Charter, and to defray the necessary expenses and liabilities of the Downtown Development Authority for the year beginning January 1, 2027, and ending December 31, 2027, together with the documentation of the proposed revenue and expenses prepared in support of the budget and appropriation ordinance, which is incorporated by and made part of this ordinance by this reference as if fully set forth. Motion carried by unanimous roll call vote.

Council took a short break at 8:28 p.m.

Council resumed at 8:38 p.m.

5.a.ii. An Ordinance Amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding the Prohibition of Restaurant and Retail Drive-Through Uses Within a Specified Area

WinCo Foods, LLC requested an amendment to the Zoning and Development Code to remove two parcels totaling approximately 39.3 acres from the area depicted at Figure 04.04-1 “Prohibited Restaurant and Retail Drive-Through Areas.” This would allow drive-throughs associated with restaurant and retail sales uses on the two parcels.

Principal Planner Shawn Hill, WinCo Representative Gordon Keg, and applicant representative from Hoskin Farina & Kampf PC, Andrew Teske, gave a presentation and were available to answer questions from Council.

Council thanked staff for their work on the project and discussed the proposed ordinance change as a policy decision.

The public hearing opened at 9:05 p.m.

There were no public comments.

The public hearing closed at 9:05 p.m.

Councilmember Stout moved, and Councilmember Van Dyke seconded to adopt Ordinance No. 5349, an ordinance amending Figure 04.04-1 in Section § 21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) regarding the prohibition of restaurant and retail drive-through uses within a specified area, on final passage and ordered final publication in pamphlet form. Motion carried by unanimous roll call vote.

6.a. Operator Agreement for the Material Recovery Facility

The City owns the new, approximately $30 million Materials Recovery Facility (the “Facility” or “MRF”), scheduled to open in January 2027. The regional facility will sort curbside and drop-off recyclables into marketable commodities. This agreement engages Bruin Waste Management as the operator to run the Facility on the City’s behalf, while the City retains ownership, its financing obligations, and its contract with the Circular Action Alliance (CAA) under Colorado’s producer-funded recycling program. Because the City is the contracted CAA Service Provider, the cost of

processing program-eligible recyclables is reimbursed by producers through CAA rather than borne by local ratepayers. Approving the agreement now ensures an experienced operator is in place for the Facility's January opening while keeping the public assets, the CAA relationship, and pricing under City control. It also prioritizes the City's debt service and capital reserve obligations before operator's profit.

General Services Director Jerod Timothy gave a brief presentation and was available to answer questions from council.

Council expressed excitement about the project opening and noted that it presents a unique opportunity while remaining on schedule and within budget. Discussion included the meaning of 70% of pooled net funds, the debt service term, and clarification that staff would be reassigned to higher-value responsibilities rather than eliminated.

Councilmember Stout moved, and Councilmember Van Dyke seconded to adopt Resolution No. 107-26, a Resolution authorizing the City Manager to enter into the operating agreement with Bruin Waste Management for the operation of the city-owned Materials Recovery Facility and to take all actions necessary to effectuate the agreement. Motion carried by unanimous voice vote.

7.a. A Resolution Modifying Resolution No. 45-25 to Discontinue City Payment or Backfill of Development-Related Fees, Including Water and Sewer Plant Investment Fees, Waived Under the Affordable and Attainable Housing Incentive Program

In August 2025, City Council adopted changes to the City's affordable housing fee policy in Resolution 45-25. Council repealed the Affordable Housing Production Incentive (Resolution 44-24), recognized the statutory exemption of the Grand Junction Housing Authority (GJHA) without General Fund backfill, and adopted an AMI-tiered waiver of impact fees for qualifying rental, for-sale, income-averaged, and Proposition 123 projects. Water and sewer PIFs were excluded from the waiver but established a process for the City to pay water and sewer fees in for-rental projects serving 60% AMI and below, as well as in for-purchase projects serving 100% AMI and below.
This Resolution will continue to waive City water and sewer PIFs for the same eligible units. The direct budget appropriation drops to approximately zero and developers gain a certain, codified incentive. The waived amount is forgone revenue to the water and sewer plant expansion funds, which are restricted to future capacity expansion and held separately from rate-supported operations. Current ratepayers do not absorb the waiver, and the long-term effect on expansion funding is difficult to project with precision.
Planning Manager Thomas Lloyd gave a brief presentation and was available to answer questions from council.

Council expressed the importance of accurate financial tracking and accounting of funds to ensure transparency and accountability.

Councilmember Kennedy moved, and Councilmember Van Dyke seconded to adopt Resolution No.106-26, a Resolution modifying Resolution No. 45-25 to discontinue City payment or backfill of development-related fees, including water and sewer Plant Investment Fees, waived under the Affordable and Attainable Housing Incentive Program, which includes projects within the 2026 calendar year. Motion carried by unanimous voice vote.

8. Non-Scheduled Comments

There were no public comments.

9. Other Business

There was discussion about bringing Whitman Park forward for consideration at a workshop, including the possibility of discussing restroom facilities.

10. Adjournment

The meeting adjourned at 9:38 p.m.

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Selestina Sandoval, MMC

City Clerk

Grand Junction City Council

Regular Session

Item #2.a.i.

Meeting Date: December 2, 2026

Presented By: Kate Kirk, Senior Planner

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Amending the Comprehensive Plan Land Use Map of the City of Grand Junction for Approximately 6.74 Acres from Residential Medium to Mixed Use, Located in the Vicinity of 2911 D 1/2 Road, Said Parcel Containing No Address, (per Deed for the property, it was Previously Addressed as 2913 D 1/2 Road, Grand Junction, CO 81504), the parcel of Land Abuts 2911 D 1/2 Rd on the West, 29 1/4 Road on the East, (which was dedicated on the Girardi Subdivision plat), 2925 D 1/2 Road on the North, and Both 420 29 Road and 2926 D Road on the South (Tax ID #:2943-173-00-094), and Setting a Public Hearing for December 16, 2026

RECOMMENDATION:

The Planning Commission heard this item at their November 10, 2026, meeting and voted (7 – 0) to recommend approval of the Comprehensive Plan Amendment from Residential Medium to a Mixed-Use Category.

EXECUTIVE SUMMARY:

The applicants, Davenport and Company and Anthony Properties, LLC, are requesting a Comprehensive Plan Amendment for approximately 6.74 acres to change the Land Use Plan Land Use Category of Tax ID #: 2943-173-00-094 from Residential Medium to Mixed-Use. This amendment would establish a consistent Mixed-Use designation across both properties, aligning the Land Use Categories to support the anticipated development pattern.

The request is being processed in coordination with two additional applications to facilitate the potential development of a multi-unit residential apartment complex:
1. Annexation: Annexation of the combined 14.88 acres into the City of Grand Junction.
2. Zone of Annexation: Establishment of City MU-2 (Mixed-Use Light Commercial) zoning for the properties.

A separate Circulation Plan Amendment is anticipated to be submitted and processed at a later date to address the relocation of planned future roadways identified in the 2018 Grand Junction Circulation Plan to better accommodate the anticipated development pattern.

The proposed Comprehensive Plan Amendment was considered by the Planning Commission, which recommended approval of the request. The application is now moving forward to City Council for consideration and final approval. Adoption of the amendment would establish a consistent Mixed-Use Land Use Category across the combined project area and provide the land-use foundation necessary to support the requested MU-2 zoning.

BACKGROUND OR DETAILED INFORMATION:

PROJECT DESCRIPTION & SURROUNDING AREA

Existing Conditions

The project site consists of approximately 14.88 acres of vacant land with no existing structures. The Mesa County Ditch crosses both parcels, and the Odelberg Drain Ditch runs along the eastern property boundary adjacent to 29 ¼ Road.

Infrastructure and Growth Tiers

The subject properties are located within Tier 1 (Urban Infill) of the Comprehensive Plan's Intensification and Growth Tiers Map. Urban infrastructure is available or can be extended to serve the site. Domestic water is provided by the Ute Water District, and sanitary sewer service is available through the Persigo system.

Surrounding Zoning and Land Uses

- **North:** Mesa County Residential Single-Family Rural (RSF-R) / Single-Family residential.
- **South:** Mesa County Residential Single-Family Rural (RSF-R) / Single-Family residential.
- **East:** City Residential Medium 8 (RM-8) / Developed as a Solar Farm.
- **West:** Mesa County Planned Unit Development (PUD) / Single-Family Residential.

Existing and Proposed Land Use Categories

The current Land Use Category for the subject properties, as shown on the Land Use Plan Map, are Mixed-Use for 2911 D ½ Road (Tax ID #: 2943-173-00-268) and Residential Medium for the adjacent eastern parcel (Tax ID #: 2943-173-00-094). The applicants are requesting to amend the Land Use Category of the eastern parcel from Residential Medium to Mixed-Use, resulting in a consistent Land Use Category across the combined 14.88-acre project area. This amendment would establish a unified land-use category for the properties in support of the anticipated development pattern.

NOTIFICATION REQUIREMENTS

In accordance with *Section 21.02.030(c), Application Outreach Meetings*, of the Zoning and Development Code, a virtual Neighborhood Comment Meeting was held via Zoom on November 12, 2025. It was attended by the applicants, City staff, and one (1) member of the public.

All public notice requirements under *Section 21.02.030(g), Public Notice and Public Hearing Requirements*, have been satisfied:

- **Public Signage:** An application sign was posted on the subject properties on April 2, 2026.
- **Mailed Notice:** Notification cards were mailed to all property owners within a 500-foot radius of the site on October 30, 2026.
- **Published Notice:** Notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel on October 31, 2026.

COMPREHENSIVE PLAN ANALYSIS

Review Criteria for Comprehensive Plan Amendments (Non-Administrative) are set forth in *Section 21.02.050(e)(4)(iii)* of the Zoning and Development Code. The Planning Commission and City Council shall review a Comprehensive Plan Amendment request considering the following criteria:

(A). The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment.

The proposed amendment would address the inconsistency in the Land Use Categories across the combined project area. The existing Residential Medium Category on Tax ID #: 2943-173-00-094 differs from the Mixed-Use Category assigned to the adjacent parcel at 2911 D ½ Road. Amending the eastern parcel to Mixed-Use would establish a consistent land use framework for evaluating future development across the combined properties and better align the Land Use Plan Land Use Categories with the anticipated development pattern and requested MU-2 zoning.

(B). The community or area will derive benefits from the proposed amendment.

The proposed amendment would support coordinated development of the approximately 14.88-acre project area and provide opportunities for additional housing within an area designated for urban infill. Establishing a consistent Mixed-Use Category would support coordinated site planning, efficient use of available infrastructure, and opportunities for complementary commercial uses that could serve the surrounding neighborhood.

(C). The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The proposed Comprehensive Plan Amendment is consistent with the Grand Junction Comprehensive Plan by encouraging infill development, promoting a mix of land uses and housing opportunities, and supporting the efficient use of existing and planned infrastructure. The change from Residential Medium to Mixed-Use would establish a

consistent land use framework across both properties and provide flexibility for future development, including multifamily residential and complementary commercial uses. Located within the Tier 1 Urban Infill area, the amendment supports the City's goals for coordinated and sustainable growth. A separate Circulation Plan Amendment is anticipated at a later date to address future transportation access and connectivity needs. This amendment establishes the land use categories and does not approve a specific development proposal.

Supportive Plan Principles
Plan Principle 3: Responsible and Managed Growth
Encourage well-planned neighborhoods, use vacant land efficiently, and direct growth toward areas where infrastructure is available.

- Policy 1(b) – Intensification and Tiered Growth: Encourage development in areas the City has identified as priorities for growth, including Tier 1 Urban Infill areas.
- Policy 2 – Encourage Infill and Redevelopment: Make better use of vacant or underutilized properties within existing urban areas rather than continually expanding outward.
- Policy 4 – Maintain and Build Infrastructure: Direct growth toward areas where roads, utilities, and other public services are available or can be provided.
- Policy 6 – Neighborhood-Centered Commercial and Mixed-Use Development: Allow opportunities for housing and businesses to be located together, providing services closer to residents.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Provide different types of housing and create neighborhoods that offer convenient access to everyday services and amenities.

- Policy 1(a) – Supply of Land: Maintain enough appropriately designated land to accommodate future housing needs.
- Policy 1(b) – Geographic Diversity: Provide housing opportunities in different areas throughout the City.
- Policy 1(c) – Housing Types: Allow for different housing options, rather than limiting development to one type of housing.

Secondary Supportive Plan Principles
Plan Principle 6: Efficient and Connected Transportation
Plan for roads, access points, and transportation connections that allow people to move safely and efficiently.

- Policy 1(a) – Balanced Modes: Consider different ways people travel, including vehicles, walking, and bicycling.
- Policy 1(c) – Circulation Plan: Coordinate future land development with the City's transportation and roadway network.

- Policy 2(f) – Access Management: Coordinate future property access and roadway connections to help maintain safe and efficient traffic flow.

Plan Principle 8: Resource Stewardship
Use land, infrastructure, and natural resources efficiently while encouraging sustainable growth.

- Policy 2(a) – Maximize Existing Infrastructure: Encourage development in areas where existing roads, utilities, and public services can be used efficiently.
- Policy 3(c) – Integrate Land Use with Transportation: Encourage development patterns that bring housing and businesses closer together, potentially reducing the need for some vehicle trips.

FINDING OF FACT AND STAFF RECOMMENDATION

Based on the review of the application for the properties located in the vicinity of 2911 D 1/2 Road, Staff makes the following finding of fact:

1. The request satisfies Criteria A, B, and C of *Section 21.02.050(e)(4)(iii), Review Criteria for Comprehensive Plan Amendments (Non-Administrative)*, of the Zoning and Development Code for a Comprehensive Plan Amendment.

The Planning Commission reviewed the request and recommended approval of the proposed Comprehensive Plan Amendment.

FISCAL IMPACT:

There is no direct associated fiscal impact on this request.

SUGGESTED MOTION:

I move to introduce and order publication in pamphlet form an Ordinance Amending the Comprehensive Plan Land Use Map of the City of Grand Junction for approximately 6.74 acres from Residential Medium to Mixed Use located in the vicinity of 2911 D 1/2 Road, said parcel containing no address. Per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Rd on the west, abuts 29 1/4 Rd on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south (Tax ID #:2943-173-00-094) and set a public hearing for December 16, 2026.

Attachments

1. Development Application
2. Maps
3. CPA Ordinance

4. Planning Commission Minutes - 2026 - November 10 - DRAFT

Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Comprehensive Plan Amendment

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	Vacant Land	Existing Zoning	RSF-R
Proposed Land Use Designation	Multi-Family	Proposed Zoning	RH-24

Property Information

Site Location:	2911 D 1/2 RD	Site Acreage:	7.9; 7.0
Site Tax No(s):	2943-173-00-268; 2943-173-00-094	Site Zoning:	RSF-R
Project Description:	Request a Comprehensive Plan Amendment on Parcel No #2943-173-00-094 from Residential Medium to Mixed Use		

Property Owner Information		Applicant Information		Representative Information	
Name:	Davenport and Company	Name:	Anthony Properties	Name:	GreenBox Studio
Street Address:	2233 S GENEVA ST	Street Address:	12770 Coit Rd. #970	Street Address:	215 Pitkin Ave #201
City/State/Zip:	DENVER, CO 80247	City/State/Zip:	Dallas, TX 75251	City/State/Zip:	Grand Jct. CO 81501
Business Phone #:	303 745 2255	Business Phone #:	214-432-9514	Business Phone #:	970-730-2830
E-Mail:	TDColo@GMAIL	E-Mail:	brian@anthonyproperties.com	E-Mail:	mreams@grnboxstudio.com
Fax #:	N/A	Fax #:	N/A	Fax #:	N/A
Contact Person:	THOMAS DAVENPORT	Contact Person:	Brian Shiu	Contact Person:	Mallory Reams
Contact Phone #:	720 319-5657	Contact Phone #:	214-803-2678	Contact Phone #:	970-730-2830

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application		Date	10-29-2025
Signature of Legal Property Owner		Date	10-29-2025

General Project Report

Comp Plan Amendment

2911 D ½ Rd.

Parcel No. 2943-173-00-268;2943-173-00-094; 2943-173-00-267

April 20, 2026

Prepared for:

City of Grand Junction and

Anthony Properties

Prepared by:

215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 730-2368

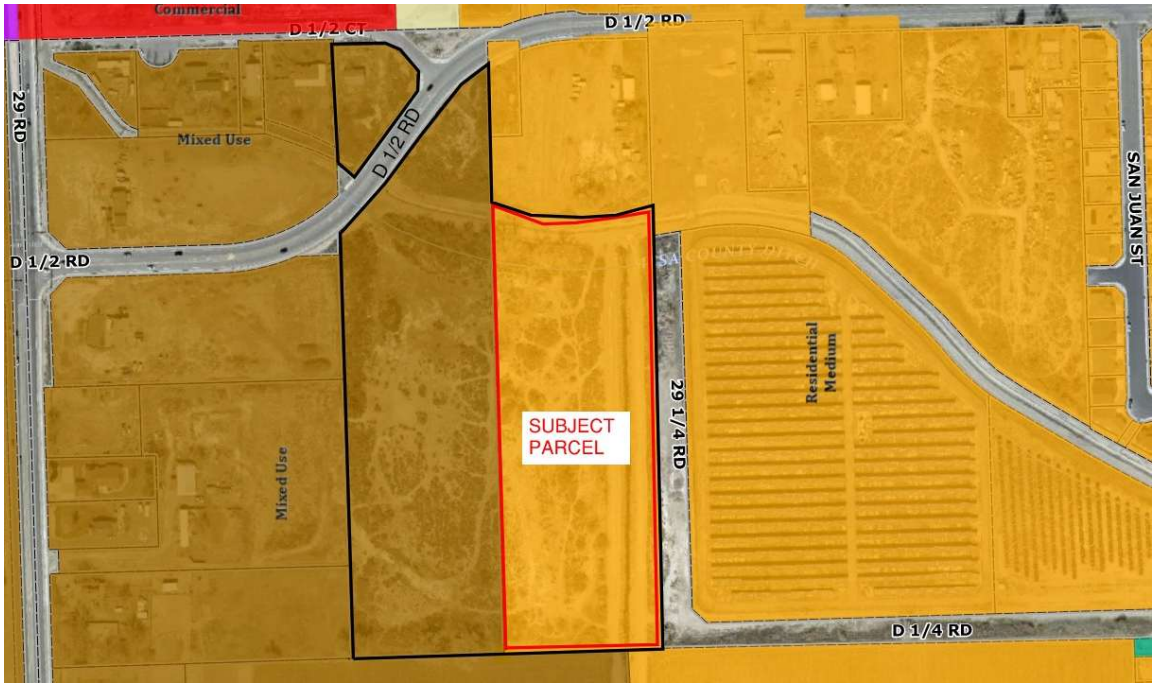
info@grnboxstudio.com

A. Project Description

1) Location: The subject property consists of three parcels created by the alignment of D ½ Road. Two parcels are located south of D ½ Road (2943-173-00-268 and 2943-173-00-094). One parcel is located north of D ½ Road and is included for completeness but is not impacted by this amendment request. All parcels are currently in the process of annexation into the City of Grand Junction.

2) Acreage: D ½ Road (2943-173-00-268 and 2943-173-00-094) contain approximately 14.92 acres (7.9 acres and 7.02 acres, respectively). 2911 D ½ Court (Parcel 2943-173-00-267) contains approximately 0.77 acres.

3) Proposed Use: The applicant is requesting a Comprehensive Plan Amendment to establish a consistent Future Land Use designation across the entire property to support the development of high-density multi-family residential. This amendment is necessary to allow for a corresponding request for the RH-24 (Residential High – 24 du/ac) zone district, which is not supported under the existing Residential Medium designation currently applied to the east portion of the site.



B. Public Benefit

The proposed amendment provides clear public benefits by enabling the opportunity for high-density multi-family housing and establishes an appropriate transitional land use between Residential Medium and Mixed-Use areas. Higher-density residential development promotes efficient use of land and infrastructure, maximizing the value of public investments in roads, utilities, and municipal services. Consolidating the property under a single land use designation also supports cohesive planning, orderly urban growth, and logical development patterns.

C. Neighborhood Meeting

A neighborhood meeting was held in person on November 12, 2025. Neighborhood Meeting Minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed amendment is consistent with the goals and policies of the Comprehensive Plan (see review criteria below). Changing half of this property from Residential Medium to Mixed Use will establish a consistent Future Land Use designation across the entire property and allow for a corresponding request for the RH-24 (Residential High – 24 du/ac) zone district which is an allowed zone within Mixed Use.

2) Land use in the surrounding area:

- North: D ½ Road right of way and Single Family Residential zoned RSF-R in the county (Comprehensive Plan Designation: Residential Medium)
- South: Single Family Residential zoned RSF-R in the county
- (Comprehensive Plan Designation: Mixed Use)
- East: 29 ¼ Road right of way and a solar farm zoned RM-8 (Comprehensive Plan Designation: Residential Medium)
- West: Single Family Residential zoned RSF-R in the county (Comprehensive Plan Designation: Mixed Use)

3) Site access and traffic patterns:

Current access to this parcel is from D ½ Road.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sanitary and Storm Sewer
Redlands Water and Power
Xcel Energy
Grand Valley Irrigation Company
City of Grand Junction Fire – Station 8
Spectrum/Charter
CenturyLink/Lumen

All utilities are available to or can be extended to the site. Sewer will be extended by easement from 29 Road.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Comprehensive Plan Amendment.

6) Effects on public facilities:

The Comprehensive Plan Amendment will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable.

8) Number of employees:

Not applicable.

9) **Signage:**

Not applicable.

10) **Site Soils Geology:**

Not applicable.

11) **Impact of project on site geology and geological hazards:**

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Review Criteria for Comprehensive Plan Amendments 21.02(e)(4)(iii).

Council shall review a Comprehensive Plan Amendment request in light of the following criteria:

(A) The existing Comprehensive Plan and/or any related element thereof requires the proposed amendment; and

The current split land use designation does not allow the requested RH-24 zoning on half of the property. Amending the Future Land Use designation is required to establish a consistent Future Land Use designation across the entire property to align with the City's development standards and support the intended high-density residential use.

(B) The community or area will derive benefits from the proposed amendment; and/or

The amendment facilitates additional housing opportunities, encourages efficient infrastructure use, and promotes cohesive and orderly development patterns, all of which provide tangible benefits to the community.

(C) The amendment will be consistent with the vision, goals, principles, and policies of the Comprehensive Plan and the elements thereof.

The proposed amendment meets a number of the Comprehensive Plan's goals and objectives of housing diversity, efficient land use, and orderly urban growth:

Plan Principle 2: Resilient and Diverse Economy
Policy 6. *Invest in key infrastructure that supports business*
Objective a. *Attainable Housing.*
Encourage the development of attainable housing for early and mid-career employees consistent with the City's housing goals.

Plan Principle 3: Responsible and Managed Growth
Policy 1. *Intensification and Tiered Growth.*
Support the efficient use of existing public facilities and services by directing development to locations where it can meet and maintain the level of service targets as described in Chapter 3, Servicing Growth. Prioritize development in the following locations (in order of

priority). Periodically consider necessary updates to the Tiers. i. Tier 1: Urban Infill ii. Tier 2: Suburban Infill iii. Tier 3: Rural Areas and County Development

Policy 2. *Encourage infill and redevelopment to leverage existing infrastructure.*

Policy 6. *Support the development of neighborhood-centered commercial uses and mixed-use development.*
Objective c. *Walkable Centers*
Support the development of walkable community/neighborhood commercial centers that provide a variety of services and amenities to the immediate area, expand housing options, and/or provide live-work opportunities. Centers will vary in size and type but should be located consistent with the Commercial and Industrial Areas Framework Map.
Objective d. *Density/Intensity*
Encourage the transition of low-intensity or otherwise obsolete single-use centers to higher intensity, mixed use centers over time. Emphasize strategies that will expand housing options and available services within the immediate neighborhood.

Plan Principle 5: Strong Neighborhoods and Housing Choices
Policy 1. *Promote more opportunities for housing choices that meet the needs of people of all ages, abilities, and incomes.*
Objective a. *Supply of Land*
Monitor and periodically update the Land Use Plan to ensure the City has an adequate supply of land designated for a wide variety of housing types based on demand.
Objective b. *Geographic Diversity*
Ensure that the Land Use Plan accommodates a mixture of housing types and sizes in all areas of the city, including single-family and multi-family home types at varying densities, sizes, and price points.
Objective c. *Housing Types*
Promote a variety of housing types that can provide housing options while increasing density in both new and existing neighborhoods, such as duplexes, triplexes, multiplexes, apartments, townhomes, and accessory dwelling units, while maintaining neighborhood character.

Policy 4. *Promote the integration of transportation mode choices into existing and new neighborhoods.*
Objective b. *Connectivity and Access.*
Promote housing density located near existing or future transit routes and in areas where pedestrian and bicycle facilities can provide a safe and direct connection to neighborhood and employment centers.

Policy 5. *Foster the development of neighborhoods where people of all ages, incomes, and backgrounds live together and share a feeling of community.*
Objective b. Connectedness
Continue to implement programs and events that convene neighborhoods, help build relationships, and foster a feeling of connectedness among neighbors, especially those that are underserved or identify as minorities.

This property is also located in the Peak Park Neighborhood Plan which focuses on managing and directing growth and development as this largely unincorporated area on the southeast side of the City

becomes annexed into Grand Junction. Establishing a transportation, circulation, and access plan; providing adequate schools and other community facilities and services; and establishing higher density residential and neighborhood commercial uses are goals of this Plan.

F. Development Schedule: Not applicable for this submittal.

2911 D ½ ROAD ANNEXATION
PETITION FOR ANNEXATION

Davenport and Company, a Colorado Corporation, also known as Davenport & Company ("Petitioner") does hereby petition the City Council of the City of Grand Junction, State of Colorado, ("City") to annex the following described parcels to the said City:

GENERAL LOCATION:

Property 1:

2911 D ½ Road, Grand Junction, CO 81504
Tax ID #: 2943-173-00-268

Property 2:

No Address. Per deed for the property it was previously addressed as 2913 D ½ Road, Grand Junction, CO 81504
The parcel of land abuts 2911 D ½ Rd on the west, abuts 29 ¼ Rd on the east which was dedicated on the Girardi Subdivision plat, abuts 2925 D ½ Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south
Tax ID #: 2943-173-00-094

PROPERTY DESCRIPTION:

The perimeter boundary description, for purposes of the Annexation Act, is as follows:

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.

Parcel contains 648,173 square feet (14.88 acres), more or less. ("Property")

As grounds therefore, the Petitioner respectfully states that it is the owner of the Property described above and annexation to the City of Grand Junction, Colorado is both necessary and desirable. Petitioner states that the Property is eligible for annexation in that the requirements of Article II Section 30 of the Colorado Constitution have been met and the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS have been met and none of the limitations of 31-12-105 CRS are applicable. In addition, with this petition, Petitioner waives any vesting property rights that Petitioner may have in relation to the Property.

This petition is accompanied by four copies of a map or plat of the Property, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

The Petitioner further states that it is the owner of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the attached map of the Property entitled "2911 D ½ Road Annexation" is incorporated herein.

WHEREFORE, the Petitioner prays that this petition be accepted and that the said annexation be approved and accepted by ordinance. The Petitioner through its owner, signer as the one who has full authority to sign on behalf of Petitioner acknowledges, understands and agree that if any development application concerning the Property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed. _

Petitioner Property Owner:

Davenport and Company, a Colorado Corporation (aka Davenport & Company)

Thomas H. Davenport, Owner	2233 S Geneva Street, Denver, CO 80247
NAME	**ADDRESS**
Owner	
SIGNATURE	11-8-2026 DATE
NAME	**ADDRESS**
SIGNATURE	DATE

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

I, Thomas H. Davenport, of lawful age, being first duly sworn, upon oath, deposes and says:

That I am the circulator of the forgoing petition for the 2911 D ½ Road Annexation:

That each signature on the said petition is the signature of the person whose name it purports to be.

Subscribed and sworn to before me by Thomas H. Davenport on this 6TH day of November, 2026.

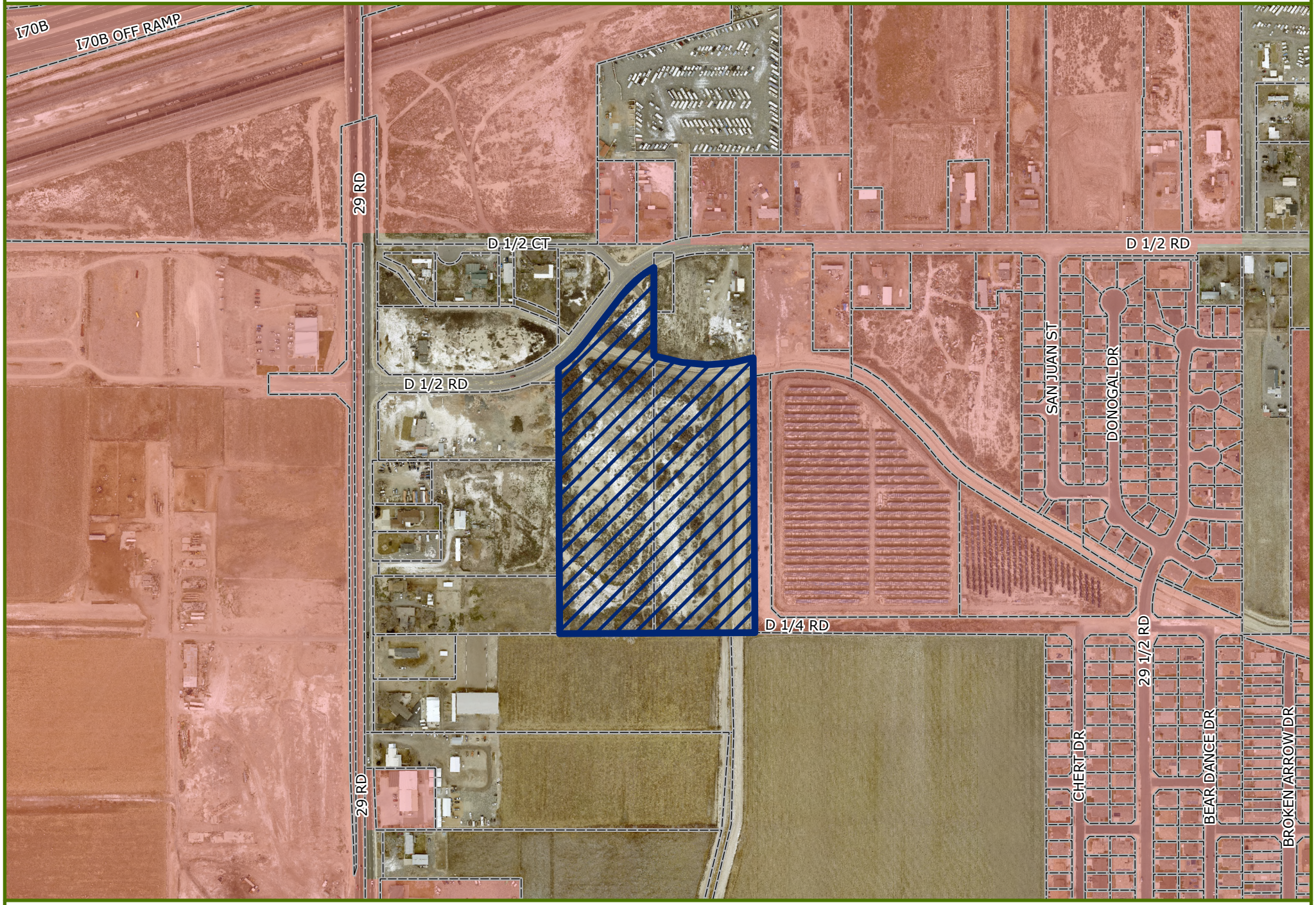
Witness my hand and official seal.

Notary Public

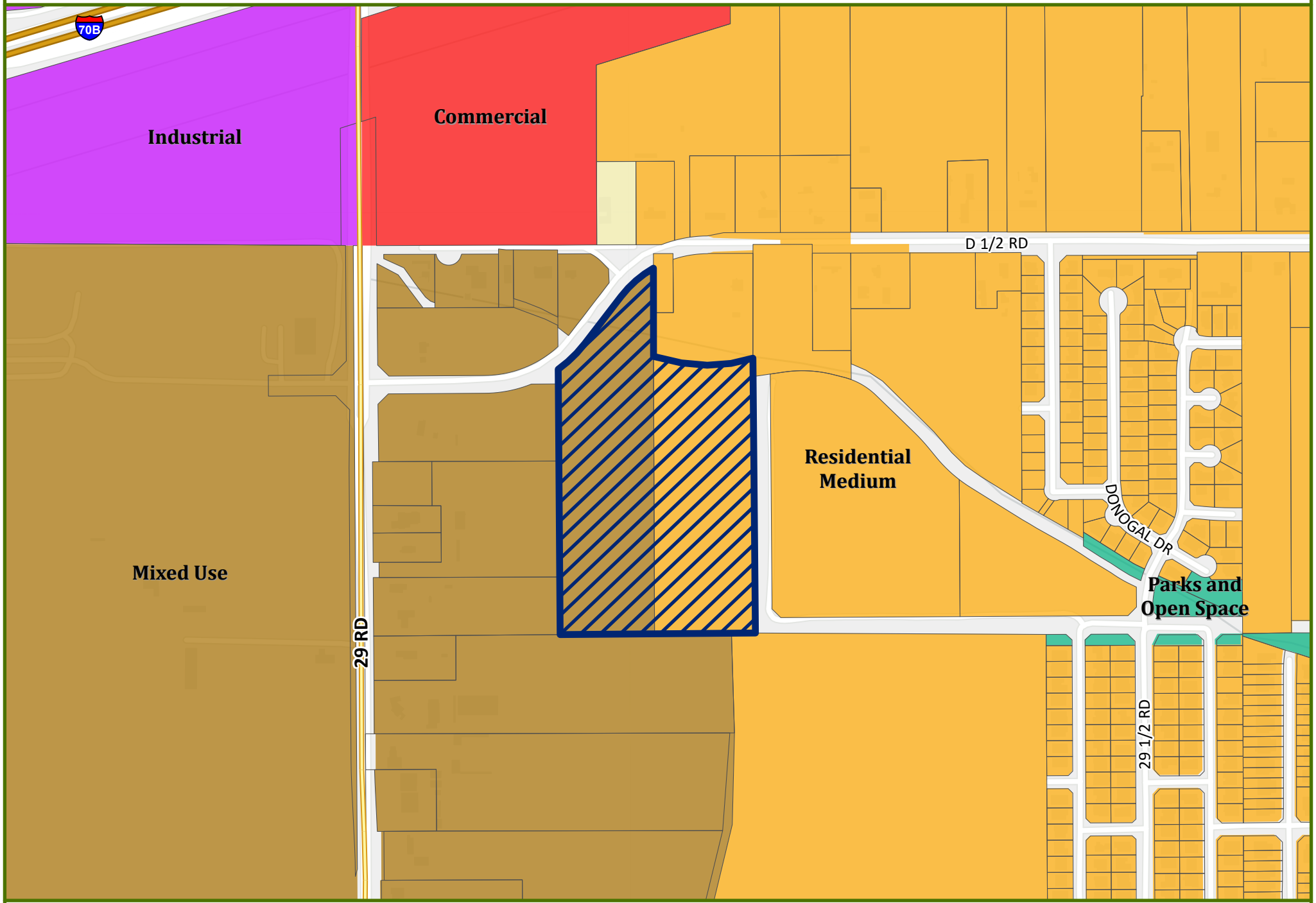
YURI YANEX CASTRO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254007968
MY COMMISSION EXPIRES 02/26/2029

2300 S Havana st Aurora, CO 80014
Address

2911 D 1/2 Road Annexation

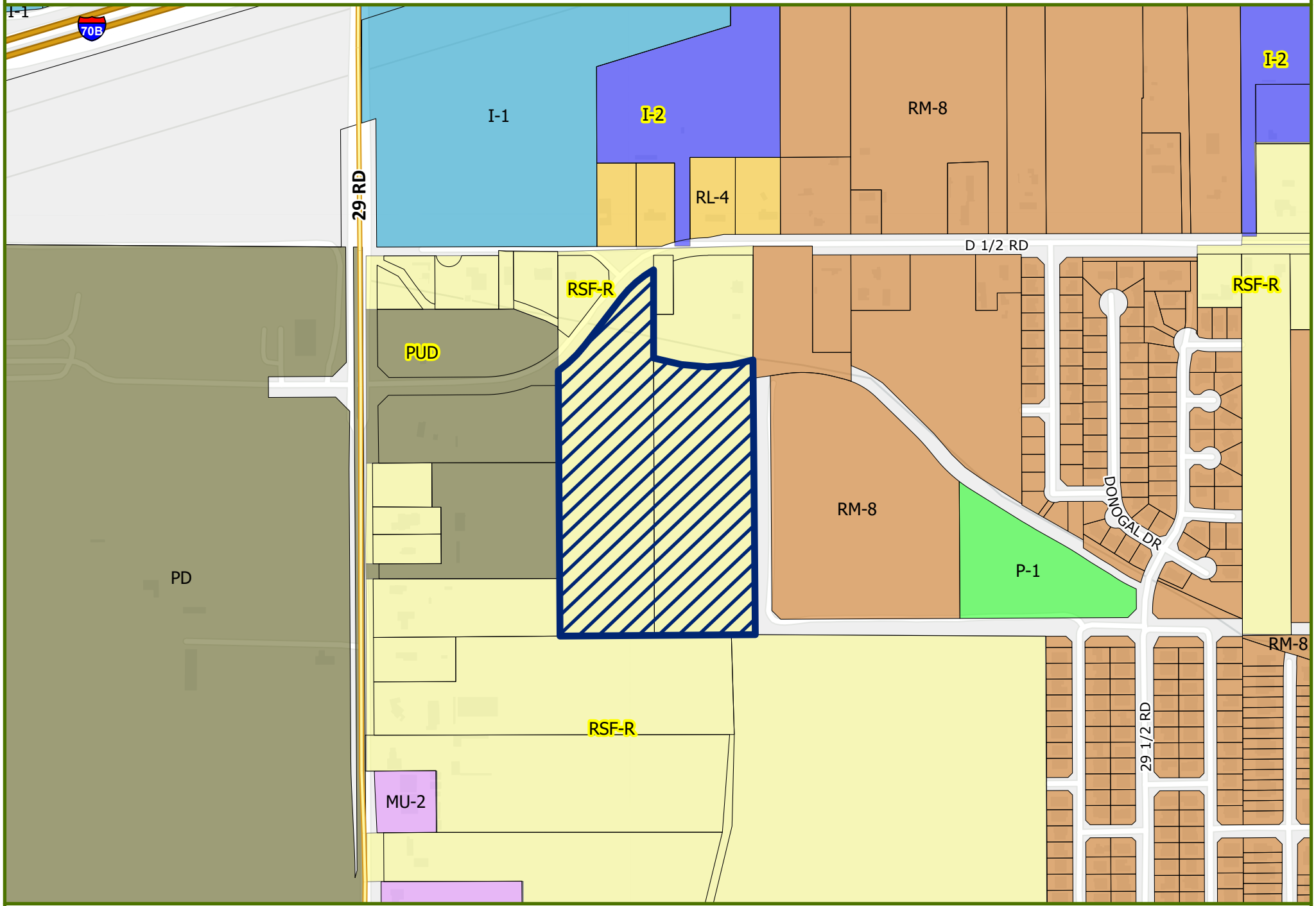


2911 D 1/2 Road Annexation - Land Use

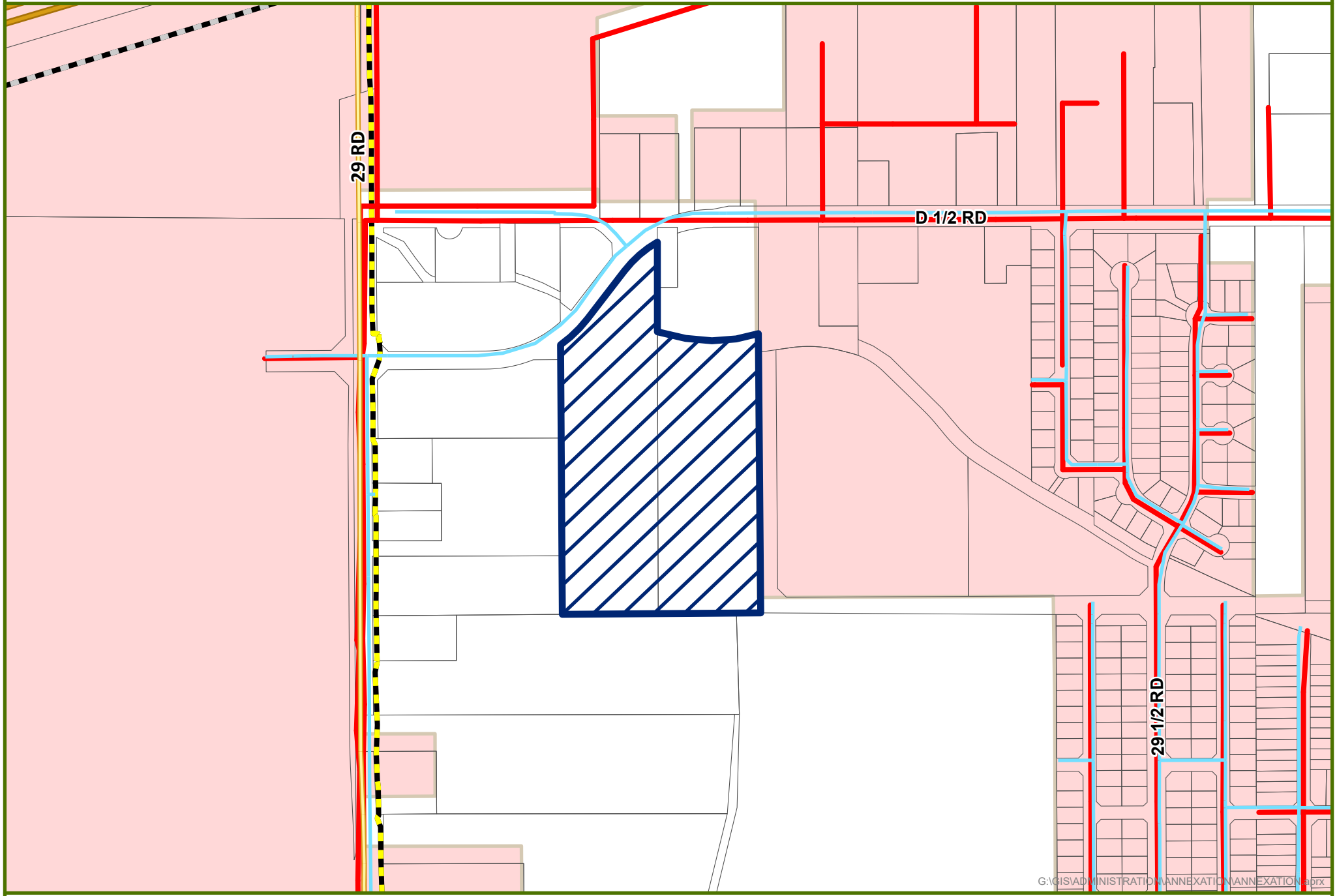


Date Created: 9/23/2026

2911 D 1/2 Road Annexation - Zoning



2911 D 1/2 Road Annexation - Utilities



N

0 250 500 Feet

UTE WATER

SEWER

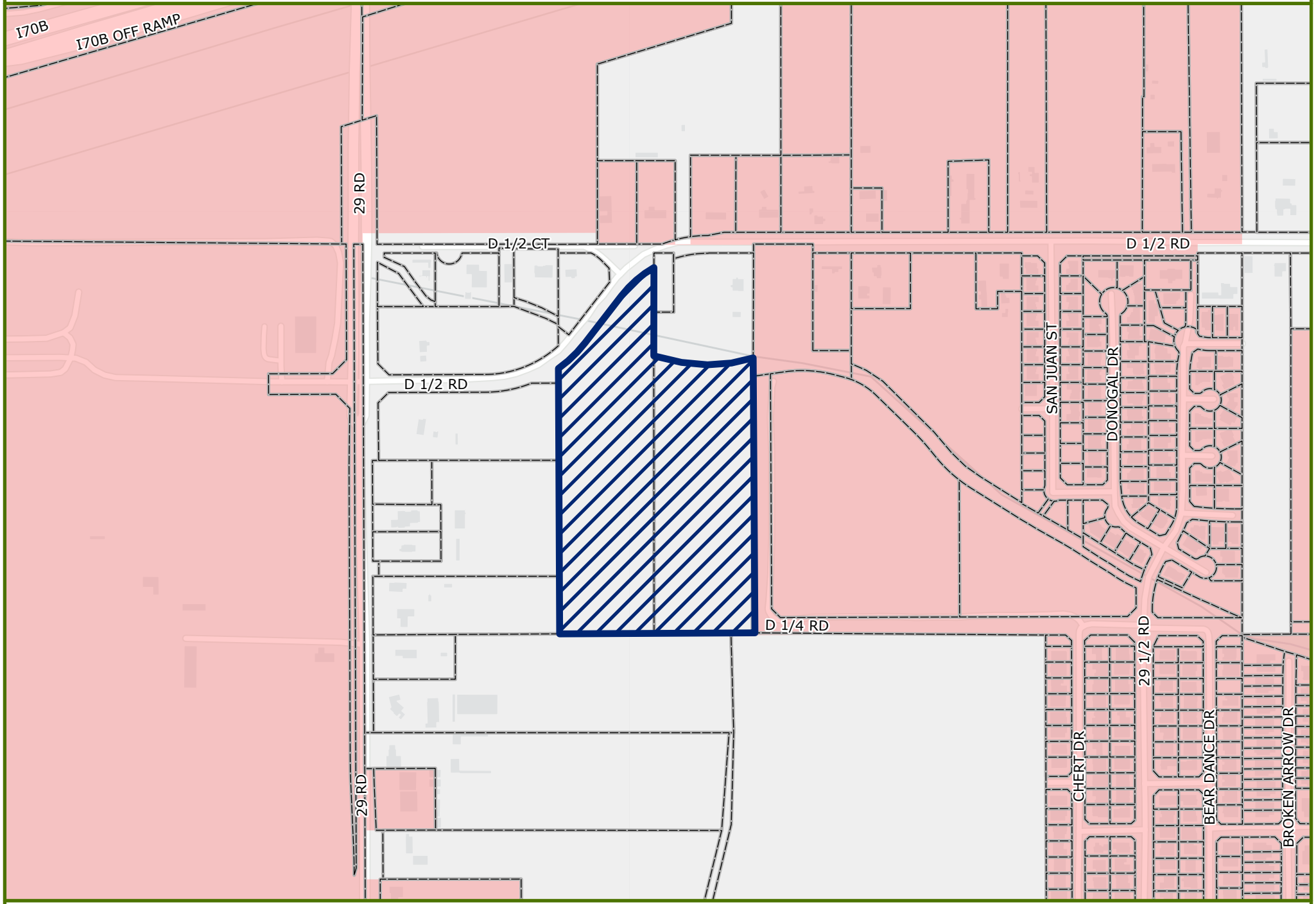
CITY FIBER

NON-CITY FIBER

Date Created: 9/23/2026

CITY OF Grand Junction COLORADO

2911 D 1/2 Road Annexation



CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE COMPREHENSIVE PLAN LAND USE MAP OF THE CITY OF GRAND JUNCTION FROM RESIDENTIAL MEDIUM TO MIXED-USE FOR DAVENPORT AND COMPANY.

LOCATED IN THE VICINITY OF 2911 D 1/2 ROAD, A PARCEL CONTAINING NO ADDRESS. PER DEED FOR THE PROPERTY, IT WAS PREVIOUSLY ADDRESSED AS 2913 D 1/2 ROAD, GRAND JUNCTION, CO 81504. THE PARCEL OF LAND ABUTS 2911 D 1/2 RD ON THE WEST, ABUTS 29 1/4 RD ON THE EAST, WHICH WAS DEDICATED ON THE GIRARDI SUBDIVISION PLAT, ABUTS 2925 D 1/2 RD ON THE NORTH, AND ABUTS BOTH 420 29 RD AND 2926 D RD ON THE SOUTH (TAX ID #:2943-173-00-094).

Recitals:

The property owner, Davenport and Company, proposes an amendment to the Comprehensive Plan Land Use Map from Residential Medium on a total of 6.74 acres, located in the vicinity of 2911 D ½ Road, the parcel is currently unaddressed and was previously identified by Deed as 2913 D ½ Road, Grand Junction, Colorado 81504. The parcel abuts 2911 D ½ Road to the west, 29 ¼ Road to the east, 2925 D ½ Road to the north, and properties addressed as 420 29 Road and 2926 D Road to the south.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of amending the Comprehensive Plan Land Use designation for the Property from Residential Medium to Mixed Use, finding that is conforms to and is consistent with the Comprehensive Plan's goals and policies and is generally compatible with the land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that amending the Comprehensive Plan Land Use Map from Residential Medium to Mixed Use, for the property, is consistent with the vision, intent, goals and policies of the Comprehensive Plan and has met the criteria for the Comprehensive Plan amendment stated criteria of *Section 21.02.050(e)(4)(iii), Review Criteria for Comprehensive Plan Amendments (Non-Administrative)* of the Grand Junction Zoning and Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following property shall be re-designated as Mixed Use on the Land Use Map of the Comprehensive Plan:

A parcel of land situated in the E1/2 of the E1/2 of the NW1/4 of the SW1/4 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, a #6 rebar with no cap, whence the S1/16 corner on the west line of said Section 17 bears S89°59'13"W 1319.09 feet; running thence along the east line of the NW1//4 of the SW1/4 of said Section 17 N00°07'40"W 7.13 feet to the east end of a line described by the Lurvey-Davenport boundary line agreement as recorded at Reception No. 3166882, a 2" aluminum cap marked PLS 38274, and the Point of Beginning.

Running thence along said Lurvey-Davenport boundary line S89°24'56"W 79.21 feet to the east end of a line described by the Ray-Davenport boundary line agreement as recorded at Reception No. 3166883, a 2" aluminum cap marked PLS 38274; thence along said Ray-Davenport boundary line the following 2 courses:

1) S89°21'27"W 235.20 feet to a 2" aluminum cap marked PLS 38274
2) S89°39'28"W 15.37 feet to the west line of the E1/2 of the E1/2 of the NW1/4 of the SW1/4 of said Section 17

Thence along said west line N00°09'14"W 906.34 feet to the centerline of the Mesa County Ditch Canal; thence along said centerline the following 4 courses:

1) S78°38'51"E 115.33 feet
2) N90°00'00"E 45.53 feet
3) N84°12'06"E 79.98 feet
4) N85°46'27"E 92.27 feet to the east line of the NW1/4 of the SW1/4 of said Section 17

Thence along said east line S00°07'40"E 894.98 feet to a 2" aluminum cap marked PLS 38274 and the Point of Beginning.

Parcel contains 6.74 acres.

INTRODUCED on first reading this 2nd day of December 2026 and ordered published in pamphlet form.

ADOPTED on second reading this 16th day of December 2026 and ordered published in pamphlet form.

_____
Laurel Lutz (Cole)
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

GRAND JUNCTION PLANNING COMMISSION
November 10, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:39 p.m. by Commissioner Weckerly.

Those present were Planning Commissioners; Ian Moore, Gregg Palmer, Keith Ehlers, Orin Zyvan, Ian Thomas, and Caleb Abeloe.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Kate Kirk (Senior Planner), Shawn Hill (Principal Planner), and Madeline Robinson (Associate Planner).

There were 5 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   No items had been uploaded for review. Last meeting's minutes will be approved at the next Planning Commission.

REGULAR AGENDA

1. **2911 D ½ Rd Comp Plan Amendment** **CPA-2026-23**
   Consider a request by Davenport and Company and Anthony Properties, LLC, for a Comprehensive Plan Amendment for approximately 14.88 acres from Residential Medium to Mixed Use located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a parcel containing no address. Per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Rd on the west, abuts 29 1/4 Rd on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south (Tax ID #:2943-173-00-094)

   Staff Presentation
   Kate Kirk, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Applicant Brian Shiu was present but did not have any presentation.

   Questions for Staff
   Commissioner Palmer asked about the small parcel located north of D ½ Rd that has a structure on it and showing that it was apart of the parcel but was not included in this application. Senior

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Planner Kirk clarified that this small parcel is not apart of the annexation and the signage for this application should not have been placed on that smaller parcel.

Commissioner Moore asked if the circulation plan would affect this application with the comprehensive plan amendment.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, November 03, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:57 p.m. on November 10, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Palmer made the following motion, "Chair, on the request of the Applicants for a Comprehensive Plan Amendment CPA-2026-236 for the unaddressed property abutting 2911 D ½ Rd on the west and owned by Davenport and Company and as further described in this hearing, I move that the Planning Commission forward a conditional recommendation of approval to City Council to amend the Land Use Designation for the parcel from Residential Medium to Mixed-Use as the criteria in GJMC 21.02.050(e)(4)(iii) have been met based on the information provided in the staff report and presented at the hearing. The condition of approval is that the land must first be annexed by City Council."

Commissioner Thomas seconded; Motion passed 7-0.

2. 2911 D ½ Rd Rezone ANX-2026-22

Consider a request by Davenport and Company and Anthony Properties, LLC, to zone 14.88 acres from County RSF-R to a City MU-2 (Mixed-Use Light Commercial) for the 2911 D 1/2 Road Annexation located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a parcel containing no address. Per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Rd on the west, abuts 29 1/4 Rd on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south (Tax ID #:2943-173-00-094).

Staff Presentation
Kate Kirk, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Brian Shiu was present but did not have any presentation.

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Questions for Staff
No questions from commissioners.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, November 03, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:15 p.m. on November 10, 2026.

Discussion
Commissioner Weckerly wanted to state for the record that the rezone for the property makes sense and makes the property more uniform. Commissioner Palmer agreed.

Motion and Vote
Commissioner Palmer made the following motion, “Madam Chair, on the request by Davenport and Company and Anthony Properties, LLC, to establish City MU-2 (Mixed-Use Light Commercial) zoning for approximately 14.88 acres, consisting of the property addressed as 2911 D 1/2 Road and an adjacent currently unaddressed parcel to the east, located in the vicinity of 2911 D 1/2 Road, Grand Junction, Colorado, file number ANX-2026-22, I move that the Planning Commission forward a recommendation of approval to City Council, finding that the request satisfies the applicable review criteria in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code conditioned that the land must first be annexed by City Council and the request to amend the Comprehensive Plan under CPA-2026-236 is also approved by City Council, as described in the Staff Report.”

Commissioner Moore seconded; Motion passed 7-0.

3. <u>WinCo Retail Center ZCA</u> <u>ZCA-2026-332</u>
Consider a request by WinCo Foods LLC to amend Figure 04.04-1 in Section §21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding the Prohibition of Restaurant and Retail Drive-Through Uses Within a Specified Area

Staff Presentation
Shawn Hill, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Greg Goins attended virtually but did not have any presentation.

Questions for Staff
Commissioner Moore asked for clarification on the acreage size for the entire 24 road overlay and for the WinCo property. He further asked if staff considered removing the drive thru standards for the entire overlay area, not just for the WinCo property.

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Commissioner Palmer asked for clarification about the prohibition of drive thru in the 24-road overlay. He further asked if by removing the prohibition would increase ingress and egress along 24 Road.

Commissioner Zyvan asked for clarification about the intent of the prohibition.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, November 03, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:53 p.m. on November 10, 2026.

Discussion
Commissioner Thomas made comment that potentially a larger conversation may be needed in the future to discuss all the 24 road standards. Commissioner Palmer seconded the future conversation that needs to take place.

Commissioner Zyvan made comment that at what point should further public comment be needed to make such a change to an overlay instead of project specifically making changes.

Commissioner Abeloe made comment that development drives change and this area has been vacant for a long time now.

Commissioner Moore made mention that the topic of drive thru were discussed back in May, and changing what was decided back then seems counterintuitive.

Commissioner Ehlers asked what the negative impacts will be with changing the prohibition with drive thru.

Commissioner Weckerly wanted to make sure that it was stated this property specifically would repeal the drive thru prohibition, not for the entire 24 Road Overlay.

Commissioner Zyvan said in a multi-modal perspective more restaurants along 24 Road next to Canyon View Park would be beneficial. Especially with a lot of events that are held at Canyon View the majority of people attending the park are youth and do not drive.

Motion and Vote
Commissioner Palmer made the following motion, "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-332, by amending Figure 04.04-1 in Section 21.04.040(e)(2)(i)(E) by removal of two parcels from the figure that abut 24 Road on the west and owned by WinCo Foods, LLC (“WinCo”) and a third parcel that is abutting WinCo’s property on the north and immediately

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south of the interstate owned by Usher NV, LLC, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as provided by staff on the record here tonight."

Commissioner Ehlers seconded; Motion passed 4-3.

OTHER BUSINESS

Commissioner Weckerly asked if a vote could occur to appoint a vice chair tonight, even though it was not on the agenda. It was advised that the vote will need to occur at the next hearing so that it can be placed on an agenda.

Also, the next workshop will take place on November 19th. Items on that agenda to be discussed are the water supply element of Comprehensive Plan and to recognize Commissioner Quintero's time on Planning Commission.

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 7:33 p.m.

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Grand Junction City Council

Regular Session

Item #2.a.ii.

Meeting Date: December 2, 2026

Presented By: Kate Kirk, Senior Planner

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance Zoning the 2911 D 1/2 Road Annexation to MU-2 (Mixed-Use Light Commercial), Located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a Parcel Containing No Address (per Deed for the Property, it was Previously Addressed as 2913 D 1/2 Road, Grand Junction, CO 81504) Abutting 2911 D 1/2 Road on the West, 29 1/4 Road on the East, (which was dedicated on the Girardi Subdivision Plat), 2925 D 1/2 Road on the North, and Both 420 29 Road and 2926 D Road on the South (Tax ID #:2943-173-00-094) and Setting a Public Hearing for December 16, 2026

RECOMMENDATION:

The Planning Commission heard this item at their November 10, 2026, meeting and voted (7 – 0) to recommend approval of the Mixed-Use Light Commercial (MU-2) zone district.

EXECUTIVE SUMMARY:

The applicants, Davenport and Company and Anthony Properties, LLC, are requesting a Zone of Annexation to establish City MU-2 (Mixed-Use Light Commercial) zoning for approximately 14.88 acres across two currently vacant parcels: Tax ID # 2943-173-00-268 (2911 D 1/2 Road) and Tax ID #: 2943-173-00-094 (the adjacent parcel to the east, which has no current address).

The request is being processed in coordination with two additional applications to facilitate the potential development of a multi-unit residential apartment complex:
1. Annexation: Annexation of the combined 14.88 acres into the City of Grand Junction.
2. Comprehensive Plan Amendment: Amending the Land Use Plan Land Use Category from Residential Medium to Mixed-Use.

A separate Circulation Plan Amendment is anticipated to be submitted and processed

at a later date to address the relocation of planned future roadways identified in the 2018 Grand Junction Circulation Plan to better accommodate the anticipated development pattern.

The proposed Zone of Annexation was considered by the Planning Commission at its November 10, 2026, meeting, where the Commission voted 7-0 to recommend approval of the requested MU-2 zoning. The application is now moving forward to City Council for consideration. Approval of the Zone of Annexation will establish the City's zoning category for the properties, contingent upon annexation into the City and approval of the associated Comprehensive Plan Amendment.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND OR DETAILED INFORMATION:

Zone of Annexation Request:

The applicants, Davenport and Company and Anthony Properties, LLC, are requesting a Zone of Annexation to establish City MU-2 (Mixed-Use Light Commercial) zoning for approximately 14.88 acres across two parcels located at 2911 D ½ Road (Tax ID #: 2943-173-00-268) and the adjacent parcel to the east (Tax ID #: 2943-173-00-094). The properties are currently vacant and are zoned Mesa County Residential Single-Family Rural (RSF-R).

The subject properties are identified as Annexable Development under the Persigo Agreement. The annexation request will be considered separately by City Council. The associated Comprehensive Plan Amendment and Zone of Annexation requests have been reviewed by the Planning Commission, which has forwarded a recommendation of approval to City Council for consideration.

The Comprehensive Plan Amendment establishes the Mixed-Use Land Use Category necessary to support the requested MU-2 zoning. The proposed MU-2 zoning is intended to implement the Mixed-Use Category and provide the appropriate zoning framework for the anticipated development pattern across the combined properties.

A separate Circulation Plan Amendment is anticipated to be submitted and processed at a later date to address modifications to the planned transportation network identified in the 2018 Grand Junction Circulation Plan.

Existing Conditions and Site Features

The project site consists of approximately 14.88 acres of vacant land with no existing structures. The Mesa County Ditch crosses both parcels, and the Odelberg Drain Ditch runs along the eastern property boundary adjacent to 29 ¼ Road.

Infrastructure and Growth Tiers

The subject properties are located within Tier 1 (Urban Infill) of the Comprehensive Plan's Intensification and Growth Tiers Map. Urban infrastructure is available or can be extended to serve the site. Domestic water is provided by the Ute Water District, and sanitary sewer service is available through the Persigo system.

Surrounding Zoning and Land Uses

- **North:** Mesa County Residential Single-Family Rural (RSF-R) / Single-family residential.
- **South:** Mesa County Residential Single-Family Rural (RSF-R) / Single-family residential.
- **East:** City Residential Medium 8 (RM-8) / developed as a solar farm.
- **West:** Mesa County Planned Unit Development (PUD) / single-family residential.

NOTIFICATION REQUIREMENTS

In accordance with *Section 21.02.030(c), Application Outreach Meetings*, of the Zoning and Development Code, a virtual Neighborhood Comment Meeting was held via Zoom on November 12, 2025. It was attended by the applicants, City staff, and one (1) member of the public.

All public notice requirements under *Section 21.02.030(g), Public Notice and Public Hearing Requirements*, have been satisfied:

- **Public Signage:** An application sign was posted on the subject properties on April 2, 2026.
- **Mailed Notice:** Notification cards were mailed to all property owners within a 500-foot radius of the site on October 30, 2026.
- **Published Notice:** Notice of the Planning Commission public hearing was published in the Grand Junction Daily Sentinel on October 31, 2026.

ZONE OF ANNEXATION ANALYSIS

The criteria for review are set forth in *Section 21.02.050(m)(3)(ii), Review Criteria*, of the Zoning and Development Code, which places the burden of proof on the applicant to satisfy the following criteria:

A) Consistency. The proposed zoning is generally consistent with applicable provisions of the Comprehensive Plan.

Land Use Framework: MU-2 is an implementing zone district of the Mixed-Use Land Use Category. The western parcel at 2911 D 1/2 Road is already categorized as Mixed-Use, while the eastern parcel is currently categorized as Residential Medium. Approval of the concurrent Comprehensive Plan Amendment would establish a consistent Mixed-Use Category across both properties, providing a land use framework that supports the requested MU-2 zoning.

Growth and Infill Goals: The properties are located within the Tier 1 Urban Infill area and are adjacent to existing City development. The area is served by existing urban

infrastructure, including Ute Water and the Persigo sanitary sewer system. Establishing City zoning would allow future development to occur under the City's development standards and support efficient growth within the established urban area.

Housing Choices (Plan Principle 5): The MU-2 district allows multi-unit residential development and provides opportunities to expand the City's housing options. Although the applicant has submitted a conceptual plan for a 288-unit apartment complex, approval of the Zone of Annexation establishes the zoning regulations applicable to the property and does not constitute approval of a specific development plan. Future development will remain subject to applicable subdivision, site plan, utility, and other development review requirements.

Supported Comprehensive Plan Principles, Goals, and Policies
Policy 3.2 (Encourage Infill): Directs growth to vacant parcels with direct access to existing transportation and utility networks.

Policy 3.6 (Mixed-Use Development): Establishes a flexible development framework that allows neighborhood-scale commercial and multi-unit residential uses to blend over time.

Policies 5.1 and 5.3 (Housing Options and Infrastructure Investment): Increases multi-unit housing capacity within the urban core where City services are already maintained, avoiding the costly expansion of infrastructure into undeveloped areas.

Policy 5.4 and Plan Principle 6 (Transportation Integration and Connectivity): Concentrates density along a Major Collector and Principal Arterial, optimizing the efficiency of existing multimodal networks and fostering walkable neighborhood patterns.

Therefore, Staff finds that this criterion has been met.

B) Development Patterns. The proposed zoning will result in logical and orderly development pattern(s).
The surrounding area consists primarily of single-family residential development, with City RM-8 zoning and an existing solar farm to the east. The proposed MU-2 zoning would establish a framework for mixed-use development, including multi-unit residential and complementary commercial uses, within an area identified for urban infill. The proposed zoning provides opportunities for a range of development types while allowing future development to be evaluated through the City's applicable site design, access, and infrastructure requirements. This supports a logical and orderly development pattern within the surrounding area.

Therefore, Staff finds that this criterion has been met.

C) Benefits. The community or area, as decided by the reviewing body, derives an overall benefit(s) from the proposed zoning.

The community would benefit from bringing the vacant properties into the City and establishing City zoning that supports coordinated urban development within a Tier 1 Urban Infill area. The proposed MU-2 zoning provides opportunities for additional housing and complementary commercial uses while requiring future development to comply with applicable City zoning, site design, utility, and access requirements. The properties are located in an area where urban infrastructure and services are available or can be provided, supporting the efficient use of existing and planned infrastructure.

Therefore, Staff finds that this criterion has been met.

FINDING OF FACT AND RECOMMENDATION
After reviewing the 2911 D 1/2 Road Zone of Annexation, ANX-2026-22, request by Davenport and Company and Anthony Properties, LLC, to establish City MU-2 (Mixed-Use Light Commercial) zoning for approximately 14.88 acres located at 2911 D 1/2 Road and the adjacent parcel to the east, the following finding of fact has been made:

1. The request satisfies Criteria A, B, and C of *Section 21.02.050(m)(3)(ii), Review Criteria*, of the Zoning and Development Code for a Zone of Annexation.

The Planning Commission considered the request at its November 10, 2026, meeting and voted 7 – 0 to recommend approval.

FISCAL IMPACT:

There is no direct fiscal impact.

SUGGESTED MOTION:

I move to introduce and order publication in pamphlet form an Ordinance Zoning 2911 D 1/2 Road Annexation to Mixed-Use Light Commercial (MU-2) Zone District, Located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a parcel containing no address (Per Deed for the Property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504) abutting 2911 D 1/2 Road on the west, 29 1/4 Road on the east, (which was dedicated on the Girardi Subdivision Plat), 2925 D 1/2 Rd on the north, and both 420 29 Road and 2926 D Road on the south (Tax ID #:2943-173-00-094) and set a public hearing for December 16, 2026.

Attachments

1. Development Application (Zone of Annexation)
2. Annexation Map
3. Annexation Schedule
4. Maps
5. Planning Commission Minutes - 2026 - November 10 - DRAFT
6. Zone of Annexation Ordinance

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) DAVENPORT AND COMPANY ("Entity") is the owner of the following property:

(b) Parcel No: 2943-173-00-267, 2943-173-00-268, 2943-173-00-094

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) MANAGER for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

- [x] My legal authority to bind the Entity both financially and concerning this property is unlimited.
- [ ] My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

- [x] The Entity is the sole owner of the property.
- [ ] The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) ANNEXATION

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) NONE

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative:

Printed name of person signing: THOMAS H DAVENPORT OWNER

State of Colorado)

County of Denver) ss.

KAREN ABIGAIL ALBINO CAMPOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244014820
MY COMMISSION EXPIRES 04/16/2028

Subscribed and sworn to before me on this 29th day of OCTOBER, 2025

by Thomas Hale Davenport

Witness my hand and seal.

My Notary Commission expires on 04/28/16

Notary Public Signature

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp
223
BOOK 2114 PAGE 223
11-30-94
1702526 03:23 PM 11/30/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC $ 1.35

BONNIE KOSANKE

whose address is 1775 BLAIR ROAD, WHITEWATER, CO 81527
County of MESA and State of COLORADO for the consideration of
THIRTEEN THOUSAND FIVE HUNDRED AND 00/100********** Dollars,

in hand paid, hereby sell(s) and convey(s) to

DAVENPORT AND COMPANY,

A COLORADO CORPORATION, whose address is
1855 SOUTH LINDEN WAY
DENVER, CO 80224
County of COLORADO and State of
in the County of MESA and State of Colorado, to-wit:

2943-173-00-094
All that part of the E 1/2 E 1/2 NW 1/4 SW 1/4 in Section 17, Township 1 South, Range 1 East of the Ute Meridian, in Mesa County, Colorado, lying South of the Grand Valley Irrigation Canal, Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: 2913 D 1/2 ROAD, GRAND JUNCTION, CO 81504
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1994 taxes due and payable in 1995 and all subsequent taxes and assessments.

Signed this 29th day of NOVEMBER, 19 94

Bonnie Kosanke
BONNIE KOSANKE

NOTARY PUBLIC STATE OF COLORADO LEGINIA D. KROOK

STATE OF COLORADO } ss
County of MESA

The foregoing instrument was acknowledged before me this 29th day of NOVEMBER 19 94, by BONNIE KOSANKE
My commission expires NOVEMBER 10, 19 97
Witness my hand and official seal.

Leginia D. Krook
Notary Public
LEGINIA D. KROOK

Statutory Deed with warranties - joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1973 as amended 1981)
94-11-88

*If joint tenancy is not desired, strike the phrase between the asterisks

Deed form furnished by
WESTERN COLORADO TITLE CO.
241 1650 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp

BOOK 1909 PAGE 584
1607330 01:52 PM 07/01/92
MONIKA TODD CLKREC MESA COUNTY CO
DOC $ 5.70

ESLIA N. DAVIS

VERNA M. DAVIS

whose address is
County of MESA and State of
FIFTY SEVEN THOUSAND AND 00/100******** for the consideration of
Dollars,

in hand paid, hereby sell(s) and convey(s) to
DAVENPORT & COMPANY, A COLORADO CORPORATION

1855 S. LINDEN WAY
DENVER, CO. 80224 CITY AND
COLORADO County of and State of
in the County of MESA and State of Colorado, to-wit:

The W 1/2 E 1/2 NW 1/4 SW 1/4 of Section 17,
Township 1 South, Range 1 East of the Ute Meridian,
Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: 2911 D 1/2 ROAD, GRAND JUNCTION, CO 81504
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1992 taxes due and payable in 1993 and all subsequent taxes and assessments.

Signed this 19th day of JUNE , 19 92

LINDA G. WILSON
NOTARY PUBLIC STATE OF C

Eslia N. Davis
ESLIA N. DAVIS

Verna M. Davis
VERNA M. DAVIS

STATE OF COLORADO }
County of MESA } ss

The foregoing instrument was acknowledged before me this 19th day of JUNE
19 92, by ESLIA N. DAVIS, VERNA M. DAVIS
My commission expires AUGUST 21 , 19 93
Witness my hand and official seal.

Linda G. Wilson
Notary Public
LINDA G. WILSON

Statutory Deed with warranties—joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961)

*If joint tenancy is not desired, strike the phrase between the asterisks.

92-4-79

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:
DAVENPORT AND COMPANY.
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: CORPORATION.

The entity is formed under the laws of the State of COLORADO.

The mailing address for the entity is: 2233 S GENEVA STREET
DENVER, CO 80247.

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
THOMAS H DAVENPORT
OWNER.

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
NOT LIMITED.

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 29th day of OCTOBER, 2025.

Signature (Type or Print Name Below)
THOMAS H DAVENPORT

STATE OF COLORADO)
)ss.
COUNTY OF)

The foregoing instrument was acknowledged before me this 29th day of October, 2025, by Thomas Hale Davenport (insert name of individual) as Owner (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Davenport & Company (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: 04/16/2028

Notary Public

KAREN ABIGAIL ALBINO CAMPOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244014820
MY COMMISSION EXPIRES 04/16/2028

AY / kja

Colorado Title & Closing Services, LLC

Serving All of Colorado
ISSUING AGENT FOR
WESTCOR LAND TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Property Address: 2911 D 1/2 Court, Grand Junction, CO 81504
2911 D 1/2 Road, Grand Junction, CO 81504

Prepared for:
PERRY REID PROPERTIES
9200 Andermatt, Suite A
Lincoln, NE 68526

Attention:
Tom Huston

Copies to:
ANTHONY PROPERTIES REALTY INC., A TEXAS CORPORATION
DAVENPORT & COMPANY, A COLORADO CORPORATION

Issuing Office:
136 N. 7th Street
Grand Junction, CO 81501
Phone: (970) 462-0100
Fax: (970) 462-0064

Title Examiner:
Alice Young
ayoung@coloradotitleservices.com
(970) 462-0060

Closing Officer:
Alice Young
ayoung@coloradotitleservices.com
(970) 462-0060

Closing Assistant:
Angela Walter
awalter@coloradotitleservices.com

SCHEDULE A

	POLICY LIABILITY	PREMIUM CHARGES
Owner's Policy ALTA (07/01/2021)	$1,000,000.00	$2,513.00
Copies of Documents and Plat		$50.00
Tax Certification(s)		$60.00
	Total Due	$2,623.00

1. Commitment date: **October 12, 2025 at 5:00 PM**

2. Policy or Policies to be issued:
Owner's Policy ALTA (07/01/2021)
Proposed Insured: **ANTHONY PROPERTIES REALTY INC., A TEXAS CORPORATION**

Loan Policy ALTA (07/01/2021)
Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

DAVENPORT & COMPANY, A COLORADO CORPORATION

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE A – CONTINUED

5. The Land referred to in this Commitment is located in the County of Mesa, State of Colorado and described as follows:

A tract of land in the W1/2E1/2NW1/4SW1/4 of Section 17, Township 1 South, Range 1 West, Ute Meridian as described in instrument recorded July 1, 1992 in Book 1909 at Page 584, to be more particularly described by a survey.

LESS AND EXCEPT that portion as conveyed to County of Mesa, a Political Subdivision of the State of Colorado in instrument recorded February 6, 2009 in Book 4790 at Page 912 as Reception No. 2475041.

Note: The above description is for location purposes only and should not be used for the preparation of any legal document. This description will be modified upon receipt of a legal description to be provided to the company pursuant to requirements as listed on Schedule B Section 1 of this commitment.

Colorado Title & Closing Services, LLC

By: _____
Authorized Signatory

SCHEDULE B - SECTION 1
REQUIREMENTS

The following requirements must be met:

(1.) The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

(2.) Pay the agreed amount for the estate or interest to be insured.

(3.) Pay the premiums, fees, and charges for the Policy to the Company.

(4.) Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

****

NOTE TO BUYERS AND LENDERS: Be aware!!! Online banking fraud is on the rise!!!
We will send **wire instructions** to you **ONLY** out of the following bank:
******* Bank of Colorado Durango - 2020 ********
If you receive wire instructions naming any other bank contact your closing officer **immediately**.
Your closing officer is: **Alice Young (970) 462-0060**

****

A. A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.

B. PROPER LEGAL DESCRIPTION, prepared by a surveyor registered in the State of Colorado, for the property to be insured hereunder.

C. Proper FINCEN documentation.

D. WARRANTY DEED from DAVENPORT & COMPANY, A COLORADO CORPORATION to ANTHONY PROPERTIES REALTY INC., A TEXAS CORPORATION.
NOTE: Said instrument must be executed for the corporation by two authorized officers of the corporation, with their names set forth in the acknowledgement as President (or other officer) of the named corporation **OR** executed by one authorized officer of the corporation, with their name set forth in the acknowledgement as President, (or other officer) of the named corporation and must have the corporate seal affixed.

E. Affidavit (Seller/Borrower) executed by BUYER(S) and the SELLER(S).

SCHEDULE B – SECTION 1, continued
REQUIREMENTS FOR ISSUANCE OF ENDORSEMENTS

OWNER

Exception number 6 herein will be modified on the owners policy to be issued to show that the current years real estate taxes are not yet due or payable and prior years real estate taxes have been paid upon receipt of a Certificate or Statement of Taxes Due from the County Treasurer and upon verification that all outstanding real estate taxes have been paid.

The above is subject to payment of the premiums as disclosed on Schedule A herein.

SCHEDULE B - SECTION 2
EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant, as defined in Commitment Conditions 1(a), in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.

4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met

6. (a) All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.; (b) proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) any water or well rights, ditches or ditch rights, or rights or title to water or claims thereof, in, on or under land; (d) all interest in oil, gas, coal and other mineral rights severed by predecessors in Title and any and all assignments thereof or interests therein; whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.

8. Terms, agreements, provisions, conditions, and obligations as contained in Agreement, between John M. Davis and Grand River Ditch Company, recorded May 16, 1887 in Book 20 at Page 466 as Reception No. 4675.

9. Terms, agreements, provisions, conditions, easements and obligations as contained in instrument, between Mesa County, Colorado and Davenport & Company, recorded January 26, 2009 in Book 4783 at Page 60 as Reception No. 2473261.

10. Easement, and the terms, agreements, provisions, conditions, and obligations as contained therein as set forth in easement between Davenport & Company and County of Mesa, a Political Subdivision of the State of Colorado, recorded February 6, 2009 in Book 4790 at page 915 as Reception No. 2475042.

11. Right of way and/or easement for Mesa County Ditch Canal (or both whatever the case may be) as shown on the Mesa County GIS map.

12. That portion, if any, lying in or being used as a Road.

Note 1: Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Colorado Title & Closing Services, LLC, conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.

Note 2: Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanic's or Materialman's Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment and may include, but are not limited to:

A. The Land described in Schedule A of this commitment must be a single family residence, which includes a condominium or townhouse unit.
B. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
E. Payment of the premium for said coverage.

Note 3: The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent: or until the Proposed Insured has notified or instructed the company in writing to the contrary. Furthermore, the following disclosures are hereby made pursuant to C.R.S. §10-11-122:

(i) The subject real property may be located in a special taxing district;
(ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
(iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note 4: If the sales price of the subject property exceeds $100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding)

Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:

(a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
(b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch. The clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy is attached to this commitment.

Note 8: Pursuant to C.R.S. §38-35-125 and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.

Note 9: C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

Note 10: Pursuant to C.R.S. §10-1-128 (6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Note 11: Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f of Section 5 requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers"

Note 12: C.R.S. §38-35-109 (2), 1973, requires that a notation of the purchaser's legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

Note 13: Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

Note 14: Pursuant to instrument recorded July 7, 1976 as Reception Number 401417 your property may or may not be in a Geological Hazard Area. It is the responsibility of the insured to make that determination. Note 14 only applies to properties in La Plata County.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

COLORADO TITLE & CLOSING SERVICES

Privacy Policy Statement

This notice is being provided on behalf of Colorado Title & Closing Services; Affiliates: Colorado land Title Co. Inc, CLX Exchange Accommodators Inc, Rocky Mountain Escrow Inc and La Plata Abstract Co. dba Colorado Abstract and Title Services. It describes how information about you is handled and the steps we take to protect your privacy. We call this information "customer data" or just "data". If your relationship with us ends, we will continue to handle data about you the same way we handle current customer data.

Protecting Customer Data

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to customer data about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees to ensure that your information will be handled responsibly and in accordance with our privacy policy. We require our employees to keep the data secure and confidential.

Information We Collect

In the course of our business some of the customer data we collect may be nonpublic personal information about you from the following sources.

- Information we receive from you or your authorized representative on applications or other forms;
- Information about your transactions with us, our affiliates, or others;
- Information we receive from our internet web sites;
- Information we receive from the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others;
- Information we receive from consumer or other reporting agencies; and
- Information from lenders and third parties involved in your transaction.

We maintain safeguards to protect your customer data from unauthorized access or intrusion. We limit access to your customer data only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Use of Information

We may provide your customer data to various individuals and companies, as permitted by law, without obtaining your prior authorization. Disclosures may include, without limitation, the following:

- To our affiliates and/or successor in interest;
- To agents, brokers, lenders or representatives to provide you with services you have requested;
- To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf;
- To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest; and
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose data as permitted or required by law, for example:

- To law enforcement officials;
- In response to subpoenas or a government investigation;
- To regulators and the Insurance Companies we represent; or
- To prevent fraud.

Links to Other Websites

Our websites contain links to websites that are provided and maintained by third parties and that are not subject to our Privacy Policy Statement. Please review the privacy policy statements on those websites. We make no representations concerning and are not responsible for any such third party websites or their privacy policies or practices.

Changes to this Privacy Policy Statement

This Privacy Policy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy Statement, we will post a notice of such changes on our website. The effective date of the Privacy Policy Statement, as stated below, indicates the last time this Privacy Policy Statement was revised or materially changed.

Rev. 6-01-2015

WESTCOR
LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
WESTCOR LAND TITLE INSURANCE COMPANY
(ALTA Adopted 07-01-2021)

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Westcor Land Title Insurance Company, a South Carolina Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

WESTCOR LAND TITLE INSURANCE COMPANY

Issued By:

Colorado Title & Closing Services, LLC
136 N. 7th Street
Grand Junction, CO 81501
Phone: (970) 462-0100
Fax: (970) 462-0064

By: Mary O'Donnell
Mary O'Donnell - President

Attest:
Donald A. Berube - Secretary

As Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. **DEFINITIONS**
   a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
   b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
   c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
   d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
   e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
   f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
   g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
   h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
   i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
   j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
   a. the Notice;
   b. the Commitment to Issue Policy;
   c. the Commitment Conditions;
   d. Schedule A;
   e. Schedule B, Part I—Requirements; and
   f. Schedule B, Part II—Exceptions; and
   g. a signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

4. **COMPANY'S RIGHT TO AMEND**
The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. **LIMITATIONS OF LIABILITY**
   a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
      i. comply with the Schedule B, Part I—Requirements;
      ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
      iii. acquire the Title or create the Mortgage covered by this Commitment.
   b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
   c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
   d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
   e. The Company is not liable for the content of the Transaction Identification Data, if any.
   f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.
   g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. **LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**
   a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
   b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
   c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
   d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
   e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
   f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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AMERICAN LAND TITLE ASSOCIATION

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

2911 D ½ ROAD ANNEXATION
PETITION FOR ANNEXATION

Davenport and Company, a Colorado Corporation, also known as Davenport & Company ("Petitioner") does hereby petition the City Council of the City of Grand Junction, State of Colorado, ("City") to annex the following described parcels to the said City:

GENERAL LOCATION:

Property 1:

2911 D ½ Road, Grand Junction, CO 81504
Tax ID #: 2943-173-00-268

Property 2:

No Address. Per deed for the property it was previously addressed as 2913 D ½ Road, Grand Junction, CO 81504
The parcel of land abuts 2911 D ½ Rd on the west, abuts 29 ¼ Rd on the east which was dedicated on the Girardi Subdivision plat, abuts 2925 D ½ Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south
Tax ID #: 2943-173-00-094

PROPERTY DESCRIPTION:

The perimeter boundary description, for purposes of the Annexation Act, is as follows:

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.

Parcel contains 648,173 square feet (14.88 acres), more or less. ("Property")

As grounds therefore, the Petitioner respectfully states that it is the owner of the Property described above and annexation to the City of Grand Junction, Colorado is both necessary and desirable. Petitioner states that the Property is eligible for annexation in that the requirements of Article II Section 30 of the Colorado Constitution have been met and the provisions of the Municipal Annexation Act of 1965, Sections 31-12-104 and 31-12-105 CRS have been met and none of the limitations of 31-12-105 CRS are applicable. In addition, with this petition, Petitioner waives any vesting property rights that Petitioner may have in relation to the Property.

This petition is accompanied by four copies of a map or plat of the Property, showing its boundary and its relation to established city limit lines, and said map is prepared upon a material suitable for filing.

The Petitioner further states that it is the owner of more than fifty percent of the area of such territory to be annexed, exclusive of streets and alleys; that the mailing address of the signer and the date of signature are set forth hereafter opposite the name of the signer, and that the attached map of the Property entitled "2911 D ½ Road Annexation" is incorporated herein.

WHEREFORE, the Petitioner prays that this petition be accepted and that the said annexation be approved and accepted by ordinance. The Petitioner through its owner, signer as the one who has full authority to sign on behalf of Petitioner acknowledges, understands and agree that if any development application concerning the Property which is the subject hereof is denied, discontinued or disapproved, in whole or in part, that the annexation of the property to the City of Grand Junction shall proceed. _

Petitioner Property Owner:

Davenport and Company, a Colorado Corporation (aka Davenport & Company)

Thomas H. Davenport, Owner	2233 S Geneva Street, Denver, CO 80247
NAME	**ADDRESS**
Owner	
SIGNATURE	11-8-2026 DATE
NAME	**ADDRESS**
SIGNATURE	DATE

STATE OF COLORADO

SS **AFFIDAVIT**

COUNTY OF MESA

I, Thomas H. Davenport, of lawful age, being first duly sworn, upon oath, deposes and says:

That I am the circulator of the forgoing petition for the 2911 D ½ Road Annexation:

That each signature on the said petition is the signature of the person whose name it purports to be.

Subscribed and sworn to before me by Thomas H. Davenport on this 6TH day of November, 2026.

Witness my hand and official seal.

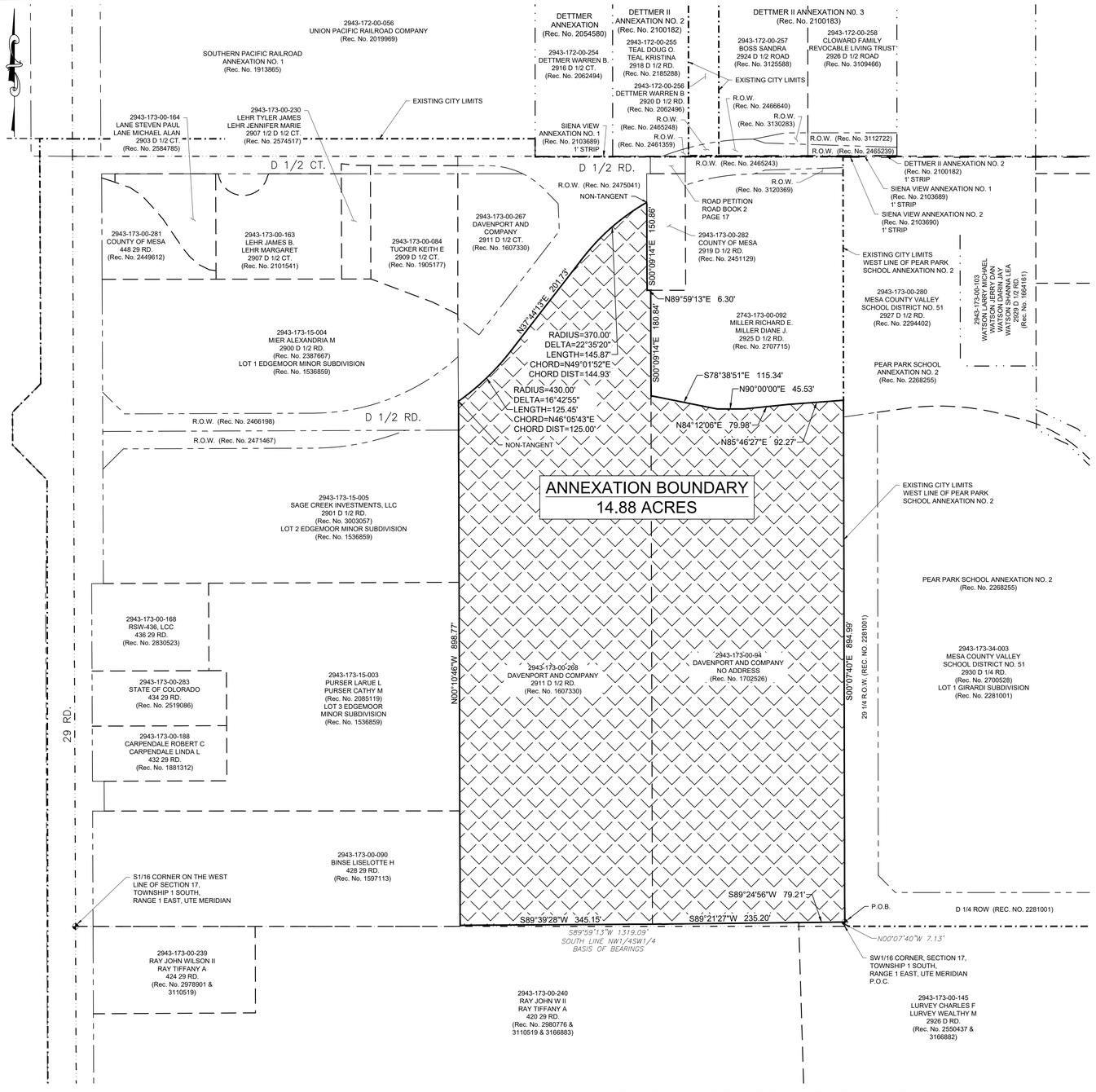
Notary Public

YURI YANEX CASTRO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20254007968
MY COMMISSION EXPIRES 02/26/2029

2300 S Havana st Aurora, CO 80014
Address

2911 D 1/2 ROAD ANNEXATION

LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN



THIS IS NOT A BOUNDARY SURVEY

LEGAL DESCRIPTION

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:

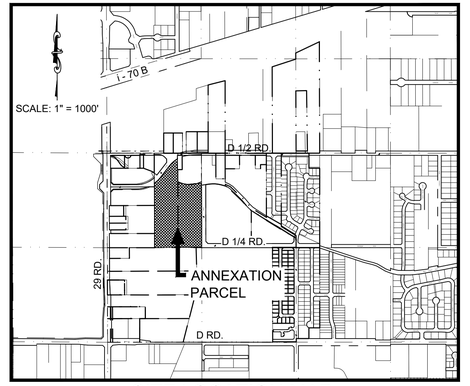
1. S89°21'27"W 235.20 feet
2. Thence S89°39'28"W 345.15 feet to the west line of said E1/2NW1/4SW1/4

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.

Parcel contains 648,173 square feet (14.88 acres), more or less.



SITE LOCATION MAP

AREAS OF ANNEXATION

ANNEXATION PERIMETER	3,597	FT.
CONTIGUOUS PERIMETER	895	FT.
AREA IN SQUARE FEET	648,173	FT^2
AREA IN ACRES	14.88	AC.
AREA WITHIN R.O.W.	0	SQ. FT.
	0	AC.
AREA WITHIN DEEDED R.O.W.	0	SQ. FT.
	0	AC.

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
AREA WITHIN DEEDED R.O.W.
EXISTING ANNEXATION LINE
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
T	TOWNSHIP	AC.	ACRES
R	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
X	X

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 & RECORDER. 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

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: 09/09/2026
REVIEWED BY:	ABL	DATE: 09/15/2026
CHECKED BY:	ABL	DATE: 09/17/2026
APPROVED BY:	ABL	DATE:

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

2911 D 1/2 ROAD ANNEXATION
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN

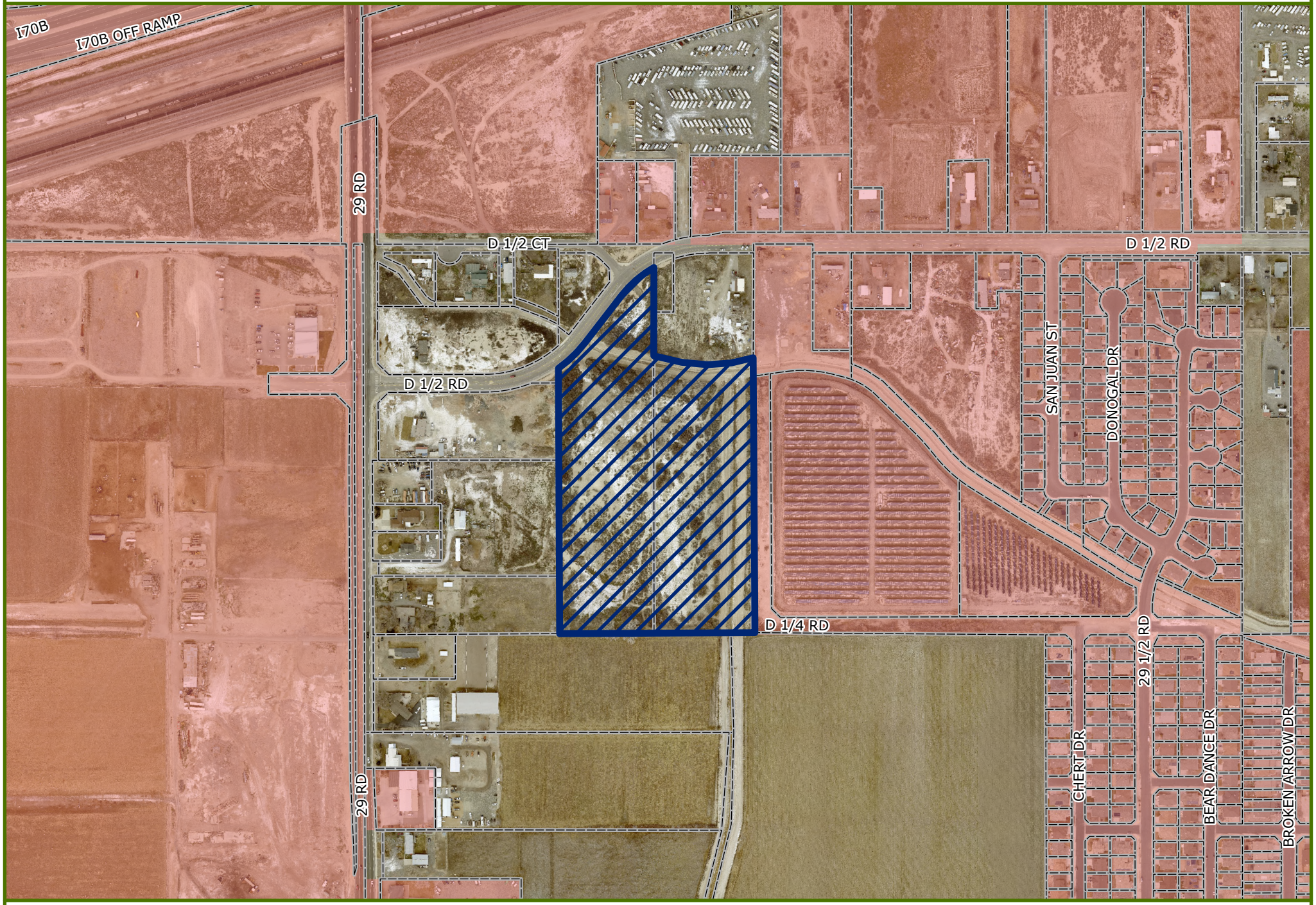
1 OF 1

G:\Data\SURVEY\Annexations\2026\2911 D.5 Rd\CAD\Base sub and annex map DJM 20260908.dwg - PLOTTED 2026-09-18

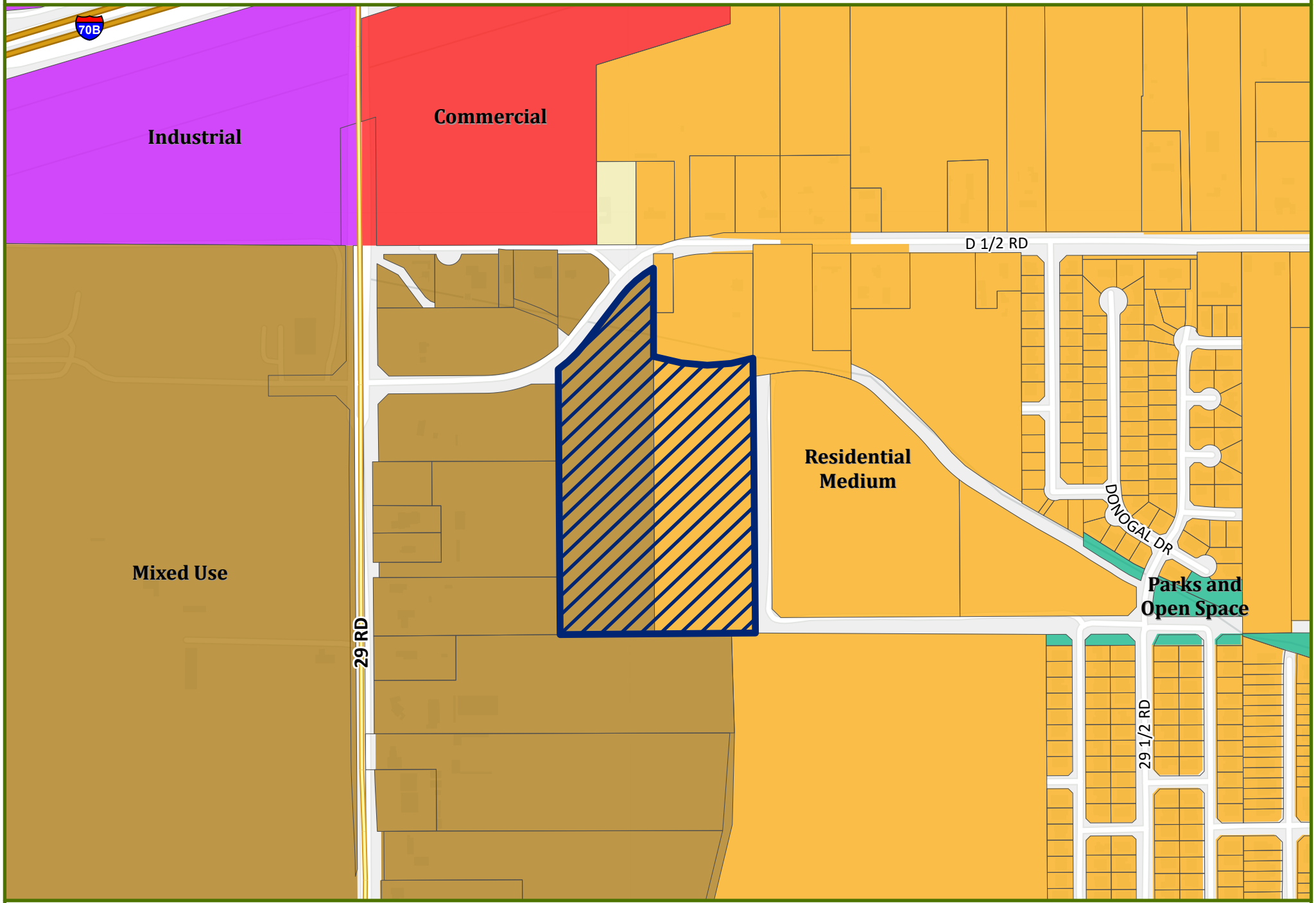
ANNEXATION SCHEDULE & SUMMARY WORKSHEET	
October 7, 2026	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
November 10, 2026	Planning Commission Considers Zone of Annexation
November 18, 2026	City Council Intro Proposed Zoning Ordinance
December 16, 2026	City Council Accept Petition/Annex and Zoning Public Hearing
January 17, 2027	Effective date of Annexation and Zoning

ANNEXATION SUMMARY		
File Number		ANX-2026-22,
Location		2911 D ½ Road, Grand Junction, CO 81504
Tax ID Number(s)		2943-173-00-268 & 2943-173-00-094
Number of Parcel(s)		2
Existing Population		0
No. of Parcels Owner Occupied		0
Number of Dwelling Units		0
Acres Land Annexed		14.88 acres
Developable Acres Remaining		14.88 acres
Right-of-way in Annexation		N/A
Previous County Zoning		RSF-R
Proposed City Zoning		MU-2
Surrounding Zoning:	North:	RSF-R (County)
	South:	RSF-R (County)
	East:	RM-8 (City)
	West:	PUD (County)
Current Land Use		Vacant
Proposed Land Use		Multi-family (Apartments)
Surrounding Land Use:	North:	Single-Family
	South:	Single-Family/Ag Land
	East:	Solar Farm
	West:	Single-Family
Comprehensive Plan Designation:		Mixed-Use/Residential Medium
Values:	Assessed	$79,960/$72,280
	Actual	$296,000/$278,000
Address Ranges		2911 D ½ Rd
Special Districts:	Water	Ute Water District
	Sewer	GJ 201 Service Area Boundary
	Fire	Grand Junction Fire Station 8
	Irrigation/Drainage	GVIC
	School	School District 51
	Pest	Grand River Mosquito Control District

2911 D 1/2 Road Annexation



2911 D 1/2 Road Annexation - Land Use



N

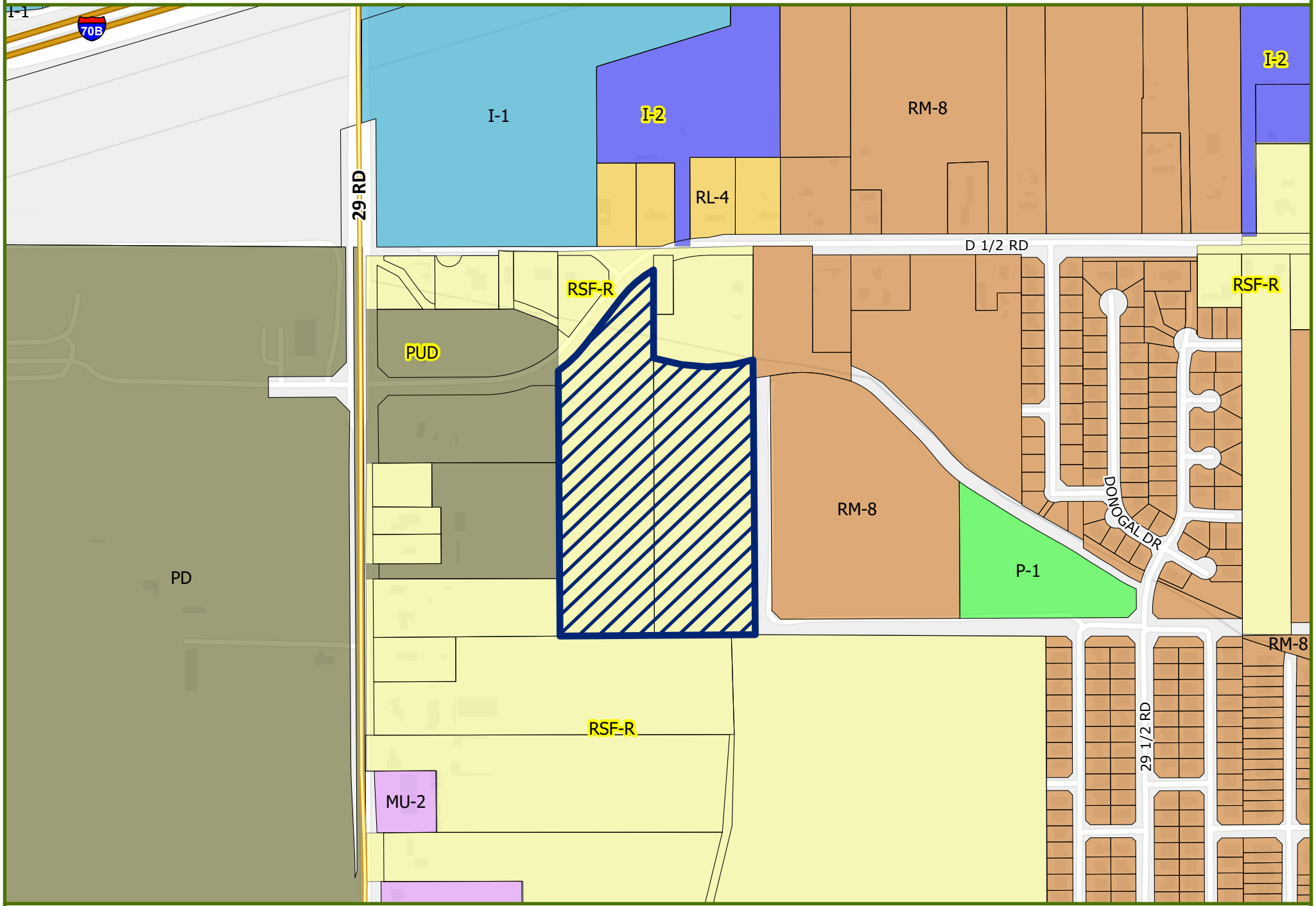
0 125 250 500 Feet

Annexation Site

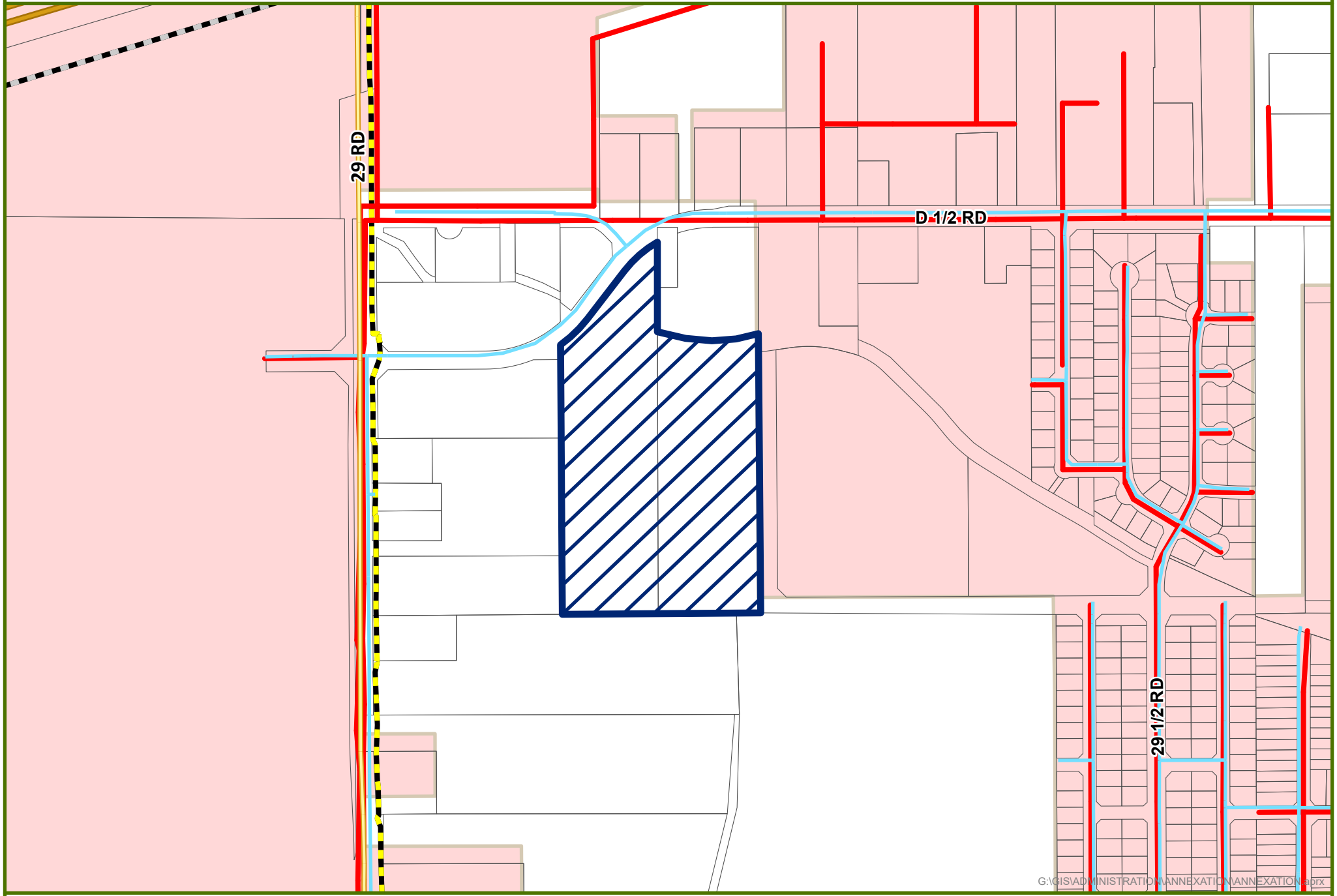
Date Created: 9/23/2026

City of Grand Junction Colorado

2911 D 1/2 Road Annexation - Zoning



2911 D 1/2 Road Annexation - Utilities



N

0 250 500 Feet

UTE WATER

SEWER

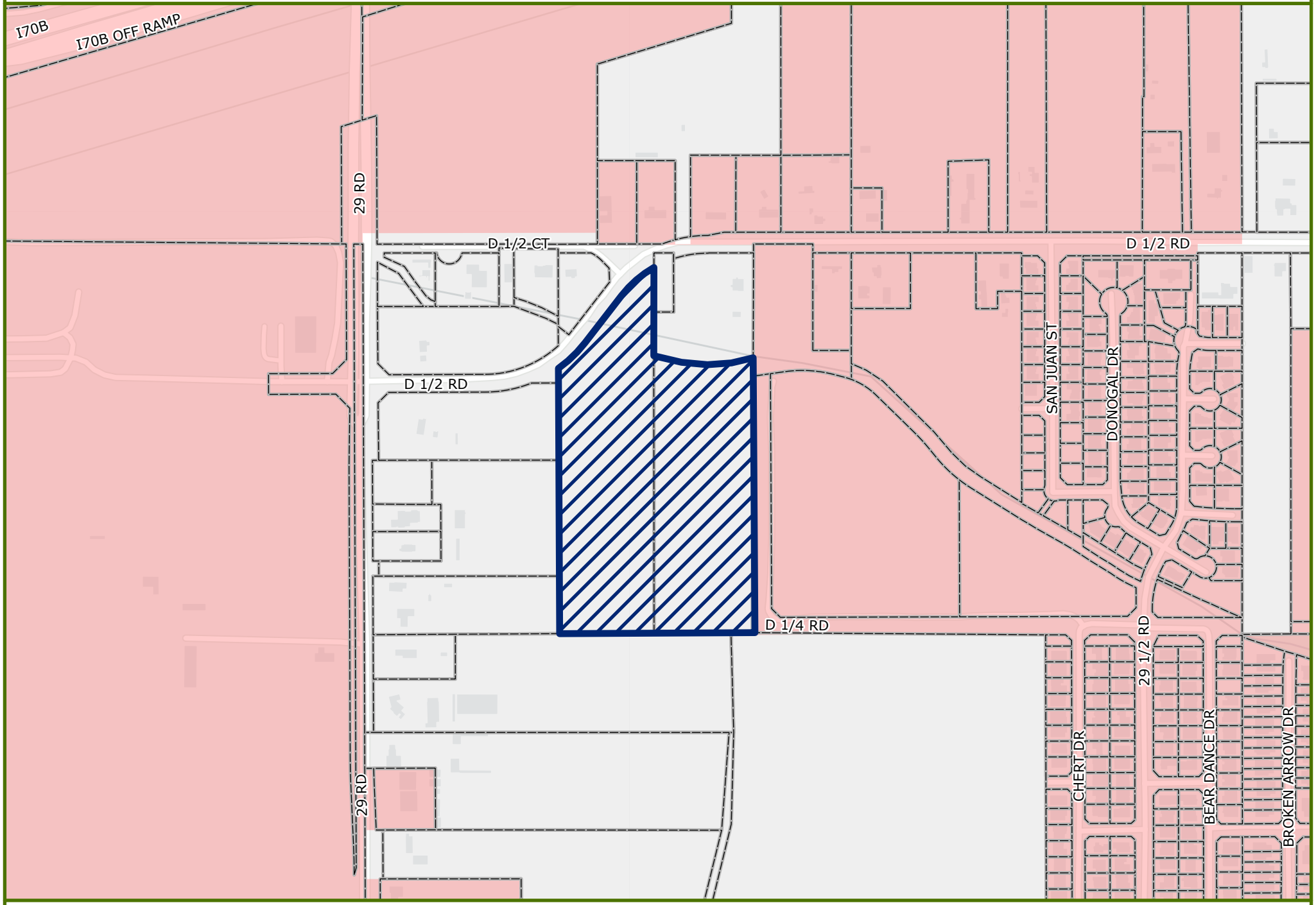
CITY FIBER

NON-CITY FIBER

Date Created: 9/23/2026

CITY OF Grand Junction COLORADO

2911 D 1/2 Road Annexation



GRAND JUNCTION PLANNING COMMISSION
November 10, 2026, 5:30 PM
MINUTES

The meeting of the Planning Commission was called to order at 5:39 p.m. by Commissioner Weckerly.

Those present were Planning Commissioners; Ian Moore, Gregg Palmer, Keith Ehlers, Orin Zyvan, Ian Thomas, and Caleb Abeloe.

Also present were Jamie Beard (Assistant City Attorney), Thomas Lloyd (Planning Manager), Kate Kirk (Senior Planner), Shawn Hill (Principal Planner), and Madeline Robinson (Associate Planner).

There were 5 members of the public in attendance, and 1 virtually.

CONSENT AGENDA

1. **Approval of Minutes**
   No items had been uploaded for review. Last meeting's minutes will be approved at the next Planning Commission.

REGULAR AGENDA

1. **2911 D ½ Rd Comp Plan Amendment** **CPA-2026-23**
   Consider a request by Davenport and Company and Anthony Properties, LLC, for a Comprehensive Plan Amendment for approximately 14.88 acres from Residential Medium to Mixed Use located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a parcel containing no address. Per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Rd on the west, abuts 29 1/4 Rd on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south (Tax ID #:2943-173-00-094)

   Staff Presentation
   Kate Kirk, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

   Applicant Brian Shiu was present but did not have any presentation.

   Questions for Staff
   Commissioner Palmer asked about the small parcel located north of D ½ Rd that has a structure on it and showing that it was apart of the parcel but was not included in this application. Senior

DRAFT

Planner Kirk clarified that this small parcel is not apart of the annexation and the signage for this application should not have been placed on that smaller parcel.

Commissioner Moore asked if the circulation plan would affect this application with the comprehensive plan amendment.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, November 03, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 5:57 p.m. on November 10, 2026.

Discussion
There was no discussion among the commissioners.

Motion and Vote
Commissioner Palmer made the following motion, "Chair, on the request of the Applicants for a Comprehensive Plan Amendment CPA-2026-236 for the unaddressed property abutting 2911 D ½ Rd on the west and owned by Davenport and Company and as further described in this hearing, I move that the Planning Commission forward a conditional recommendation of approval to City Council to amend the Land Use Designation for the parcel from Residential Medium to Mixed-Use as the criteria in GJMC 21.02.050(e)(4)(iii) have been met based on the information provided in the staff report and presented at the hearing. The condition of approval is that the land must first be annexed by City Council."

Commissioner Thomas seconded; Motion passed 7-0.

2. 2911 D ½ Rd Rezone ANX-2026-22

Consider a request by Davenport and Company and Anthony Properties, LLC, to zone 14.88 acres from County RSF-R to a City MU-2 (Mixed-Use Light Commercial) for the 2911 D 1/2 Road Annexation located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a parcel containing no address. Per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Rd on the west, abuts 29 1/4 Rd on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south (Tax ID #:2943-173-00-094).

Staff Presentation
Kate Kirk, Senior Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Brian Shiu was present but did not have any presentation.

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Questions for Staff
No questions from commissioners.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, November 03, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:15 p.m. on November 10, 2026.

Discussion
Commissioner Weckerly wanted to state for the record that the rezone for the property makes sense and makes the property more uniform. Commissioner Palmer agreed.

Motion and Vote
Commissioner Palmer made the following motion, “Madam Chair, on the request by Davenport and Company and Anthony Properties, LLC, to establish City MU-2 (Mixed-Use Light Commercial) zoning for approximately 14.88 acres, consisting of the property addressed as 2911 D 1/2 Road and an adjacent currently unaddressed parcel to the east, located in the vicinity of 2911 D 1/2 Road, Grand Junction, Colorado, file number ANX-2026-22, I move that the Planning Commission forward a recommendation of approval to City Council, finding that the request satisfies the applicable review criteria in Section 21.02.050(m)(3)(ii) of the Zoning and Development Code conditioned that the land must first be annexed by City Council and the request to amend the Comprehensive Plan under CPA-2026-236 is also approved by City Council, as described in the Staff Report.”

Commissioner Moore seconded; Motion passed 7-0.

3. <u>WinCo Retail Center ZCA</u> <u>ZCA-2026-332</u>
Consider a request by WinCo Foods LLC to amend Figure 04.04-1 in Section §21.04.040(e)(2)(i)(E) of the Zoning and Development Code (Title 21 of the Grand Junction Municipal Code) Regarding the Prohibition of Restaurant and Retail Drive-Through Uses Within a Specified Area

Staff Presentation
Shawn Hill, Principal Planner, introduced exhibits into the record and provided a presentation regarding the request.

Applicant Greg Goins attended virtually but did not have any presentation.

Questions for Staff
Commissioner Moore asked for clarification on the acreage size for the entire 24 road overlay and for the WinCo property. He further asked if staff considered removing the drive thru standards for the entire overlay area, not just for the WinCo property.

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Commissioner Palmer asked for clarification about the prohibition of drive thru in the 24-road overlay. He further asked if by removing the prohibition would increase ingress and egress along 24 Road.

Commissioner Zyvan asked for clarification about the intent of the prohibition.

Public Hearing
The public comment period was opened at 5:00 p.m. on Tuesday, November 03, 2026, via www.gjcity.org.

There were no public comments.

The public hearing was closed at 6:53 p.m. on November 10, 2026.

Discussion
Commissioner Thomas made comment that potentially a larger conversation may be needed in the future to discuss all the 24 road standards. Commissioner Palmer seconded the future conversation that needs to take place.

Commissioner Zyvan made comment that at what point should further public comment be needed to make such a change to an overlay instead of project specifically making changes.

Commissioner Abeloe made comment that development drives change and this area has been vacant for a long time now.

Commissioner Moore made mention that the topic of drive thru were discussed back in May, and changing what was decided back then seems counterintuitive.

Commissioner Ehlers asked what the negative impacts will be with changing the prohibition with drive thru.

Commissioner Weckerly wanted to make sure that it was stated this property specifically would repeal the drive thru prohibition, not for the entire 24 Road Overlay.

Commissioner Zyvan said in a multi-modal perspective more restaurants along 24 Road next to Canyon View Park would be beneficial. Especially with a lot of events that are held at Canyon View the majority of people attending the park are youth and do not drive.

Motion and Vote
Commissioner Palmer made the following motion, "Chair, on the request to amend Title 21 Zoning and Development Code of the Grand Junction Municipal Code, City file number ZCA-2026-332, by amending Figure 04.04-1 in Section 21.04.040(e)(2)(i)(E) by removal of two parcels from the figure that abut 24 Road on the west and owned by WinCo Foods, LLC (“WinCo”) and a third parcel that is abutting WinCo’s property on the north and immediately

DRAFT

south of the interstate owned by Usher NV, LLC, I move that the Planning Commission forward a recommendation of approval to City Council with the finding of fact as provided by staff on the record here tonight."

Commissioner Ehlers seconded; Motion passed 4-3.

OTHER BUSINESS

Commissioner Weckerly asked if a vote could occur to appoint a vice chair tonight, even though it was not on the agenda. It was advised that the vote will need to occur at the next hearing so that it can be placed on an agenda.

Also, the next workshop will take place on November 19th. Items on that agenda to be discussed are the water supply element of Comprehensive Plan and to recognize Commissioner Quintero's time on Planning Commission.

ADJOURNMENT

Commissioner Palmer made a motion to adjourn the meeting.
The vote to adjourn was 7-0.

The meeting adjourned at 7:33 p.m.

DRAFT

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. _____

AN ORDINANCE ZONING 2911 D 1/2 ROAD ANNEXATION TO MIXED-USE LIGHT COMMERCIAL (MU-2) ZONE DISTRICT

LOCATED AT 2911 D 1/2 ROAD (TAX ID #: 2943-173-00-268) AND A PARCEL CONTAINING NO ADDRESS. PER DEED FOR THE PROPERTY, IT WAS PREVIOUSLY ADDRESSED AS 2913 D 1/2 ROAD, GRAND JUNCTION, CO 81504. THE PARCEL OF LAND ABUTS 2911 D 1/2 RD ON THE WEST, ABUTS 29 1/4 RD ON THE EAST, WHICH WAS DEDICATED ON THE GIRARDI SUBDIVISION PLAT, ABUTS 2925 D 1/2 RD ON THE NORTH, AND ABUTS BOTH 420 29 RD AND 2926 D RD ON THE SOUTH (TAX ID #:2943-173-00-094).

Recitals:

The property owner has petitioned to annex approximately 14.88 acres into the City limits. The annexation is referred to as the 2911 D 1/2 Road Annexation.

After public notice and public hearing as required by the Grand Junction Zoning & Development Code, the Grand Junction Planning Commission recommended zoning the 2911 D 1/2 Road Annexation consisting of 14.88 acres from County Residential Single-Family – Rual (RSF-R) to Mixed-Use Light Commercial (MU-2) finding that the MU-2 zone district conforms with the designation of Mixed-Use as shown on the Land Use Map of the Comprehensive Plan and conforms with its designated zone with the Comprehensive Plan's goals and policies and is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds that request for the Mixed-Use Light Commercial (MU-2) zone district is in conformance to the stated criteria of *Section 21.02.050(m)(3)(ii), Review Criteria* of the Grand Junction Zoning & Development Code.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

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.

Parcel contains 648,173 square feet (14.88 acres), more or less.

Said parcels shall hereby be zoned Mixed-Use Light Commercial (MU-2) and depicted in Exhibit A.

INTRODUCED on first reading this 18th day of November 2026 and ordered published in pamphlet form.

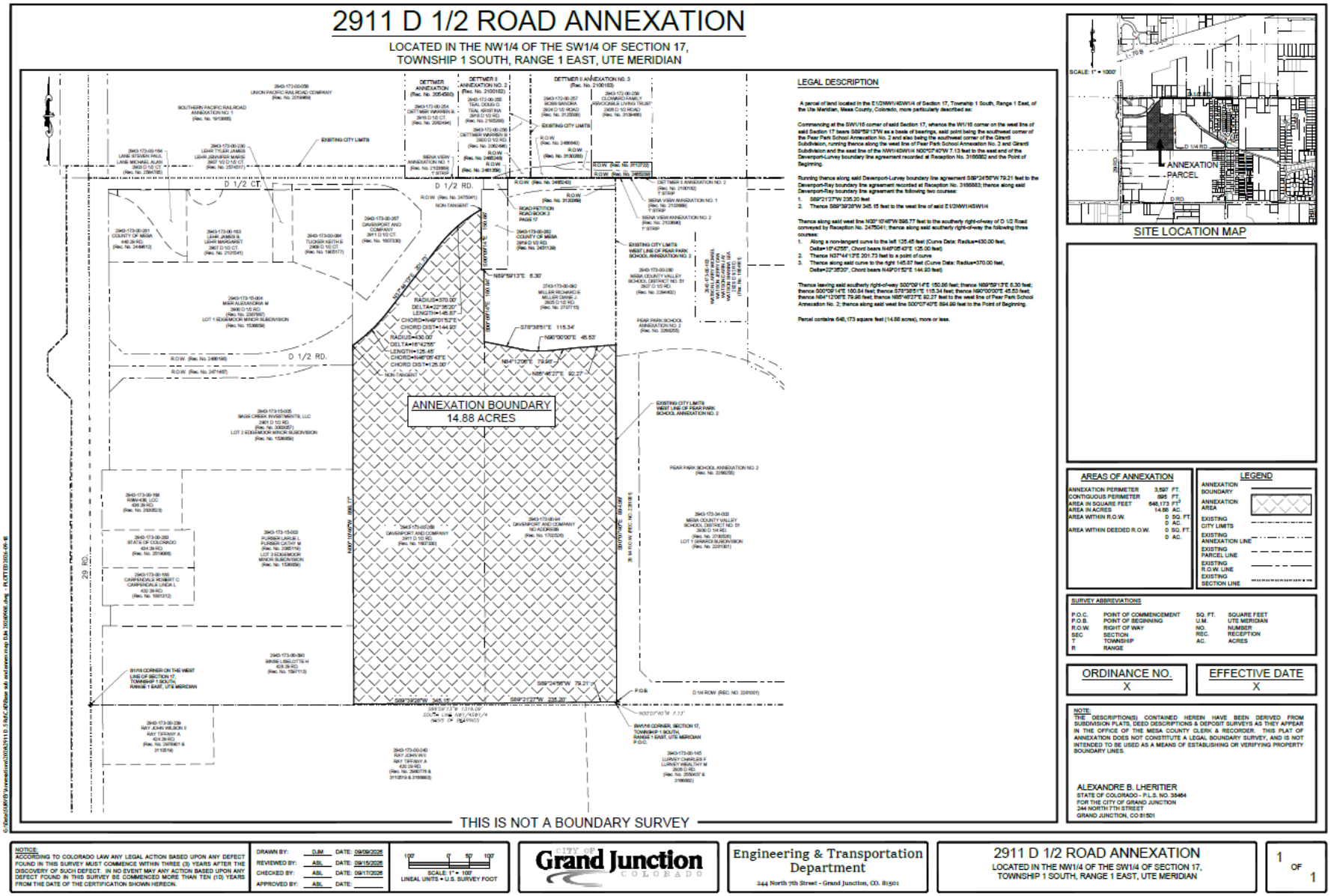
ADOPTED on second reading this 16th day of December 2026 and ordered published in pamphlet form.

_____
Laurel Lutz (Cole)
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

EXHIBIT A


2911 D 1/2 ROAD ANNEXATION
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 17,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
ANNEXATION BOUNDARY
14.88 ACRES
D 1/2 RD.
29 RD.
LEGAL DESCRIPTION
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 Girard Subdivision, running thence along the west line of Pear Park School Annexation No. 2 and Girard Subdivision and the east line of the NW1/4SW1/4 N00°07'40"W 7.13 feet to the east end of the Devenport-Lurvey boundary line agreement recorded at Reception No. 3166582 and the Point of Beginning.
Running thence along said Devenport-Lurvey boundary line agreement S89°24'56"W 79.21 feet to the Devenport-Ray boundary line agreement recorded at Reception No. 3166583; thence along said Devenport-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 596.77 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 N48°05'43"E 125.00 feet)
2. Thence N37°44'13"E 201.73 feet to a point of curve
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Thence leaving said southerly right-of-way S00°09'14"E 150.66 feet; thence N89°59'13"E 6.30 feet; thence S00°05'14"E 180.04 feet; thence S78°38'51"E 115.34 feet; thence N90°00'00"E 45.53 feet; thence N84°12'06"E 79.96 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.
Parcel contains 648,173 square feet (14.88 acres), more or less.
SCALE: 1" = 1000'
ANNEXATION PARCEL
SITE LOCATION MAP
AREAS OF ANNEXATION
ANNEXATION PERIMETER 3,597 FT.
CONTIGUOUS PERIMETER 895 FT.
AREA IN SQUARE FEET 648,173 FT²
AREA IN ACRES 14.88 AC.
AREA WITHIN R.O.W. 0 SQ. FT. 0 AC.
AREA WITHIN DEEDED R.O.W. 0 SQ. FT. 0 AC.
LEGEND
ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS
EXISTING ANNEXATION LINE
EXISTING PARCEL LINE
EXISTING R.O.W. LINE
EXISTING SECTION LINE
SURVEY ABBREVIATIONS
P.O.C. POINT OF COMMENCEMENT
P.O.B. POINT OF BEGINNING
R.O.W. RIGHT OF WAY
SEC. SECTION
T TOWNSHIP
R RANGE
SQ. FT. SQUARE FEET
U.M. UTE MERIDIAN
NO. NUMBER
REC. RECEPTION
AC. ACRES
ORDINANCE NO. X
EFFECTIVE DATE X
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 & RECORDER. 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: 09/09/2025
REVIEWED BY: ABL DATE: 09/15/2025
CHECKED BY: ABL DATE: 09/17/2025
APPROVED BY: ABL DATE:
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
2911 D 1/2 ROAD ANNEXATION
LOCATED IN THE NW1/4 OF THE SW1/4 OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN
1 OF 1

Grand Junction City Council

Regular Session

Item #2.a.iii.

Meeting Date: December 2, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Kate Kirk, Senior Planner

Information

SUBJECT:

Introduction of an Ordinance for a Circulation Plan Amendment Located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a Parcel Containing No Address (per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504), Land Abuts 2911 D 1/2 Road on the West, 29 1/4 Road on the East, (which was dedicated on the Girardi Subdivision plat), 2925 D 1/2 Road on the North, and Both 420 29 Road and 2926 D Road on the South (Tax ID #:2943-173-00-094) and Setting a Public Hearing for December 16, 2026

RECOMMENDATION:

The Planning Commission will hear this request at their December 8, 2026 meeting.

EXECUTIVE SUMMARY:

The applicants, Anthony Properties, are requesting an amendment to the Circulation Plan to modify the planned transportation network. This action will adjust the planned roadway spacing and connectivity grid to safely accommodate anticipated traffic volumes and align with existing surrounding infrastructure.

BACKGROUND OR DETAILED INFORMATION:

Existing Conditions
The project site consists of approximately 14.88 acres of vacant land with no existing structures. The Mesa County Ditch borders the eastern parcel and runs east-west through the western parcel. The Odelberg Drain Ditch runs north-south along the eastern property line, adjacent to 29 ¼ Road.

Infrastructure and Growth Tiers
The subject area is located within Tier 1 (Urban Infill) of the Comprehensive Plan's Intensification and Growth Tiers Map. Urban infrastructure is readily available to serve

the site; domestic water is provided by the Ute Water District, and sanitary sewer service will be provided by the Persigo system.

CIRCULATION PLAN AMENDMENT

Review Criteria for Circulation Plan Amendments (Non-Administrative) are set forth in Section 21.02.050(e)(4)(iv) of the Zoning and Development Code. A Circulation Plan Amendment request that satisfies the criterion in Subsection (A), below, shall not be required to demonstrate compliance with the criteria in Subsections (B) through (F). If Subsection (A) is not satisfied, the Planning Commission and City Council shall review the request in light of the criteria in Subsections (B) through (F).

City Development Engineers assessed the request and determined that Subsection (A) supports the proposed modification.

(A). There was an error such that then-existing facts, projects, or trends that were reasonably foreseeable were not accounted for.

The original intent of the GJCP appears to have been to remove the majority of direct access points to 29 Road between D Road and D ½ Road by constructing a minor collector that would provide primary access to properties fronting 29 Road. However, the proposed collector does not abut all of the properties along this corridor. As a result, several properties would still require access directly from 29 Road, likely resulting in multiple shared access points. The proposed amendment addresses this issue by extending D ¼ Road to 29 Road, creating a predictable roadway connection at approximately quarter-mile spacing. This connection would provide an additional opportunity for properties to access the roadway network without direct access to 29 Road and would further limit the need for additional access points based on the driveway and roadway spacing criteria established in TEDS.

Additionally, the north-south collector identified in the GJCP was not aligned with the existing 29 ¼ Road alignment south of D Road. The lack of alignment appears to be an inconsistency in the planned roadway network. Establishing a connected and generally consistent grid pattern for future streets is a standard and reasonably foreseeable principle of roadway planning that should have been considered in developing the original plan. The proposed amendment corrects this inconsistency by aligning the north-south collector with 29 ¼ Road south of D Road while maintaining the planned connection north to D ½ Road. The amendment also adds several local street connections that support the original intent of the north-south collector by providing alternative access to properties and reducing the need for direct access to 29 Road. These connections provide a more complete and functional street network while maintaining the access-management objectives of the original GJCP.

Overall, the proposed amendment corrects several inconsistencies in the roadway network identified in the GJCP and addresses planning considerations that should have been reasonably foreseeable when the original plan was developed. The amendment provides more logical roadway connections and alignments, establishes predictable spacing for connections to 29 Road, and provides alternative access that reduces the need for additional direct access points along 29 Road. These changes better account

for established roadway-planning principles and the existing development pattern in the area, which appear not to have been fully accounted for in the original GJCP.

(B). Subsequent events have invalidated the original premises and findings.
N/A

(C). The character and/or condition of the area have changed enough that the amendment is acceptable.
N/A

(D). The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.
N/A

(E). The change will facilitate safe and efficient access for all modes of transportation.
N/A

(F). The change furthers the goals for circulation and interconnectivity.
N/A

NOTIFICATION REQUIREMENTS
In accordance with Section 21.02.030(c) of the Grand Junction Municipal Code, a virtual Neighborhood Comment Meeting was held via Zoom on November 12, 2025. It was attended by the applicant, City staff, and one (1) member of the public.
All public notice requirements under Section 21.02.030(g) have been fully met:

Public Signage: An application sign was posted on the subject properties on April 2, 2026.

FINDING OF FACT AND STAFF RECOMMENDATION
Based on the review of the application for the properties located collectively at 2911 D 1/2 Road, staff makes the following findings of fact:

1. The request meets the criteria identified in Section 21.02.050(e)(4)(iv) of the Zoning and Development Code for a Circulation Plan Amendment.

Therefore, Staff recommends approval of the requests.

FISCAL IMPACT:

There is no direct fiscal impact associated with this request.

SUGGESTED MOTION:

I move to introduce and order publication in pamphlet form an Ordinance for a Circulation Plan Amendment located at 2911 D 1/2 Road (Tax ID #: 2943-173-00-268) and a parcel containing no address. Per deed for the property, it was previously addressed as 2913 D 1/2 Road, Grand Junction, CO 81504. The parcel of land abuts 2911 D 1/2 Rd on the west, abuts 29 1/4 Rd on the east, which was dedicated on the Girardi Subdivision plat, abuts 2925 D 1/2 Rd on the north, and abuts both 420 29 Rd and 2926 D Rd on the south (Tax ID #:2943-173-00-094) and Setting a Public Hearing for December 16, 2026

Attachments

1. Develpment Application
2. DRAFT ORD-Circulation Plan 2026.11.23

Grand Junction COLORADO

PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Comprehensive Plan Amendment

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation: Vacant Land

Existing Zoning: RSF-R

Proposed Land Use Designation: Multi-Family

Proposed Zoning:

Property Information

Site Location: 2911 D 1/2 RD

Site Acreage: 7.9; 7.0

Site Tax No(s): 2943-173-00-268; 2943-173-00-094

Site Zoning: RSF-R

Project Description: Relocate the proposed minor collector to 29 1/4 Road

Property Owner Information

Name: Davenport and Company

Street Address: 2233 S GENEVA ST

City/State/Zip: DENVER, CO 80247

Business Phone #: 303 745-2255

E-Mail: TDCOLO @ GMAIL

Fax #: N/A

Contact Person: THOMAS DAVENPORT

Contact Phone #: 720 319 5657

Applicant Information

Name: Anthony Properties

Street Address: 12770 Coit Rd. #970

City/State/Zip: Dallas, TX 75251

Business Phone #: 214-432-9514

E-Mail: brian@anthonyproperties.com

Fax #: N/A

Contact Person: Brian Shiu

Contact Phone #: 214-803-2678

Representative Information

Name: GreenBox Studio

Street Address: 215 Pitkin Ave #201

City/State/Zip: Grand Jct. CO 81501

Business Phone #: 970-730-2830

E-Mail: mreams@grnboxstudio.com

Fax #: N/A

Contact Person: Mallory Reams

Contact Phone #: 970-730-2830

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application:

Date:

Signature of Legal Property Owner:

Date: 10-29-2025

Grand Junction
COLORADO
PUBLIC WORKS & PLANNING

Development Application

We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do petition this:

Petition For: Comprehensive Plan Amendment

Please fill in blanks below only for Zone of Annexation, Rezones, and Comprehensive Plan Amendments:

Existing Land Use Designation	Vacant Land	Existing Zoning	RSF-R
Proposed Land Use Designation	Multi-Family	Proposed Zoning	

Property Information

Site Location:	2911 D 1/2 RD	Site Acreage:	7.9; 7.0
Site Tax No(s):	2943-173-00-268; 2943-173-00-094	Site Zoning:	RSF-R

Project Description: Relocate the proposed minor collector to 29 1/4 Road

Property Owner Information		Applicant Information		Representative Information	
Name:	Davenport and Company	Name:	Anthony Properties	Name:	GreenBox Studio
Street Address:	2233 S GENEVA ST	Street Address:	12770 Coit Rd. #970	Street Address:	215 Pitkin Ave #201
City/State/Zip:	DENVER, CO 80247	City/State/Zip:	Dallas, TX 75251	City/State/Zip:	Grand Jct. CO 81501
Business Phone #:	303 745 2255	Business Phone #:	214-432-9514	Business Phone #:	970-730-2830
E-Mail:	TDColo@GMAIL	E-Mail:	brian@anthonyproperties.com	E-Mail:	mreams@grnboxstudio.com
Fax #:	N/A	Fax #:	N/A	Fax #:	N/A
Contact Person:	THOMAS DAVENPORT	Contact Person:	Brian Shiu	Contact Person:	Mallory Reams
Contact Phone #:	720 319-5657	Contact Phone #:	214-803-2678	Contact Phone #:	970-730-2830

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee may be charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing the Application: [signature] Date: 10-29-2025

Signature of Legal Property Owner: [signature] Date: 10-29-2025

OWNERSHIP STATEMENT - CORPORATION OR LIMITED LIABILITY COMPANY

(a) DAVENPORT AND COMPANY ("Entity") is the owner of the following property:

(b) Parcel No: 2943-173-00-267, 2943-173-00-268,

A copy of the deed(s) evidencing the owner's interest in the property is attached. Any documents conveying any interest in the property to someone else by the owner are also attached.

I am the (c) Owner for the Entity. I have the legal authority to bind the Entity regarding obligations and this property. I have attached the most recent recorded Statement of Authority of the Entity.

- [x] My legal authority to bind the Entity both financially and concerning this property is unlimited.
- [ ] My legal authority to bind the Entity financially and/or concerning this property is limited as follows:

- [x] The Entity is the sole owner of the property.
- [ ] The Entity owns the property with other(s). The other owners of the property are:

On behalf of Entity, I have reviewed the application for the (d) COMP PLAN AMENDMENT

I have the following knowledge or evidence of a possible boundary conflict affecting the property:

(e) NONE

I understand the continuing duty of the Entity to inform the City planner of any changes regarding my authority to bind the Entity and/or regarding ownership, easement, right-of-way, encroachment, lienholder and any other interest in the land.

I swear under penalty of perjury that the information in this Ownership Statement is true, complete and correct.

Signature of Entity representative:

Printed name of person signing: THOMAS H DAVENPORT OWNER

State of Colorado)

County of Denver) ss.

KAREN ABIGAIL ALBINO CAMPOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244014820
MY COMMISSION EXPIRES 04/16/2028

Subscribed and sworn to before me on this 29th day of OCTOBER, 20 25

by Thomas Hale Davenport

Witness my hand and seal.

My Notary Commission expires on 04/16/2028

Notary Public Signature

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

Recorder's Stamp
223
BOOK 2114 PAGE 223
11-30-94
1702526 03:23 PM 11/30/94
MONIKA TODD CLK&REC MESA COUNTY CO
DOC $ 1.35

BONNIE KOSANKE

whose address is 1775 BLAIR ROAD, WHITEWATER, CO 81527
County of MESA and State of COLORADO for the consideration of
THIRTEEN THOUSAND FIVE HUNDRED AND 00/100********** Dollars,

in hand paid, hereby sell(s) and convey(s) to

DAVENPORT AND COMPANY,

A COLORADO CORPORATION

whose address is 1855 SOUTH LINDEN WAY
DENVER, CO 80224
County of _____ and State of _____, *~~COLORADO~~*, the following real property situate in the County of MESA and State of Colorado, to-wit:

2943-173-00-094
All that part of the E 1/2 E 1/2 NW 1/4 SW 1/4 in Section 17, Township 1 South, Range 1 East of the Ute Meridian, in Mesa County, Colorado, lying South of the Grand Valley Irrigation Canal, Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: 2913 D 1/2 ROAD, GRAND JUNCTION, CO 81504
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1994 taxes due and payable in 1995 and all subsequent taxes and assessments.

Signed this 29th day of NOVEMBER, 19 94

NOTARY PUBLIC STATE OF COLORADO LEGINIA D. KROOK

Bonnie Kosanke
BONNIE KOSANKE

STATE OF COLORADO } ss
_____ County of MESA }
The foregoing instrument was acknowledged before me this 29th day of NOVEMBER 19 94, by BONNIE KOSANKE
My commission expires NOVEMBER 10, 19 97
Witness my hand and official seal.

Leginia D. Krook
Notary Public
LEGINIA D. KROOK

Statutory Deed with warranties - joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961)

94-11-88

*If joint tenancy is not desired, strike the phrase between the asterisks

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

Recorded at _____ o'clock ____.M., _____
Reception No. _____ _____ Recorder

BOOK 1909 PAGE 584
1607330 01:52 PM 07/01/92
MONIKA TODD CLK&REC MESA COUNTY CO
DOC $ 5.70

Recorder's Stamp

ESLIA N. DAVIS

VERNA M. DAVIS

whose address is
County of MESA and State of
FIFTY SEVEN THOUSAND AND 00/100******* for the consideration of
Dollars,

in hand paid, hereby sell(s) and convey(s) to
DAVENPORT & COMPANY, A COLORADO CORPORATION

1855 S. LINDEN WAY
DENVER, CO. 80224 CITY AND
COLORADO , whose address is
County of and State of
in joint tenancy the following real property situate
in the County of MESA and State of Colorado, to-wit:

The W 1/2 E 1/2 NW 1/4 SW 1/4 of Section 17,
Township 1 South, Range 1 East of the Ute Meridian,
Mesa County, Colorado.

Together with any and all water, water rights, ditch and ditch rights-of-way thereunto appertaining and used in connection therewith.

Property address: 2911 D 1/2 ROAD, GRAND JUNCTION, CO 81504
with all its appurtenances and warrant(s) the title to the same, subject to easements, restrictions, reservations, rights-of-way of record; 1992 taxes due and payable in 1993 and all subsequent taxes and assessments.

Signed this 19th day of JUNE , 19 92

LINDA G. WILSON
NOTARY PUBLIC
STATE OF COLORADO

Eslia N. Davis
ESLIA N. DAVIS
Verna M. Davis
VERNA M. DAVIS

STATE OF COLORADO }
_____ County of MESA } ss

The foregoing instrument was acknowledged before me this 19th day of JUNE
19 92, by ESLIA N. DAVIS, VERNA M. DAVIS
My commission expires AUGUST 21 , 19 93
Witness my hand and official seal.

Linda G. Wilson
Notary Public
LINDA G. WILSON

Statutory Deed with warranties—joint tenancy (Section 118-1-13 and 118-2-1 Colorado Revised Statutes 1953, as amended 1961)

*If joint tenancy is not desired, strike the phrase between the asterisks.

92-4-79

Deed form furnished by
WESTERN COLORADO TITLE CO.
243-3070 521 ROOD AVENUE BOX 178
GRAND JUNCTION, COLORADO 81501

RECEPTION#: 3153640, at 3/23/2026 8:17:38 AM, 1 of 1
Recording: $43.00, Bobbie Gross, Mesa County, CO. CLERK AND RECORDER

STATEMENT OF AUTHORITY

This Statement of Authority concerns an entity named:
DAVENPORT AND COMPANY
and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.

The type of entity is: CORPORATION

The entity is formed under the laws of the State of COLORADO

The mailing address for the entity is: 2233 S GENEVA STREET
DENVER, CO 80247

The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:
THOMAS H DAVENPORT
OWNER

The authority of the foregoing person(s) to bind the entity is (not limited) (limited as follows):
NOT LIMITED

Other matters concerning the manner in which the entity deals with interests in real property:

Executed this 29th day of OCTOBER, 2025.

Signature (Type or Print Name Below)
THOMAS H DAVENPORT

STATE OF COLORADO)
)ss.
COUNTY OF Adams)

The foregoing instrument was acknowledged before me this 29th day of October, 2025, by Thomas Hale Davenport (insert name of individual) as Owner (insert office held or role (President, Vice President or member, manager or managing member for LLCs) for Davenport & Company (insert name of corporation or LLC).

Witness my hand and official seal.
My commissioner expires: 04/16/2028

Notary Public

KAREN ABIGAIL ALBINO CAMPOS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244014820
MY COMMISSION EXPIRES 04/16/2028

AY / kja

Colorado Title & Closing Services, LLC

Serving All of Colorado
ISSUING AGENT FOR
WESTCOR LAND TITLE INSURANCE COMPANY

Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:
Property Address: 2911 D 1/2 Court, Grand Junction, CO 81504
2911 D 1/2 Road, Grand Junction, CO 81504

Prepared for:
PERRY REID PROPERTIES
9200 Andermatt, Suite A
Lincoln, NE 68526

Attention:
Tom Huston

Copies to:
ANTHONY PROPERTIES REALTY INC., A TEXAS CORPORATION
DAVENPORT & COMPANY, A COLORADO CORPORATION

Issuing Office:
136 N. 7th Street
Grand Junction, CO 81501
Phone: (970) 462-0100
Fax: (970) 462-0064

Title Examiner:
Alice Young
ayoung@coloradotitleservices.com
(970) 462-0060

Closing Officer:
Alice Young
ayoung@coloradotitleservices.com
(970) 462-0060

Closing Assistant:
Angela Walter
awalter@coloradotitleservices.com

SCHEDULE A

	POLICY LIABILITY	PREMIUM CHARGES
Owner's Policy ALTA (07/01/2021)	**$1,000,000.00**	**$2,513.00**
Copies of Documents and Plat		**$50.00**
Tax Certification(s)		**$60.00**
	Total Due	**$2,623.00**

1. Commitment date: **October 12, 2025 at 5:00 PM**

2. Policy or Policies to be issued:
Owner's Policy ALTA (07/01/2021)
Proposed Insured: **ANTHONY PROPERTIES REALTY INC., A TEXAS CORPORATION**

Loan Policy ALTA (07/01/2021)
Proposed Insured:

3. The estate or interest in the Land at the Commitment Date is:

FEE SIMPLE

4. The Title is, at the Commitment Date, vested in:

DAVENPORT & COMPANY, A COLORADO CORPORATION

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a signature by the Company or its issuing agent that may be in electronic form.

SCHEDULE A – CONTINUED

5. The Land referred to in this Commitment is located in the County of **Mesa**, State of Colorado and described as follows:

A tract of land in the W1/2E1/2NW1/4SW1/4 of Section 17, Township 1 South, Range 1 West, Ute Meridian as described in instrument recorded July 1, 1992 in Book 1909 at Page 584, to be more particularly described by a survey.

LESS AND EXCEPT that portion as conveyed to County of Mesa, a Political Subdivision of the State of Colorado in instrument recorded February 6, 2009 in Book 4790 at Page 912 as Reception No. 2475041.

Note: The above description is for location purposes only and should not be used for the preparation of any legal document. This description will be modified upon receipt of a legal description to be provided to the company pursuant to requirements as listed on Schedule B Section 1 of this commitment.

Colorado Title & Closing Services, LLC

By: _____
Authorized Signatory

SCHEDULE B - SECTION 1
REQUIREMENTS

The following requirements must be met:

(1.) The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

(2.) Pay the agreed amount for the estate or interest to be insured.

(3.) Pay the premiums, fees, and charges for the Policy to the Company.

(4.) Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

****

NOTE TO BUYERS AND LENDERS: Be aware!!! Online banking fraud is on the rise!!!
We will send **wire instructions** to you **ONLY** out of the following bank:
******* Bank of Colorado Durango - 2020 ********
If you receive wire instructions naming any other bank contact your closing officer **immediately**.
Your closing officer is: **Alice Young (970) 462-0060**

****

A. A Certificate of Taxes Due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent.

B. PROPER LEGAL DESCRIPTION, prepared by a surveyor registered in the State of Colorado, for the property to be insured hereunder.

C. Proper FINCEN documentation.

D. WARRANTY DEED from DAVENPORT & COMPANY, A COLORADO CORPORATION to ANTHONY PROPERTIES REALTY INC., A TEXAS CORPORATION.
NOTE: Said instrument must be executed for the corporation by two authorized officers of the corporation, with their names set forth in the acknowledgement as President (or other officer) of the named corporation **OR** executed by one authorized officer of the corporation, with their name set forth in the acknowledgement as President, (or other officer) of the named corporation and must have the corporate seal affixed.

E. Affidavit (Seller/Borrower) executed by BUYER(S) and the SELLER(S).

SCHEDULE B – SECTION 1, continued
REQUIREMENTS FOR ISSUANCE OF ENDORSEMENTS

OWNER

Exception number 6 herein will be modified on the owners policy to be issued to show that the current years real estate taxes are not yet due or payable and prior years real estate taxes have been paid upon receipt of a Certificate or Statement of Taxes Due from the County Treasurer and upon verification that all outstanding real estate taxes have been paid.

The above is subject to payment of the premiums as disclosed on Schedule A herein.

SCHEDULE B - SECTION 2
EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant, as defined in Commitment Conditions 1(a), in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any facts, rights, interests or claims which are not shown by the Public Records, but which could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

2. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

3. Discrepancies, conflicts in boundary lines, encroachments, overlaps, variations or shortage in area or content, party walls and any other matters that would be disclosed by a correct survey and/or physical inspection of the land.

4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law and not shown by the Public Records.

5. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I—Requirements are met

6. (a) All taxes, assessments, levies and charges which constitute liens or are due or payable including unredeemed tax sales.; (b) proceedings by a public agency that may result in taxes or assessments or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

7. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) any water or well rights, ditches or ditch rights, or rights or title to water or claims thereof, in, on or under land; (d) all interest in oil, gas, coal and other mineral rights severed by predecessors in Title and any and all assignments thereof or interests therein; whether or not the matters excepted under (a), (b), (c) or (d) are shown by the Public Records.

8. Terms, agreements, provisions, conditions, and obligations as contained in Agreement, between John M. Davis and Grand River Ditch Company, recorded May 16, 1887 in Book 20 at Page 466 as Reception No. 4675.

9. Terms, agreements, provisions, conditions, easements and obligations as contained in instrument, between Mesa County, Colorado and Davenport & Company, recorded January 26, 2009 in Book 4783 at Page 60 as Reception No. 2473261.

10. Easement, and the terms, agreements, provisions, conditions, and obligations as contained therein as set forth in easement between Davenport & Company and County of Mesa, a Political Subdivision of the State of Colorado, recorded February 6, 2009 in Book 4790 at page 915 as Reception No. 2475042.

11. Right of way and/or easement for Mesa County Ditch Canal (or both whatever the case may be) as shown on the Mesa County GIS map.

12. That portion, if any, lying in or being used as a Road.

Note 1: Colorado Division of Insurance Regulation 8-1-2, Section 5, Paragraph H, requires that "Every title insurance company shall be responsible to the proposed insured(s) subject to the terms and conditions of the title insurance commitment, other than the effective date of the title insurance commitment, for all matters which appear of record prior to the time of recording whenever the title insurance company, or its agent, conducts the closing and settlement service that is in conjunction with its issuance of an owner's policy of title insurance and is responsible for the recording and filing of legal documents resulting from the transaction which was closed". Provided that Colorado Title & Closing Services, LLC, conducts the closing of the insured transaction and is responsible for recording the legal documents from the transaction, exception No. 5 in Schedule B-2 will not appear in the Owner's Title Policy and Lender's Title Policy when issued.

Note 2: Colorado Division of Insurance Regulation 8-1-2, Paragraph M of Section 5, requires that prospective insured(s) of a single family residence be notified in writing that the standard exception from coverage for unfiled Mechanic's or Materialman's Liens may or may not be deleted upon the satisfaction of the requirement(s) pertinent to the transaction. These requirements will be addressed upon receipt of a written request to provide said coverage, or if the Purchase and Sale Agreement/Contract is provided to the Company then the necessary requirements will be reflected on the commitment and may include, but are not limited to:

A. The Land described in Schedule A of this commitment must be a single family residence, which includes a condominium or townhouse unit.
B. No labor or materials may have been furnished by mechanics or materialmen for purpose of construction on the Land described in Schedule A of this Commitment within the past 13 months.
C. The Company must receive an appropriate affidavit indemnifying the Company against unfiled mechanic's and materialmen's liens.
D. Any deviation from conditions A through C above is subject to such additional requirements or information as the Company may deem necessary, or, at its option, the Company may refuse to delete the exception.
E. Payment of the premium for said coverage.

Note 3: The company will not issue its policy or policies of title insurance contemplated by this commitment until it has been provided a Certificate of Taxes due or other equivalent documentation from the County Treasurer or the County Treasurer's authorized agent: or until the Proposed Insured has notified or instructed the company in writing to the contrary. Furthermore, the following disclosures are hereby made pursuant to C.R.S. §10-11-122:

(i) The subject real property may be located in a special taxing district;
(ii) A certificate of taxes due listing each taxing jurisdiction shall be obtained from the County Treasurer or the County Treasurer's authorized agent; and
(iii) Information regarding special districts and the boundaries of such districts may be obtained from the County Commissioners, the County Clerk and Recorder, or the County Assessor.

Note 4: If the sales price of the subject property exceeds $100,000.00, the seller shall be required to comply with the disclosure or withholding provisions of C.R.S. §39-22-604.5 (Non-resident withholding)

Note 5: Pursuant to C.R.S. §10-11-123 Notice is hereby given:

(a) If there is recorded evidence that a mineral estate has been severed, leased or otherwise conveyed from the surface estate then there is a substantial likelihood that a third party holds some or all interest in oil, gas, other minerals, or geothermal energy in the property; and
(b) That such mineral estate may include the right to enter and use the property without the surface owner's permission.

Note 6: Effective September 1, 1997, C.R.S. §30-10-406 requires that all documents received for recording or filing in the clerk and recorder's office shall contain a top margin of at least one inch and a left, right and bottom margin of at least one-half inch. The clerk and recorder may refuse to record or file any document that does not conform.

Note 7: Our Privacy Policy is attached to this commitment.

Note 8: Pursuant to C.R.S. §38-35-125 and Colorado Division of Insurance Regulation 8-1-2 (Section 5), if the parties to the subject transaction request us to provide escrow-settlement and disbursement services to facilitate the closing of the transaction, then all funds submitted for disbursement must be available for immediate withdrawal.

Note 9: C.R.S. §39-14-102 requires that a real property transfer declaration accompany any conveyance document presented for recordation in the State of Colorado. Said declaration shall be completed and signed by either the grantor or grantee.

Note 10: Pursuant to C.R.S. §10-1-128 (6)(a), It is unlawful to knowingly provide false, incomplete, or misleading facts or information to an insurance company for the purpose of defrauding or attempting to defraud the company. Penalties may include imprisonment, fines, denial of insurance and civil damages. Any insurance company or agent of an insurance company who knowingly provides false, incomplete, or misleading facts or information to a policyholder or claimant for the purpose of defrauding or attempting to defraud the policyholder or claimant with regard to a settlement or award payable from insurance proceeds shall be reported to the Colorado division of insurance within the department of regulatory agencies.

Note 11: Colorado Division of Insurance Regulation 8-1-3, Paragraph C. 11.f of Section 5 requires a title insurance company to make the following notice to the consumer: "A closing protection letter is available to be issued to lenders, buyers and sellers"

Note 12: C.R.S. §38-35-109 (2), 1973, requires that a notation of the purchaser's legal address, (not necessarily the same as the property address) be included on the face of the deed to be recorded.

Note 13: Regulations of County Clerk and Recorder's offices require that all documents submitted for recording must contain a return address on the front page of every document being recorded.

Note 14: Pursuant to instrument recorded July 7, 1976 as Reception Number 401417 your property may or may not be in a Geological Hazard Area. It is the responsibility of the insured to make that determination. Note 14 only applies to properties in La Plata County.

Nothing herein contained will be deemed to obligate the company to provide any of the coverages referred to herein unless the above conditions are fully satisfied.

COLORADO TITLE & CLOSING SERVICES

Privacy Policy Statement

This notice is being provided on behalf of Colorado Title & Closing Services; Affiliates: Colorado land Title Co. Inc, CLX Exchange Accommodators Inc, Rocky Mountain Escrow Inc and La Plata Abstract Co. dba Colorado Abstract and Title Services. It describes how information about you is handled and the steps we take to protect your privacy. We call this information "customer data" or just "data". If your relationship with us ends, we will continue to handle data about you the same way we handle current customer data.

Protecting Customer Data

We will use our best efforts to ensure that no unauthorized parties have access to any of your information. We restrict access to customer data about you to those individuals and entities who need to know that information to provide products or services to you. We will use our best efforts to train and oversee our employees to ensure that your information will be handled responsibly and in accordance with our privacy policy. We require our employees to keep the data secure and confidential.

Information We Collect

In the course of our business some of the customer data we collect may be nonpublic personal information about you from the following sources:

- Information we receive from you or your authorized representative on applications or other forms;
- Information about your transactions with us, our affiliates, or others;
- Information we receive from our internet web sites;
- Information we receive from the public records maintained by governmental entities that we either obtain directly from those entities, or from our affiliates or others;
- Information we receive from consumer or other reporting agencies; and
- Information from lenders and third parties involved in your transaction.

We maintain safeguards to protect your customer data from unauthorized access or intrusion. We limit access to your customer data only to those employees who need such access in connection with providing products or services to you or for other legitimate business purposes.

Use of Information

We may provide your customer data to various individuals and companies, as permitted by law, without obtaining your prior authorization. Disclosures may include, without limitation, the following:

- To our affiliates and/or successor in interest;
- To agents, brokers, lenders or representatives to provide you with services you have requested,
- To third-party contractors or service providers who provide services or perform marketing or other functions on our behalf;
- To others with whom we enter into joint marketing agreements for products or services that we believe you may find of interest; and
- To lenders, lien holders, judgment creditors, or other parties claiming an encumbrance or an interest in title whose claim or interest must be determined, settled, paid or released prior to a title or escrow closing.

We may also disclose data as permitted or required by law, for example:

- To law enforcement officials;
- In response to subpoenas or a government investigation;
- To regulators and the Insurance Companies we represent; or
- To prevent fraud.

Links to Other Websites

Our websites contain links to websites that are provided and maintained by third parties and that are not subject to our Privacy Policy Statement. Please review the privacy policy statements on those websites. We make no representations concerning and are not responsible for any such third party websites or their privacy policies or practices.

Changes to this Privacy Policy Statement

This Privacy Policy Statement may be amended from time to time consistent with applicable privacy laws. When we amend this Privacy Policy Statement, we will post a notice of such changes on our website. The effective date of the Privacy Policy Statement, as stated below, indicates the last time this Privacy Policy Statement was revised or materially changed.

Rev. 6-01-2015

WESTCOR
LAND TITLE INSURANCE COMPANY

ALTA COMMITMENT FOR TITLE INSURANCE
issued by
WESTCOR LAND TITLE INSURANCE COMPANY
(ALTA Adopted 07-01-2021)

NOTICE

IMPORTANT—READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I—Requirements; Schedule B, Part II—Exceptions; and the Commitment Conditions, Westcor Land Title Insurance Company, a South Carolina Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I—Requirements have not been met within (6) months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

WESTCOR LAND TITLE INSURANCE COMPANY

Issued By:

Colorado Title & Closing Services, LLC
136 N. 7th Street
Grand Junction, CO 81501
Phone: (970) 462-0100
Fax: (970) 462-0064



By: Mary O'Donnell
Mary O'Donnell - President

Attest:
Donald A. Berube - Secretary

As Agent

This page is only a part of a 2021 ALTA Commitment for Title Insurance. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I—Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:
a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I—Requirements; and
f. Schedule B, Part II—Exceptions; and
g. a signature by the Company or its issuing agent that may be in electronic form.

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AMERICAN LAND TITLE ASSOCIATION

4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I—Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II—Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.

b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.

c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.

d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.

e. The Company is not liable for the content of the Transaction Identification Data, if any.

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I—Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.

b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.

c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.

d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.

e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.

f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

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AMERICAN LAND TITLE ASSOCIATION

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

8. PRO-FORMA POLICY

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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AMERICAN LAND TITLE ASSOCIATION

LEGAL DESCRIPTION

A parcel of land as described at Reception Number 1702526 and a parcel of land as described at Reception Number 1607330, situated in the east one-half of the northwest quarter of the southwest quarter of Section 17, Township 1 South, Range 1 West, Ute Meridian.
Except that parcel as described at Reception Number 2475041,
and except that parcel as described at Reception Number 2451129.
Containing 15.75 acres, more or less.

General Project Report

Comp Plan Amendment (Circulation Plan Amendment)

2911 D ½ Rd. & 2911 D ½ Ct.

Parcel No. 2943-173-00-268;2943-173-00-094;2943-173-00-267

January 8, 2026
Revised April 14, 2026

Prepared for:

City of Grand Junction and

Anthony Properties

Prepared by:

215 Pitkin, Grand Junction, CO 81501

Grand Junction, CO 81506

Phone: (970) 730-2368

info@grnboxstudio.com

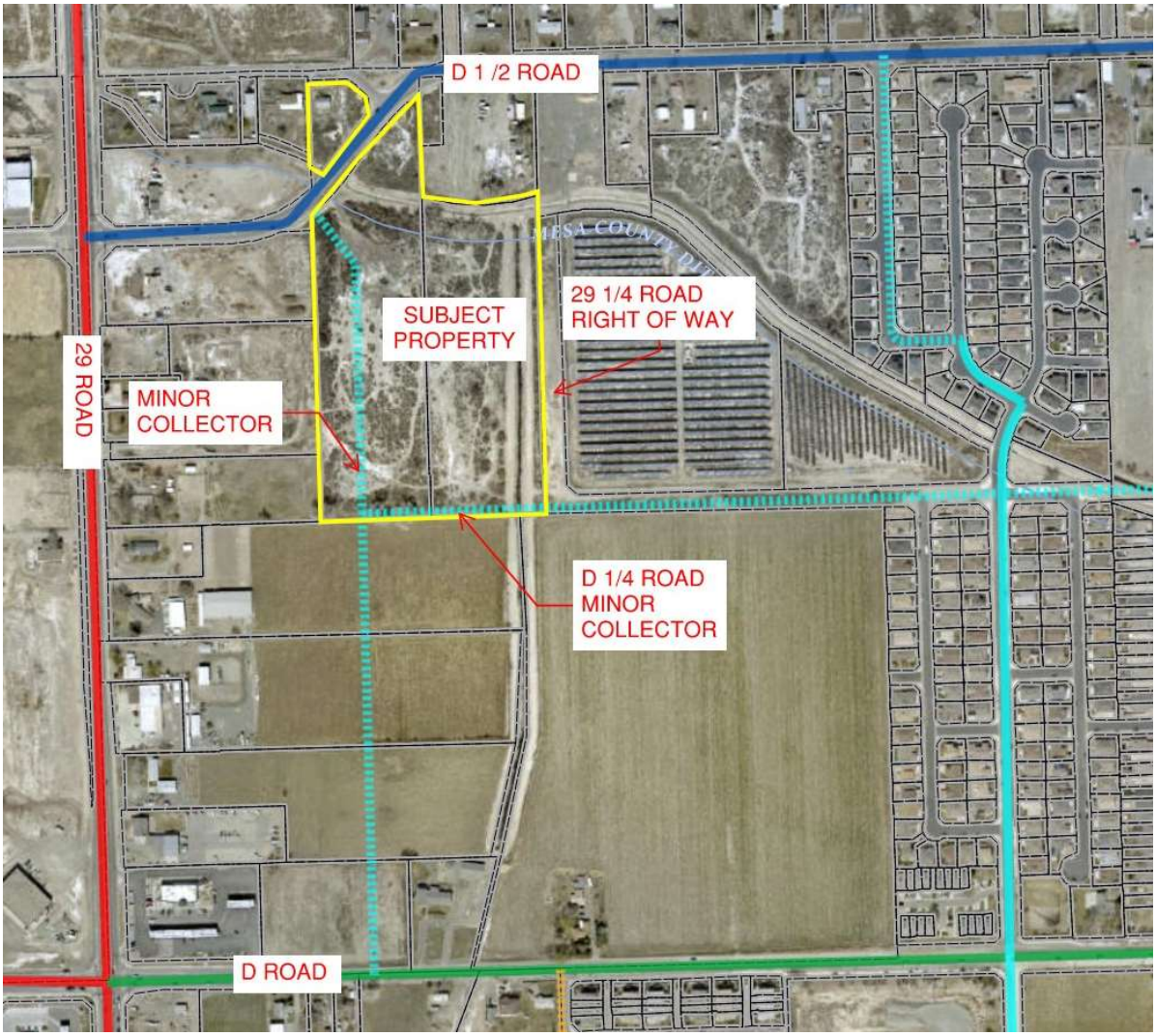
A. Project Description

1) Location: 2911 D ½ Road (Parcels 2943-173-00-268, 2943-173-00-094) and 2911 D ½ Court (Parcel 2943-173-00-267), located east of 29 Road.

2) Acreage: The subject property consists of three parcels created by the alignment of D ½ Road. The parcels south of D ½ Road (2943-173-00-268 and 2943-173-00-094) contain approximately 14.92 acres (7.9 acres and 7.02 acres, respectively). The parcel north of D ½ Road, 2911 D ½ Court (Parcel 2943-173-00-267), contains approximately 0.77 acres and is included for completeness but is not impacted by this amendment request.

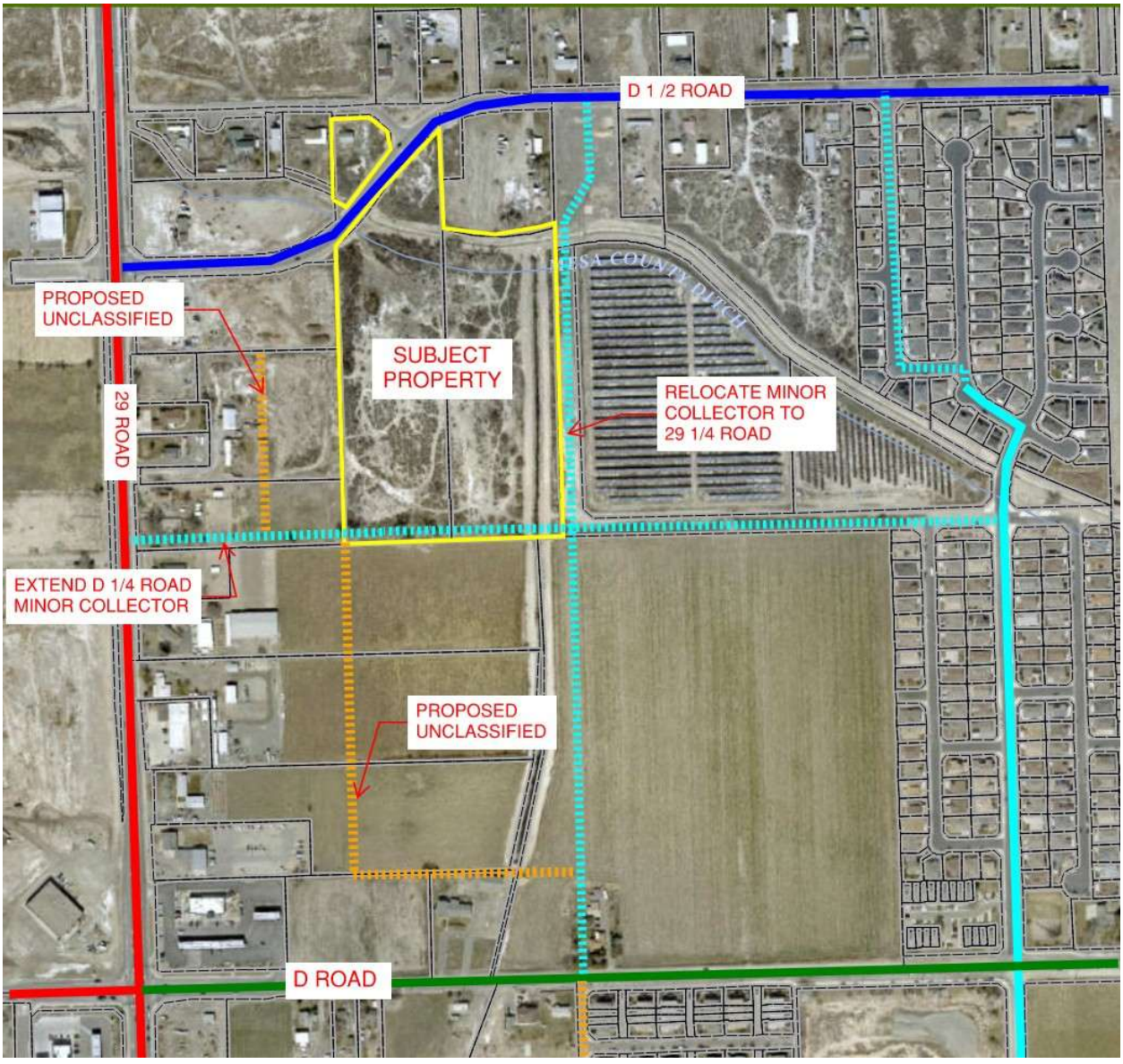
3) Proposed Use: This submittal requests an amendment to the Grand Junction Circulation Plan. The adopted Circulation Plan currently depicts a north–south minor collector extending through the western parcel (2943-173-00-268) from D ½ Road to D Road. The plan also shows D ¼ Road, classified as a minor collector, extending east–west along the southern portion of the property and intersecting with the proposed north–south minor collector.

Existing Circulation Plan



The proposed amendment would relocate the north–south minor collector east to align with 29 ¼ Road, which is located outside the project site and within an existing dedicated right-of-way. The amendment further proposes extending D ¼ Road along the southern property line to connect with 29 Road, improving east–west connectivity consistent with the intent of the Circulation Plan.

Proposed Circulation Plan Amendment



B. Public Benefit

The proposed Circulation Plan Amendment improves the long-term efficiency and connectivity of the transportation network in this area. Relocating the north–south minor collector to 29 ¼ Road utilizes existing dedicated right-of-way and reduces the need for roadway construction across

multiple private properties, resulting in fewer property impacts and a more feasible corridor for future implementation.

Extending D ¼ Road to 29 Road enhances east–west connectivity and supports better traffic distribution as the area develops. Together, these changes establish a more logical and continuous circulation framework that accommodates future growth, supports safe and efficient travel for all modes, and aligns transportation infrastructure with planned land use patterns over time.

C. Neighborhood Meeting

A neighborhood meeting regarding the proposed Annexation and Circulation Plan Amendment was held in person on November 12, 2025. Neighborhood Meeting Minutes are included with this submittal.

D. Project Compliance, Compatibility, and Impact

1) Adopted plans and/or policies:

The proposed Circulation Plan Amendment is consistent with the 2020 Comprehensive Plan by supporting the Plan's goals for mobility, connectivity, and coordinated land use and transportation planning. Relocating the north–south minor collector to 29 ¼ Road utilizes existing right-of-way, improves network continuity, and establishes a clear circulation corridor that can accommodate future growth as surrounding properties annex and develop over time. Extending D ¼ Road toward 29 Road enhances east–west connectivity and improves traffic distribution consistent with the Plan's mobility objectives.

2) Land use in the surrounding area:

- North: D ½ Road right of way and Single Family Residential zoned RSF-R in the county (Comprehensive Plan Designation: Mixed Use)
- South: Single Family Residential zoned RSF-R in the county
- (Comprehensive Plan Designation: Mixed Use)
- East: 29 ¼ Road right of way and a solar farm zoned RM-8 (Comprehensive Plan Designation: Residential Medium)
- West: Single Family Residential zoned RSF-R in the county (Comprehensive Plan Designation: Mixed Use)

3) Site access and traffic patterns:

Current access to this parcel is from D ½ Road.

4) Availability of utilities, including proximity of fire hydrants:

The subject parcel is served by the following:

Ute Water
City of Grand Junction Sanitary and Storm Sewer
Redlands Water and Power
Xcel Energy
Grand Valley Irrigation Company
City of Grand Junction Fire – Station 8
Spectrum/Charter
CenturyLink/Lumen

All utilities are available to or can be extended to the site. Sewer will be extended by easement from 29 Road.

5) Special or unusual demands on utilities:

There will be no unusual demand on utilities as a result of the Circulation Plan Amendment.

6) Effects on public facilities:

The Circulation Plan Amendment will have no adverse effect on public facilities.

7) Hours of operation:

Not applicable.

8) Number of employees:

Not applicable.

9) Signage:

Not applicable.

10) Site Soils Geology:

Not applicable.

11) Impact of project on site geology and geological hazards:

None are anticipated.

E. Must address the review criteria contained in the Zoning and Development Code for the type of application being submitted.

Review Criteria for Circulation Plan Amendments 21.02(e)(4)(iv).

(A) There was an error such that then-existing facts, projects, or trends that were reasonably foreseeable were not accounted for; or

The existing Circulation Plan did not fully consider the opportunity to align the north-south minor collector with the existing right-of-way along 29 1/4 Road. As currently shown, the alignment would require roadway dedication across multiple private parcels. The proposed amendment refines the location of the north-south minor collector to better reflect existing right-of-way and long-term implementation considerations, while maintaining the same circulation intent shown in the plan.

(B) Subsequent events have invalidated the original premises and findings;

Subsequent site-level analysis for the subject property have clarified traffic demands, access needs, and implementation challenges associated with the current alignment. These events demonstrate that the original premises no longer represent the most practical or efficient circulation solution.

(C) The character and/or condition of the area have changed enough that the amendment is acceptable;

The subject property is transitioning from vacant land to multi-family development, establishing the initial phase of urban development in the area. This change supports refinement of the Circulation Plan to reflect current and anticipated conditions, making the proposed amendment acceptable.

(D) The community or area, as defined by the presiding body, will derive benefits from the proposed amendment;

The proposed amendment provides long-term public benefit by improving circulation efficiency, utilizing existing right-of-way, and reducing impacts to private property. The refined roadway network supports orderly growth, better traffic distribution, and improved predictability for future infrastructure implementation.

(E) The change will facilitate safe and efficient access for all modes of transportation; and

The revised circulation network provides a more direct and continuous system that supports safe and efficient travel for vehicles, pedestrians, and cyclists. Higher traffic volumes are directed to appropriate collector streets, minimizing impacts to residential areas.

(F) The change furthers the goals for circulation and interconnectivity.

The amendment maintains the intent of the Circulation Plan by preserving planned north–south and east–west connections while improving alignment and feasibility. These changes strengthen overall connectivity and support a coordinated, functional transportation network as the area develops.

F. Development Schedule

Not applicable for this submittal.

2911 D ½ RD & 2911 D ½ CT – Annexation & Comp Plan Amendment

SUMMARY OF NEIGHBORHOOD INFORMATION MEETING

Date: Wednesday, November 12, 2025
Time: 5:30 p.m. – 6:30 p.m.
Location: Mesa County Library – Clifton Branch

Notice
Notice of the neighborhood information meeting was mailed on October 29, 2025, to property owners within 500 feet of the subject property, in accordance with the mailing list provided by the City of Grand Junction (list and notice attached).

Attendance
Six individuals were in attendance, including:

- Brian Shiu, Anthony Properties
- Jenna Gorney, City of Grand Junction
- Sam Wuebbles, City of Grand Junction
- Mark Austin, Austin Civil Group
- Mallory Reams, GreenBox Studio
- One neighboring property owner

Meeting Summary
The applicant team presented an overview of the proposed annexation request of the subject properties into the City of Grand Junction, including the requested RH-24 zoning designation for 2911 D ½ Road and the requested MU-2 zoning designation for 2911 D ½ Ct. The team explained the future multi-family development plans for 2911 ½ Road, but did not have a graphic ready to present at that time. The team also explained there were no development plans for 2911 D ½ Ct at this time. The presentation also included a proposed Comprehensive Plan amendment to modify the Circulation Plan, specifically the relocation of a planned north/south minor collector through the subject property as well as extending the east/west minor collector through the southern portion of the subject property

Public Comments
The attending neighboring property owner acknowledged that the property may be developed in the future. She raised concerns regarding potential increases in traffic and safety conditions along 29 Road, citing existing speeding and accident issues. The neighbor also commented on the proposed east–west minor collector (D 1/2 Road) connection to 29 Road, noting that the planned alignment would traverse her property. Additionally, she inquired about soil conditions on the subject property and whether geotechnical testing would be conducted.

Applicant Response
The applicant explained that, at this time, the proposed D ¼ Road extension would involve right-of-way dedication only on the subject property and that impacts to her property would not occur unless redevelopment were pursued in the future. The applicant further noted that a geotechnical soils report was in the process of being requested at the time of the meeting.

Conclusion
No additional comments were received. The meeting concluded after the applicant team addressed the questions and concerns raised.

GreenBox STUDIO

October 29, 2025

RE: Neighborhood Meeting for the Annexation, Zoning and Comprehensive Plan Amendment of 2911 D 1/2 CT and 2911 D 1/2 RD.

Annexation

A request for Annexation and Zoning into the City of Grand Junction of 2911 D 1/2 CT and 2911 D 1/2 RD, Grand Junction, CO. The 2020 Comprehensive Plan identifies the future land use of these parcels as Mixed-Use and Residential Medium. The parcels are located in the Persigo 201 boundary (sewer boundary) and must annex into the City of Grand Junction limits in order to develop. 2911 D 1/2 CT is approximately 0.77 acres in size and the proposed zoning is MU-1. 2911 D 1/2 RD is two parcels (7.90 acres & 7.02) approximately 14.92 acres in size and the proposed zoning is RH-24.

Once annexed and zoned into the city limits of Grand Junction, it is proposed to develop the 2911 D 1/2 RD site as Multi-Family. 2911 D 1/2 CT will remain undeveloped at this time. A separate submittal will be processed as an administrative review through the City of Grand Junction for a Major Site Plan application. Plans are currently being developed but may not be available in time for the meeting.

Comprehensive Plan Amendment

A request for a Comprehensive Plan Amendment to update the City's Circulation Plan in the area of 2911 D ½ Road. The current plan shows a north–south Minor Arterial running through the property and an extension of D ¼ Road to the west. The proposed amendment would relocate the planned north–south Minor Arterial to 29 ¼ Road and remove the extension of D ¼ Road west of 29 ¼ Road. These changes are intended to better reflect existing conditions and anticipated future development while maintaining appropriate roadway connectivity for the area.

Dear Neighbor:

This letter is to inform you that a neighborhood meeting will be held regarding the above mentioned project on **Wednesday, November 12th, 2025**, at **5:30 PM**. The meeting will be held in-person at **Mesa County Library – Clifton Branch (Mt. Lincoln Room)** 3270 D 1/2 Rd Building A, Clifton, CO 81520.

The meeting is designed to provide as much information as possible and address any questions or concerns to the best of our ability.

Sincerely,

Mallory Reams

Mallory Reams
Project Coordinator
mreams@grnboxstudio.com

BINSE LISELOTTE H
428 29 RD
GRAND JUNCTION CO 81504

BOSS SANDRA
2924 D 1/2 RD
GRAND JUNCTION CO 81504

CARPENDALE ROBERT C
CARPENDALE LINDA L
432 29 RD
GRAND JUNCTION CO 81504

CITY OF GRAND JUNCTION
KATE KIRK
250 N 5TH ST
GRAND JUNCTION CO 81501

CLOWARD FAMILY REV LIVING TRUST
DTD 8/21/2024
2926 D 1/2 RD
GRAND JUNCTION CO 81504

COUNTY OF MESA
2919 D 1/2 RD
GRAND JUNCTION CO 81504

COUNTY OF MESA
PO BOX 20000
GRAND JUNCTION CO 81502

DAVENPORT AND COMPANY
2233 S GENEVA ST
DENVER CO 80247

DETTMER WARREN B
PO BOX 40204
GRAND JUNCTION CO 81504

LANE STEVEN PAUL
LANE MICHAEL ALAN
2903 D 1/2 CT
GRAND JUNCTION CO 81504

LEHR JAMES B
LEHR MARGARET
PO BOX 40071
GRAND JUNCTION CO 81504

LEHR TYLER
LEHR JENNIFER MARIE
2907 1/2 D 1/2 RD
GRAND JUNCTION CO 81504

LURVEY WEALTHY M ESTATE
LURVEY CHARLES & OLIVE-GRANTEE
BENEFICIARIES
25468 COUNTY RD F
CORTEZ CO 81321

MESA COUNTY VALLEY SCHOOL
DISTRICT NO 51
2115 GRAND AVE
GRAND JUNCTION CO 81501

MIER ALEXANDRIA M
628 BROKEN SPOKE RD
GRAND JUNCTION CO 81504

MILLER RICHARD E
MILLER DIANE J
670 34 1/4 RD
CLIFTON CO 81520

PURSER LARUE L
PURSER CATHY M
430 29 RD
GRAND JUNCTION CO 81504

RAY JOHN WILSON II
RAY TIFFANY A
420 29 RD
GRAND JUNCTION CO 81504

RSW-436 LLC
2770 CHEYENNE DR
GRAND JUNCTION CO 81503

SAGE CREEK INVESTMENTS LLC
PO BOX 636
FRUITA CO 81521

STATE OF COLORADO
COLORADO DEPT OF HUMAN
SERVICES
1575 SHERMAN
DENVER CO 80203

SUNSHINE OF THE REDLANDS INC
PO BOX 516
FRUITA CO 81521

TEAL DOUG O
TEAL KRISTINA
2918 D 1/2 RD
GRAND JUNCTION CO 81504

TUCKER KEITH E
2909 D 1/2 RD
GRAND JUNCTION CO 81504

UNION PACIFIC RAILROAD COMPANY
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179

WATSON LARRY MICHAEL
WATSON JERRY, DARIN, & SHANNA
2929 D 1/2 RD
GRAND JUNCTION CO 81504

CITY OF GRAND JUNCTION, COLORADO
ORDINANCE NO. _____

AN ORDINANCE AMENDING THE *ONE GRAND JUNCTION COMPREHENSIVE PLAN (COMPREHENSIVE PLAN)* BY AMENDING THE GRAND JUNCTION CIRCULATION PLAN (CIRCULATION PLAN) (ADOPTED IN ORDINANCE 5239), TITLE 31 OF THE GRAND JUNCTION MUNICIPAL CODE (GJMC) AND AMENDING THE FIGURE 3 IN CHAPTER 31.08.150 APPENDIX A.

AND AMENDING THE STREET PLAN FUNCTIONAL CLASSIFICATION MAP FOUND ON PAGE 35 OF THE ONE GRAND JUNCTION COMPREHENSIVE PLAN, CHAPTER 2, PLAN PRINCIPLE 6 AND AMENDING THE STREET PLAN FUNCTIONAL CLASSIFICATION MAP FOUND ON PAGE 104 OF THE ONE GRAND JUNCTION COMPREHENSIVE PLAN APPENDIX B (ADOPTED IN ORDINANCE NO. 5239).

Recitals:

The property owner, Davenport and Company, proposes an amendment to the Comprehensive Plan Circulation Plan Street Functional Classification Map, located at 2911 D ½ Road (TAX ID #: 2943-173-00-268) and a parcel containing no address. Per deed for the property, it was previously addressed as 2913 D ½ Road, Grand Junction, Colorado 81504. The parcel abuts 2911 D ½ Road to the west, 29 ¼ Road to the east, 2925 D ½ Road to the north, and properties addressed as 420 29 Road and 2926 D Road to the south (TAX ID #: 2943-173-00-094).

The City of Grand Junction's and Mesa County's planners, engineers and traffic experts worked jointly and cooperatively to prepare revisions to the Circulation Plan's Street Plan Functional Classification Map, taking a fresh look at the transportation systems for motorized travel within the Urban Development Boundary (UDB).

The Circulation Plan, Title 31, Chapter 31.08:

1. Defines the community's view of its future transportation network within the UDB,
2. Provides strategies and policies the community can implement to achieve it,
3. Accommodates future population and development growth,
4. Serves as a guide for public and private development decisions within the planning area, and
5. Is a tool for managing community change to achieve the desired quality of life.

The Street Plan Functional Classification Map is part of the Circulation Plan adopted in 2018 and subsequently amended in 2024. The Circulation Plan states that the Street Plan Map identifies major corridors for general circulation of motorized traffic within the Urban Development Boundary. Roadway classifications include collectors and arterial streets that move more traffic than local subdivision streets. Subdivision and other local streets connect to collector streets that connect to arterial streets. Collector and arterial

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streets connect community attractions. It also states that unclassified roads are important for neighborhood circulation, and they establish general locations for these important future local streets in undeveloped areas.

Furthermore, the *Comprehensive Plan* contemplates and provides that the Circulation Plan be maintained and regularly updated and that existing subarea plans including the *Circulation Plan* are elements of the *Comprehensive Plan* and are reviewed with the *Comprehensive Plan* for vision and policy direction for development within the Urban Development Boundary (UDB) planning area. Also, the *Comprehensive Plan* provides that subarea plans are to be reviewed and updated to ensure that continuing investment and maintenance of infrastructure and amenities are supportive of established neighborhoods and promote more opportunity for additional neighborhoods.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, The Planning Commission reviewed and considered the amendments to the Circulation Plan and One Grand Junction Comprehensive Plan in a public hearing on December 8, 2026, and found and determined that it satisfies the criteria in 21.02.050(e)(4)(iii) and 21.02.050(e)(4)(iv) of the Zoning and Development Code and is consistent with the purpose and intent of the Comprehensive Plan, and recommended adoption of the amendments to the Plan.

The City Council has reviewed and considered amendments to the Circulation Plan and One Grand Junction Comprehensive Plan and determined that it satisfied the criteria in 21.02.050(e)(4)(iii) and 21.02.050(e)(4)(iv) of the Zoning and Development Code and is consistent with the purpose and intent of the Comprehensive Plan.

After due consideration the City Planning Commission and City staff recommend that the City Council amend the *One Grand Junction Comprehensive Plan* to repeal and replace the 2024 version of the Street Plan Functional Classification Map with the revised 2026 version of the Street Plan Functional Classification Map of the Circulation Plan, within the Comprehensive Plan amending Ordinance No. 5239.

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

In consideration of and with the adoption of the foregoing Recitals the following amendments are made to the *Comprehensive Plan*:

GJMC TITLE 31, *Comprehensive Plan* of the City of Grand Junction, Colorado

A. Chapter 31.08.080(c) and Chapter 31.08.150 Appendix A - Maps

Exhibit A-1 attached hereto and incorporated herein are the 4 roadway segment modifications being incorporated into the Street Plan Functional Classification Map (2026) of the Grand Junction Circulation Plan.

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Exhibit A-1 attached hereto and incorporated herein are the 4 roadway segment modifications being incorporated into the Chapter 31.08.150 Appendix A - Maps subsection (c) Figure 3.

B. Chapter 31.04.010

Exhibit B-1 attached hereto and incorporated herein are the 4 roadway segment modifications being incorporated into the map on page 35 of the One Grand Junction Comprehensive Plan under Chapter 2, Plan Principle 6 and the map found on page 104 of the One Grand Junction Comprehensive Plan Appendix B for a revised Street Plan Functional Classification Map (2026).

The full text of this Ordinance, including the attached text of the Circulation Plan and One Grand Junction Comprehensive Plan, shall, in accordance with paragraph 51 of the Charter of the City of Grand Junction, shall be published in pamphlet form with notice published in accordance with the Charter and ordinances of the City.

INTRODUCED on first reading the 2nd day of December 2026 and ordered published in pamphlet form.

ADOPTED on second reading the ___ day of _____ 2026 and ordered published in pamphlet form.

_____
Laurel Lutz
President of the City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

DRAFT

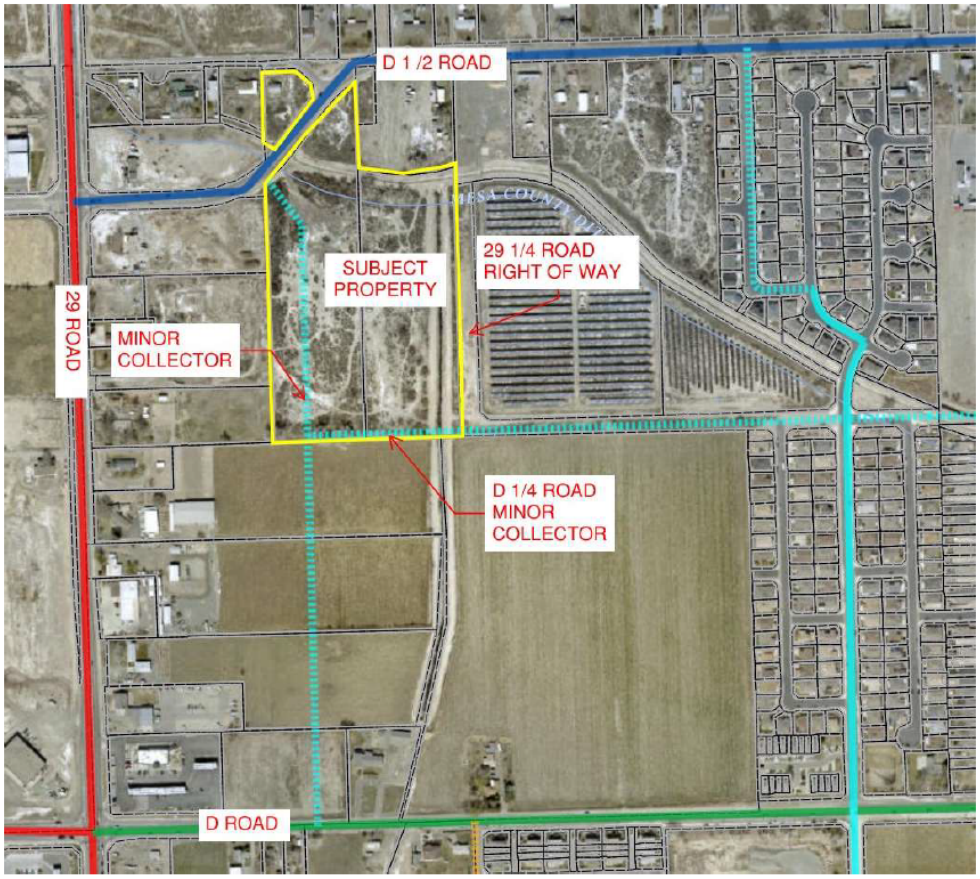
Exhibit A-1

1. List of 4 Amended Roadway Segments.

Roadway Segment No.	Roadway Section	Classification
1	Relocation of Minor Collector East of 29 Rd to 29 ¼ Rd ROW	Minor Collector
2	Extension of D ¼ Road Minor Collector West to 29 Rd	Minor Collector
3	Addition of Unclassified Rd East of 29 Rd North of Extended D ¼ Minor Collector	Unclassified
4	Addition of Unclassified Rd South of D ¼ Rd Minor Collector and West of 29 ¼ Relocated Minor Collector	Unclassified

2. Map showing Existing Roadway Segment

Existing Circulation Plan



3. Map Showing Amended Roadway Segments

Proposed Circulation Plan Amendment

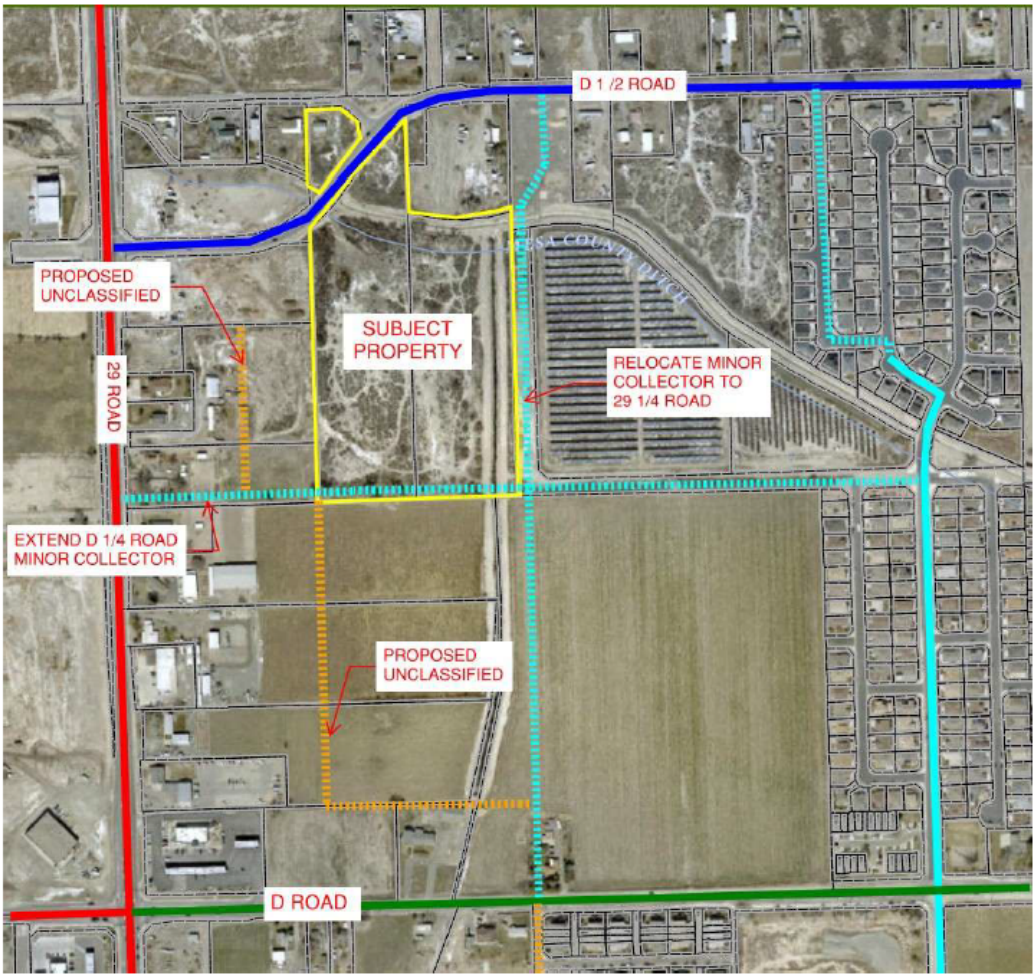
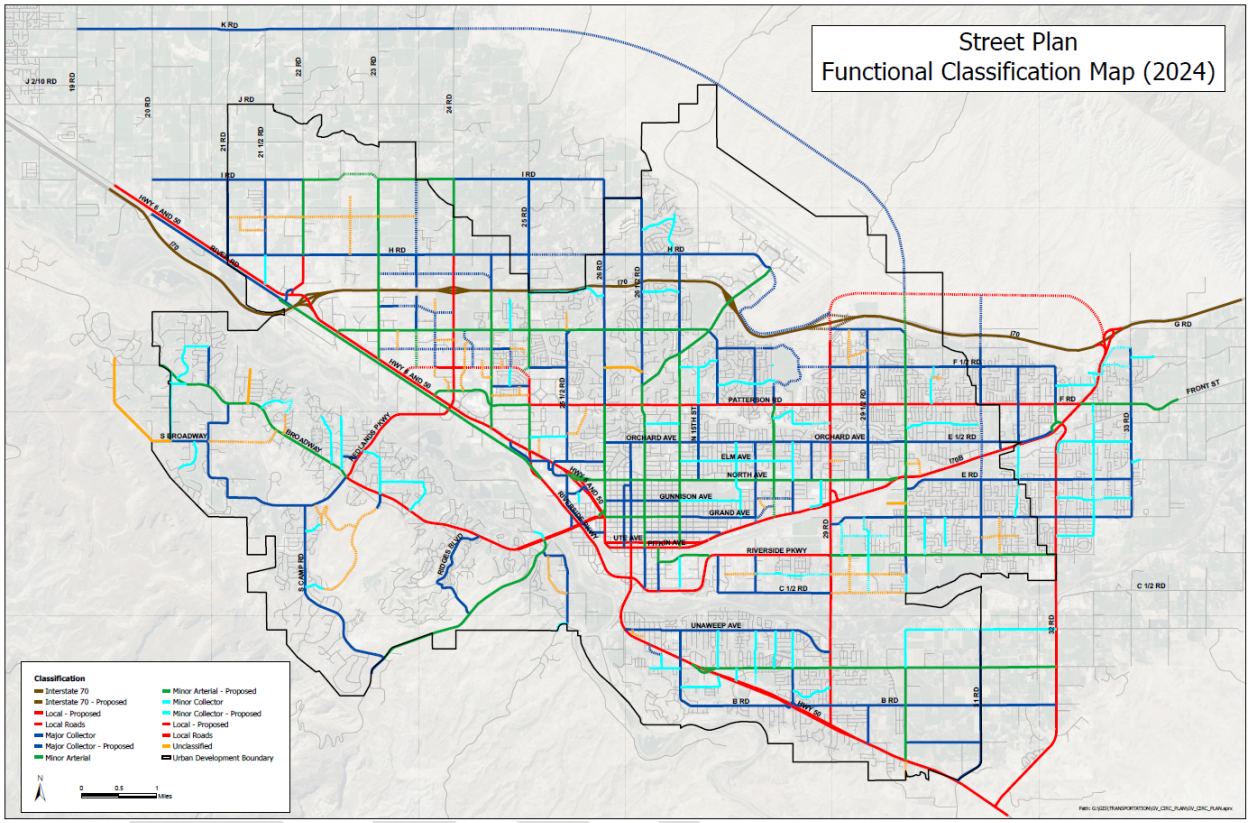


Exhibit B-1

1. Amend the below 2024 Street Functional Classification Map on page 35 and on page 104 with the changes shown in Exhibit A-1.



Grand Junction City Council

Regular Session

Item #3.a.

Meeting Date: December 2, 2026

Presented By: Lily Sutton, Senior Planner

Department: Community Development

Submitted By: Lily Sutton, Senior Planner

Information

SUBJECT:

A Resolution Renaming a Portion of 25 Road to Posse Court (SNC-2026-543)

RECOMMENDATION:

Staff recommends approval of the request.

EXECUTIVE SUMMARY:

Consider a request by staff to rename 25 Rd located south of the intersection of 25 Road and F ½ Rd. The Addressing Committee has facilitated a renumbering of the corridor to include all addresses along the new street.

BACKGROUND OR DETAILED INFORMATION:

Section 21.05.020(e)(3)(iv) of the Grand Junction Zoning and Development Code states that a street naming system shall be maintained to facilitate the provision of necessary public services (police, fire and mail) and to provide more efficient movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming or inconsistent with the addressing system shall be made to conform as the opportunity occurs.

The realignment of 25 Road, near Four Canyons Parkway and F ½ Road, created the need for a dead-end street to be created from the outlying portion of 25 Road.
To make the road naming consistent, staff decided that this new dead-end road should be changed to Posse Court. The Addressing Committee has facilitated a renumbering of the corridor to include all addresses along the new street.

In order to minimize future confusion, staff recommends renaming this portion of 25 Road to Posse Court so it is consistent with the 25 Road realignment.

The area of the right-of-way for the name change is visually depicted in the map shown on Exhibit 1.

FISCAL IMPACT:

There is no direct fiscal impact related to this request.

SUGGESTED MOTION:

I move to adopt Resolution No. 108-26, a Resolution Renaming 25 Road between F ½ Road and Blichmann Avenue to Posse Court.

Attachments

1. Exhibit 1 - Map
2. Exhibit 2 - Resolution

PATTERSON ROAD
FLAT TOP LN
F 1/4 ROAD
TIPTOP AVE
APEX AVE
APEX AVE
FOUR CANYONS PKWY
DEMENSE AVE
25 ROAD
FOUR CANYONS PKWY
W FORESIGHT CIR
BLICHMANN AVE
POSSE COURT
F 1/2 ROAD
GARRETT WAY

CITY OF Grand Junction COLORADO

PUBLIC WORKS
ENGINEERING DIVISION

F 1/2 ROAD PARKWAY
ADDRESS CHANGE EXHIBIT

N:\Landproj\F 1 ROAD PARKWAY FROM 24 RD TO 25 RD\ISD\ACDJeep\PLOT CONCEPTUAL PLANS 2024-06-06_neighborhood meeting.dwg, 1, 8/13/2024 4:59:52 PM

CITY OF GRAND JUNCTION

RESOLUTION NO. XX-XX

A RESOLUTION RENAMING A PORTION OF 25 ROAD TO POSSE COURT, BEGINNING AT THE INTERSECTION OF 25 ROAD AND F ½ ROAD FOR A PROPOSED DEAD-END STREET

Recitals.

A request originated from the City and recommended by the City/County Addressing Committee to rename this section of 25 Road to Posse Court for a future dead-end street.

At present the existing street section that make up the new Posse Court includes 25 Road addressing, creating a variety of address ranges that would result in confusion and difficulty in finding addresses by the community, including emergency responders, US Postal Service, delivery services, utility locations, clients of businesses and visitors to our community.

The Addressing Committee has facilitated a renumbering of the corridor to include all addresses along the new street.

Title 21.05.020(e)(3)(IV) of the Grand Junction Municipal Code states a street naming system shall be maintained to facilitate the provisions of necessary public services (police, fire, mail), reduce public costs for administration, and provide more efficient . movement of traffic. For consistency, this system shall be adhered to on all newly platted, dedicated, or named streets and roads. Existing streets and roads not conforming to this system shall be made conforming as the opportunity occurs.

The proposal to rename this corridor to Posse Court creates consistency in the street naming system, facilitates provision of public services and efficient movement of traffic, and conforms with the goals and policies of the Comprehensive Plan and requirements of the Zoning and Development Code.

The proposal to rename this corridor Posse Court is in the best interests of the community.

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

That the Posse Court corridor, located on the 25 Road Corridor beginning at the Intersection of 25 Road and F ½ Road for a proposed dead-end street.

ADOPTED this 2nd day of December 2026

ATTEST:

_____	_____
Selestina Sandoval	Laurel Lutz
City Clerk	President of Council

Grand Junction City Council

Regular Session

Item #3.b.

Meeting Date: December 2, 2026

Presented By: Jeremiah Boies, Interim City Attorney

Department: City Attorney

Submitted By: Jeremiah Boies

Information

SUBJECT:

A Resolution Approving the City's Participation in the National Opioid Settlement with Albertsons and Authorizing the City Manager to Sign the Subdivision Participation and Release Form

RECOMMENDATION:

Staff recommends adoption of the resolution.

EXECUTIVE SUMMARY:

A new national opioid settlement has been reached with Albertsons. The State of Colorado is participating, and the City is eligible to participate as a Participating Subdivision. To participate and share in the settlement funds, the City must sign and return a Subdivision Participation and Release Form, without alteration, by December 30, 2026. This resolution authorizes the City Manager, with the concurrence of the City Attorney, to sign and submit the form.

BACKGROUND OR DETAILED INFORMATION:

In Resolution No. 90-21, City Council approved the Colorado Opioids Settlement Memorandum of Understanding (Colorado MOU), which governs how opioid settlement funds are allocated, distributed, and spent within Colorado. In Resolution No. 32-26, adopted April 1, 2026, Council approved the City's participation in a separate settlement with the Six Remnant Defendants. The City was not a litigant in either case but has benefited from the settlement funds.

Separate litigation has now resulted in a national settlement with Albertsons under a Settlement Agreement dated August 20, 2026. This settlement is separate from those approved in Resolutions 90-21 and 32-26. The City was not a litigant, but it has received a participation package from the National Opioids Implementation

Administrator because Colorado is participating.

Participation is "opt-in." A subdivision that does not sign the Participation Form cannot directly share in the settlement funds and may reduce the total funds available for opioid remediation programs in Colorado. Participating does not guarantee that the City will receive funds directly, because allocation within Colorado is governed by the Colorado MOU. All funds from this settlement will follow the Colorado MOU, and signing the form does not change the City's prior election under the Colorado MOU to receive its direct allocation or to direct its funds to the Regional Opioid Abatement Council. Any funds the City receives may be used only for the purposes allowed by the settlement.

By signing the Participation Form, the City becomes a "Releasor." It releases all Released Claims against Albertsons and the other Released Entities, including claims not yet known, and agrees not to bring any such claim in the future. The City also submits to the jurisdiction of the Colorado court where the Consent Judgment is filed, and to the National Arbitration Panel, for the limited purposes stated in the settlement. The City has no pending claims against Albertsons.

The form may be signed electronically through DocuSign or signed by hand and returned to the Implementation Administrator. The sign-on deadline is December 30, 2026.

FISCAL IMPACT:

There is no expenditure associated with this action. If the City participates, the City or the Western Slope Regional Opioid Abatement Council, depending on the City's existing election under the Colorado MOU, may receive a share of the settlement funds, to be used only for approved opioid remediation purposes. The amount and timing of any payment are not yet known.

SUGGESTED MOTION:

I move to (adopt/not adopt) Resolution No. 109-26, a resolution approving the City's participation in the National Opioid Settlement with Albertsons and authorizing the City Manager to sign the Subdivision Participation and Release Form.

Attachments

1. 2026-11-19-RES-Albertsons-Opioid-Settlement-Participation-DRAFT
2. Action_Required_Albertsons_Opioid_Settlement

RESOLUTION NO. __-26

A RESOLUTION APPROVING THE CITY'S PARTICIPATION IN THE NATIONAL OPIOID SETTLEMENT WITH ALBERTSONS AND AUTHORIZING THE CITY MANAGER TO SIGN THE SUBDIVISION PARTICIPATION AND RELEASE FORM

Recitals:

In Resolution No. 90-21, the City Council authorized the City of Grand Junction (the "City") to enter into a settlement agreement along with the State of Colorado and multiple Colorado local governments to settle a lawsuit against various pharmaceutical manufacturers and distributors allegedly involved in the national opioid crisis, and to enter into a Memorandum of Understanding with the Colorado Attorney General regarding the allocation, distribution, and expenditure of settlement funds on behalf of the State of Colorado and various regions (the "Colorado MOU"). The City was not a litigant in that lawsuit but has benefited from the distribution of funds from that settlement.

In Resolution No. 32-26, adopted April 1, 2026, the City Council authorized the City Manager to sign a separate settlement agreement resolving litigation against additional pharmaceutical manufacturers and distributors (the "Six Remnant Defendants") alleged to be involved in the national opioid crisis.

Separate litigation has resulted in a new proposed national opioid settlement with Albertsons (the "Settling Defendant") under a Settlement Agreement dated August 20, 2026 (the "Albertsons Settlement"). The State of Colorado is participating in the Albertsons Settlement. The City was not a litigant in this litigation but is eligible to participate in the Albertsons Settlement as a Participating Subdivision. The Albertsons Settlement is distinct and separate from the settlements authorized in Resolution No. 90-21 and Resolution No. 32-26.

Participation has an "opt-in" requirement. To participate and be considered for initial participation calculations and payment eligibility, the City must execute, without alteration, the Subdivision Participation and Release Form (the "Participation Form") and submit it to the National Opioids Implementation Administrator on or before December 30, 2026. A subdivision that does not participate cannot directly share in the settlement funds and may reduce the amount of money available for programs to remediate the opioid crisis in Colorado. A copy of the Participation Form is attached to this Resolution as Exhibit A.

All opioid settlement funds received as a result of the Albertsons Settlement will follow the Colorado MOU. Executing the Participation Form does not change the City's prior election under the Colorado MOU either to receive its direct allocation or to direct its allocated funds to the Regional Opioid Abatement Council. Participation does not guarantee that the City will directly receive settlement funds, and any monies the City receives must be used solely for the purposes provided in the Albertsons Settlement.

By executing the Participation Form, the City will become a Releasor under the Albertsons Settlement, will release all Released Claims against all Released Entities, including unknown claims, and will covenant not to bring any Released Claim against any Released Entity in any forum. The City will also submit to the jurisdiction of the Colorado court in which the Consent Judgment is filed, and to the National Arbitration Panel, for the limited purposes provided in the Albertsons Settlement. Opting into the Albertsons Settlement will therefore waive the City's ability to litigate against the Released Entities in the future for the claims released.

The City Council finds that participating in the Albertsons Settlement, and thereby maximizing the opioid remediation funds available to Colorado and the Grand Junction region, is in the best interest of the City and its residents.

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

1: The above recitals are hereby incorporated as findings of the City Council of the City of Grand Junction.

2: The City Council approves the City's participation in the Albertsons Settlement as a Participating Subdivision, including the release of all Released Claims against all Released Entities, on the terms set forth in the Participation Form.

3: The City Manager, with the concurrence of the City Attorney, is hereby authorized to execute the Participation Form on behalf of the City, by electronic or manual signature, and to submit it to the National Opioids Implementation Administrator on or before December 30, 2026.

4: The City Manager is authorized to take any further action necessary to effectuate the City's participation in the Albertsons Settlement.

5: Any monies the City receives through the Albertsons Settlement shall be used solely for the purposes provided in the Albertsons Settlement and in accordance with the Colorado MOU.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this ____ day of _____, 2026.

_____
Laurel Lutz
President, Grand Junction City Council

ATTEST:

_____
Selestina Sandoval
City Clerk

Docusign Envelope ID: A5A8AAAD-7233-831D-8030-8DCB7F8193A1

National Opioid Settlement: Albertsons
Opioids Implementation Administrator opioidsparticipation@rubris.com

To: Grand Junction city, CO
Rubris Reference Number: CL-2260916

TO COLORADO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION FOR COLORADO LOCAL POLITICAL SUBDIVISIONS TO PARTICIPATE IN THE NEW NATIONAL OPIOID SETTLEMENT WITH ALBERTSONS. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: December 30, 2026

A new proposed national opioids settlement has been reached with Albertsons ("Settling Defendant"). This participation package is a follow-up communication to the Notice of National Opioids Settlement recently received electronically by your subdivision.

You are receiving this participation package because Colorado is participating in the new National Opioids Settlement with Albertsons.

Thanks to the collaboration of Colorado's counties and municipalities, Colorado maximized its settlement proceeds from previous opioid settlements, and we are now asking that you review and sign-on to this settlement so that Colorado can also maximize its share of these funds.

All opioid settlement funds that are received as a result of the settlement will follow the same Colorado Opioid Settlement Memorandum of Understanding that was signed in 2021. Completing the participation forms does not change your decision to "opt-out" and direct your allocated funds to the local Regional Opioid Abatement Council, or to "opt-in" to receive your direct allocation.

To review your Colorado local government decisions to receive or redirect funds, please see the Colorado Opioid Settlement Dashboard Local Government page at coag.gov/opioids/dashboard/local.

This electronic envelope contains:

- A *Participation Form* for the National Opioids Settlement with Albertsons that your subdivision is eligible to join, including a release of any claims.

The *Participation Form* must be executed, without alteration, and submitted on or before December 30, 2026, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the National Opioids Settlement with Albertsons.

Any subdivision that does not participate cannot directly share in the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds. Any subdivision that does not participate may also reduce the amount of money for programs to remediate the opioid crisis in its state. Please note, a subdivision will not necessarily directly receive settlement funds by participating; decisions on how settlement funds will be allocated within a state are subject to intrastate agreements or state statutes.

Docusign Envelope ID: A5A8AAAD-7233-831D-8030-8DCB7F8193A1

Your subdivision must return a participation form in order for your subdivision to release its claim and receive funds from the National Opioid Settlement with Albertsons.

You are encouraged to discuss the terms and benefits of the National Opioid Settlement with Albertsons with your counsel, your Attorney General's Office, and/or other contacts within your state.

How to return signed forms:

There are three methods for returning the executed Participation Form and any supporting documentation to the Implementation Administrator:

(1) *Electronic Signature via Docusign:* Executing the Participation Form electronically through Docusign will return the signed form to the Opioids Implementation Administrator and associate your form with your subdivision's record. Electronic signature is the most efficient method for returning the Participation Form, allowing for more timely participation, and is therefore strongly encouraged.
(2) *Manual Signature returned via Rubris Platform Portal:* If your entity is unable to return an executed Participation Form using Docusign, the signed Participation Form may be submitted via the Rubris Platform Portal. Please utilize the link within the New Opioid Settlement Notice email in order to upload your entity's Participation Form directly to the Rubris Platform Portal.
(3) *Manual Signature returned via electronic mail:* If your subdivision is unable to return the executed Participation Form using Docusign, the signed Participation Form may be returned via electronic mail to opioidsparticipation@rubris.com. Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Settlement Participation Form – [Grand Junction city, CO] – [CL-2260916].

The sign-on period for subdivisions to participate in the National Opioid Settlement with Albertsons ends on December 30, 2026.

If you have any questions about executing the Participation Form, please contact your counsel, the Opioids Implementation Administrator at opioidsparticipation@rubris.com, or the Colorado Attorney General's Opioid Response Unit at Opioids@coag.gov or 720-508-6196.

Detailed instructions on how to sign and return the Participation Form, including changing the authorized signer, can be found at https://nationalopioidsettlement.com/. You may also contact opioidsparticipation@rubris.com.

Thank you,
National Opioids Implementation Administrator for Albertsons

The Implementation Administrator is retained to provide the settlement notice required by the respective settlement agreement referenced above and to manage the collection of settlement participation forms.

Docusign Envelope ID: A5A8AAAD-7233-831D-8030-8DCB7F8193A1

EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: Grand Junction city	State: CO
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to the Settlement Agreement dated August 20, 2026 ("*Albertsons Settlement*"), and acting through the undersigned authorized official, hereby elects to participate in the Albertsons Settlement, release all Released Claims against all Released Entities, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Albertsons Settlement, understands that all terms in this Participation and Release Form have the meanings defined therein, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Albertsons Settlement and become a Participating Subdivision as provided therein.

2. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at [website link to national settlement website to be provided].

3. The Governmental Entity agrees to the terms of the Albertsons Settlement pertaining to Participating Subdivisions as defined therein.

4. By agreeing to the terms of the Albertsons Settlement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

5. The Governmental Entity agrees to use any monies it receives through the Albertsons Settlement solely for the purposes provided therein.

6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity's state where the Consent Judgment is filed for purposes limited to that court's role as provided in, and for resolving disputes to the extent provided in, the Albertsons

Docusign Envelope ID: A5A8AAAD-7233-831D-8030-8DCB7F8193A1

Settlement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Albertsons Settlement.

7. The Governmental Entity has the right to enforce the Albertsons Settlement as provided therein.

8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Albertsons Settlement, including without limitation all provisions of Section X (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in their official capacity elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in any forum whatsoever. The releases provided for in the Albertsons Settlement are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities the broadest possible bar against any liability relating in any way to Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Albertsons Settlement shall be a complete bar to any Released Claim.

9. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Albertsons Settlement.

10. In connection with the releases provided for in the Albertsons Settlement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in the Albertsons Settlement.

Docusign Envelope ID: A5A8AAAD-7233-831D-8030-8DCB7F8193A1

11. Nothing herein is intended to modify in any way the terms of the Albertsons Settlement, to which Governmental Entity hereby agrees. To the extent this Participation and Release Form is interpreted differently from the Albertsons Settlement in any respect, the Albertsons Settlement controls.

I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

Grand Junction City Council

Regular Session

Item #3.c.

Meeting Date: December 2, 2026

Presented By: Trenton Prall, Engineering & Transportation Director

Department: Engineering & Transportation

Submitted By: Trent Prall, Engineering and Transportation Director

Information

SUBJECT:

A Resolution Authorizing the City Manager to Submit a Grant Application for the Transportation Alternative Program (TAP) Grant Program for the Riverfront Trail Widening Broadway and Colorado River Project

RECOMMENDATION:

Authorize the City Manager to submit an application in response to the Colorado Department of Transportation (CDOT) call for projects for the Transportation Alternative Program.

EXECUTIVE SUMMARY:

Colorado Department of Transportation (CDOT) is responsible for distributing federal Transportation Alternatives Program (TAP) funds to local entities. CDOT Region 3 has over $3.4 million to invest over the three fiscal years 2027-2029. A call for projects has been issued and a Letter of Interest deadline is December 15, 2026. If selected, final application is due February 19, 2027.

City staff recommends $1.5 million Riverfront Trail Widening Broadway and Colorado River Project. The City has developed 100% plans that have been reviewed and approved by CDOT. A 20% match of $300,000 has been budgeted for 2028.

BACKGROUND OR DETAILED INFORMATION:

The Transportation Alternatives Program (TAP) is a competitive, federally funded grant program administered by the Colorado Department of Transportation (CDOT). Federal funds are passed through CDOT and awarded to transportation projects that expand travel choice beyond the single occupancy vehicle, strengthen the local economy, improve quality of life, and protect the environment. TAP funds were authorized in 2012 by federal transportation legislation, Moving Ahead for Progress in the 21st Century Act

(MAP-21), and continued under the Infrastructure Investment and Jobs Act (IIJA). The IIJA was set to expire September 30, 2026; Congress has temporarily extended its authorizations through December 11, 2026, while it negotiates a new surface transportation bill. As a result, CDOT's funding amounts for this call are estimates and remain subject to the availability of federal funds.

TAP generally funds smaller-scale projects that encourage active transportation or provide environmental mitigation, such as pedestrian and bicycle facilities; construction of turnouts, overlooks, and viewing areas; community improvements such as historic preservation and vegetation management; environmental mitigation related to stormwater and habitat connectivity; safe routes to school projects; and vulnerable road user safety assessments.

CDOT opened the current call for projects, covering federal fiscal years 2027 through 2029, on October 30, 2026. The call combines TAP and Safe Routes to School (SRTS) funding in a single application, and each agency may submit up to two projects. Active transportation projects within 2 miles of a K-12 school are screened for SRTS funding first; those not funded through SRTS are then considered for TAP. All applicants must submit a mandatory Letter of Interest (LOI) by December 15, 2026. LOI submissions will be reviewed for regulatory and engineering compliance, including eligibility, project readiness, cost estimates, and schedule reasonableness. CDOT will return comments on each LOI by January 15, 2027, and invited applicants must submit a full application by February 19, 2027.

TAP applications compete only against other projects in the same CDOT region. A regional review committee of CDOT staff and Transportation Planning Region representatives will score and rank applications on a 100-point scale using the following criteria:

- Safety: reducing unsafe conditions and crash risk for people walking and biking
- Mobility Choice: closing critical network gaps and serving existing or unmet demand
- Connected Communities: linking people to transit, parks, trails, schools, and downtown or main street destinations
- Community Need: serving disproportionately impacted communities and vulnerable road users, with evidence of community support, such as an adopted plan
- Strategic Growth Compliance: the local government's compliance with Colorado's strategic growth laws
- Neighborhood Centers: project location within 1 mile of a designated or pending Neighborhood Center or Transit Center

CDOT Region 3, which includes Mesa County, is estimated to receive $3.4 million in TAP funding for federal fiscal years 2027 through 2029. Infrastructure projects may request between $250,000 and $2 million. CDOT requires a minimum 20% local

match.

Selected Project:
City staff recommends submitting a project to widen the Riverfront Trail over the Broadway Bridge (State Highway 340) for this grant opportunity. The project will provide a wider multimodal connection between the Redlands and downtown Main Street and will connect the El Poso and Riverside neighborhoods with accessible routes to a grocery store and other neighborhood retail at Redlands Market Place, as well as to recreational opportunities at Connected Lakes State Park and Lunch Loops Trailhead.

The Riverfront Trail segment over the Broadway Bridge is only 5 1/2 feet wide between the concrete traffic barrier and the 6-foot chain-link fence. At this width, two cyclists traveling in opposite directions cannot pass without slowing significantly or stopping, and people walking and biking have little room to pass one another safely. The popularity of wider devices, such as bike trailers for children and pets and recumbent tricycles, makes the long, narrow corridor even more difficult to use. The project would remove the existing concrete barrier and construct a new guardrail approximately 4 feet to the south, widening the trail to 10 feet.

Because the bridge is part of State Highway 340 and owned by the state, CDOT is also requiring the project to repair the existing concrete deck, which has numerous areas in need of patching. This added scope has increased the project estimate above the amount the City has budgeted, and TAP funding would help close that gap. The project is estimated at $1,500,000. Proposed grant request is $1,200,000 and the City would provide a match of $300,000.

The project is on a Prioritized Active Transportation Corridor within the Grand Valley Regional Transportation Planning Office's 2050 Regional Transportation Plan. The project is also in the City's Pedestrian and Bicycle Plan, remains one of the highest priorities for the City's Urban Trails Committee and is a consistent subject of citizen concerns. One of the key goals in the 2050 Regional Transportation Plan is to "Foster active transportation by providing a regionally connected network of low-stress facilities that are safe for people walking and people biking."

The project will address national and local transportation goals, including safety, network connectivity, active transportation, reduced greenhouse gas emissions, recreation, quality of life, public health, and transportation equity. It also aligns with CDOT's most heavily weighted scoring criteria: it addresses a known safety constraint, strengthens regional trail network, and connects residents to parks, trails, retail, and downtown.

CDOT will review applications from March through June 2027 and expects to notify applicants of award decisions in summer 2027. If the project is selected, staff would finalize design and obtain final CDOT approvals in 2027, with construction anticipated in 2028. CDOT requires applications to show evidence of local priority, and a City Council resolution of support would help demonstrate the City's commitment to the project.

FISCAL IMPACT:

TAP applications are requested to include a 20% local match. The project is estimated at $1,500,000. The project was included in the City's 2028 Capital Improvement Program (CIP) in the amount of $1,500,000 with anticipated revenue from TAP in the amount of $1,200,000 and the grant match of $300,000.

SUGGESTED MOTION:

I move to adopt Resolution No. 110-26, a resolution supporting the grant application for Transportation Alternative Program (TAP) for the Riverfront Trail Widening Broadway and Colorado River Project.

Attachments

1. Resolution - TAP - Riverfront Trail Widening at Broadway and Colorado River
2. Exhibit - TAP - Riverfront Trail Widening at Broadway and Colorado River

RESOLUTION NO. __-26

A RESOLUTION SUPPORTING THE CITY OF GRAND JUNCTION'S APPLICATION FOR A TRANSPORTATION ALTERNATIVES PROGRAM (TAP) GRANT FROM THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) FOR THE RIVERFRONT TRAIL BROADWAY BRIDGE WIDENING PROJECT

Recitals:

The Transportation Alternatives Program (TAP) is a competitive, federally funded grant program administered by the Colorado Department of Transportation (CDOT). TAP funds smaller-scale transportation projects that expand travel choices beyond the single-occupancy vehicle, including pedestrian and bicycle facilities. CDOT opened a call for projects for federal fiscal years 2027 through 2029 on October 30, 2026. CDOT Region 3, which includes Mesa County, is estimated to receive $3.4 million in TAP funding for that period.

The Riverfront Trail crosses the Colorado River on the Broadway Bridge (State Highway 340), where the trail is only 5 1/2 feet wide between the concrete traffic barrier and a 6-foot chain-link fence. At this width, people walking and biking have little room to pass one another safely, and the corridor is especially difficult to use with bike trailers, recumbent tricycles, and other wider devices.

The City proposes to remove the existing concrete barrier and construct a new guardrail approximately 4 feet to the south, widening the trail to 10 feet, and, as required by CDOT, to repair the existing concrete bridge deck (collectively, the Project). The Project will provide a wider multimodal connection between the Redlands and downtown Main Street and will connect the El Poso and Riverside neighborhoods with accessible routes to a grocery store and other retail at Redlands Market Place and to recreation at Connected Lakes State Park and the Lunch Loops Trailhead.

The Project is on a Prioritized Active Transportation Corridor as identified in the Grand Valley Regional Transportation Planning Office's 2050 Regional Transportation Plan, is included in the City's Pedestrian and Bicycle Plan, and is one of the highest priorities of the City's Urban Trails Committee.

The Project is estimated to cost $1,500,000. The City intends to request $1,200,000 in TAP grant funds and to provide a local match of $300,000, which meets CDOT's 20% minimum local match requirement.

CDOT requires each applicant to submit a Letter of Interest by December 15, 2026, and invited applicants must submit a full application by February 19, 2027. CDOT also

requires applications to show evidence of local priority. With approval of this Resolution, the City will apply for TAP funding to help fund the Project. A grant application cannot be submitted unless approved by the City Council.

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

1. The foregoing Recitals are incorporated and in consideration of the same the Grand Junction City Council by and with the adoption of this Resolution strongly expresses its support for an application to CDOT for Transportation Alternatives Program funds needed to complete the Project and authorizes and directs the City Manager to work to finalize and timely submit the Letter of Interest and, if selected, grant application.
2. If the grant is awarded, the City Council strongly supports the completion of the Project, supports the commitment of $300,000 in City funds as the local match, subject to annual appropriation by the City Council, and authorizes the City Manager to sign a grant agreement in a form acceptable to the City, as grantee of the CDOT TAP grant.
3. If the grant is awarded, the City Council supports the City's continued maintenance of the Riverfront Trail improvements constructed as part of the Project.

This Resolution shall be in full force and effect from and after its passage and adoption.

Passed and adopted this ____ day of _____, 2026.

_____
Laural Lutz, Grand Junction City Council President

ATTEST:

_____
Selestina Sandoval, City Clerk

Riverfront Trail Widening
Broadway & Colorado River
($1.2m TAP grant)

Project Location

City Shops

$1.5m / TAP Grant late 2026
2028 Construction

BROADWAY
BROADWAY
BROADWAY
BROADWAY
340
Broadway / State Hwy 340
WEST A
W MAIN ST
Dual Immersion Academy
Colorado



Grand Junction City Council

Regular Session

Item #4.a.i.

Meeting Date: December 2, 2026

Presented By: Jay Valentine, Chief Financial Officer

Department: Finance

Submitted By: Jay Valentine

Information

SUBJECT:

An Ordinance for Supplemental Appropriation

RECOMMENDATION:

Staff recommends approval of the Ordinance for Supplemental Appropriation.

EXECUTIVE SUMMARY:

This supplemental appropriation provides spending authority for the distribution of shared lodging tax revenues, additional expenditures at the Material Recovery Facility, and increased cost of goods sold at the golf courses and operating expenses for Parking operations associated with higher-than-anticipated sales and revenues, respectively. It also provides spending authority for the Downtown Development Authority funds to ensure compliance with statutory requirements governing tax increment financing (TIF) expenditures on eligible projects and programs.

BACKGROUND OR DETAILED INFORMATION:

DDA Operational Fund and Capital Fund

This supplemental appropriation provides the necessary spending authority to comply with statutory requirements related to debt financing through an interfund advance mechanism. The appropriation authorizes an advance from the DDA Operations Fund to the DDA Capital Fund for disbursement of previously approved project expenditures. The advance will subsequently be repaid by the TIF Debt Service Fund, which has existing appropriation authority. This adjustment is administrative in nature and does not authorize any new projects or additional spending beyond amounts previously approved. The DDA Board discussed and approved the budget for advances at the Board budget meeting on October 29, 2026.

Lodger Tax Share Fund

Higher-than-anticipated lodgers tax revenues, along with the distribution of prior-year revenues carried forward from 2025, have resulted in the need for additional spending authority. A supplemental appropriation of $115,284 is needed to provide for the distribution of these revenues to Visit Grand Junction, the Air Alliance, and the Sports Commission.

Solid Waste Fund

The supplemental appropriation includes an additional $1,150,000 within the Solid Waste Fund to support completion and operational readiness of the Material Recovery Facility (MRF) in preparation for its anticipated opening in early 2027. Of this amount, $700,000 is needed for final construction requirements, primarily associated with the additional structural support and modifications to the fire alarm and suppression systems to meet life-safety requirements, an unanticipated utility service upgrade, and information technology infrastructure needed for facility operations. An additional $250,000 provides for the operations contractor work that began in November and continues through December, ahead of the official opening, to support equipment commissioning, testing, and staff training. The remaining $200,000 covers associated startup expenses, including equipment operating supplies, utilities, and other commissioning costs. Together, these expenditures are necessary to complete construction and prepare the facility for safe and effective operations. Sufficient fund balance is available within the Solid Waste Fund to support the additional appropriation.

Golf Fund

Higher-than-anticipated merchandise sales in the Golf Fund have resulted in increased revenues and corresponding cost of goods sold. A supplemental appropriation of $150,000 is needed to provide sufficient spending authority for these additional costs. Despite the additional expense, the fund is projected to add to the fund balance in 2026 as a result of stronger-than-anticipated merchandise sales.

Parking Fund

Increased activity and higher-than-anticipated revenues in the Parking Fund have resulted in additional credit card processing expenses. A supplemental appropriation of $30,000 is needed to provide sufficient spending authority for these fees. Despite the additional expense, the fund is projected to add to the fund balance in 2026 as a result of stronger-than-anticipated revenues.

FISCAL IMPACT:

The supplemental appropriation ordinance is presented in order to ensure sufficient appropriation by fund to defray the necessary expenses of the City of Grand Junction. The appropriation ordinance is consistent with, and as proposed for adoption, reflective

of lawful and proper governmental accounting practices and is supported by the supplementary documents incorporated by reference above.

SUGGESTED MOTION:

I move to adopt Ordinance No. 5350, an ordinance making supplemental appropriations to the 2026 Budget of the City of Grand Junction, Colorado, for the year beginning January 1, 2026, and ending December 31, 2026, and on final passage and order final publication in pamphlet form.

Attachments

1. 2026 Year End Supplemental Appropriation Ordinance, December 2, 2026
2. Supplemental Appropriation List December 2, 2026

ORDINANCE NO. ___

AN ORDINANCE MAKING SUPPLEMENTAL APPROPRIATIONS TO THE 2026 BUDGET OF THE CITY OF GRAND JUNCTION, COLORADO BEGINNING JANUARY 1, 2026, AND ENDING DECEMBER 31, 2026

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the following sums of money be appropriated from unappropriated fund balance and additional revenues to the funds indicated for the year ending December 31, 2026, to be expended from such funds as follows:

Fund Name	**Fund #**	**Appropriation**
DDA Operating Fund	103	$ 2,150,000
DDA Capital Fund	203	$ 2,000,000
Lodging Tax Revenue Share Fund	106	$ 115,284
Solid Waste and Recycling Fund	302	$ 1,150,000
Golf Fund	305	$ 150,000
Parking Fund	308	$ 30,000

INTRODUCED AND ORDERED PUBLISHED IN PAMPHLET FORM this 18th day of November 2026.

TO BE PASSED AND ADOPTED AND ORDERED PUBLISHED IN PAMPHLET FORM the 2nd day of December 2026.

_____
President of the Council

Attest:

_____
City Clerk

Supplemental Appropriation List By Fund
December 2, 2026

Fund	Description	Amount
DDA Operating Fund 103		
New	Advance to Fund 203 for TIF eligible projects	$ 2,150,000
	Total Supplemental Appropriation	**$ 2,150,000**
DDA Capital Fund 203		
New	Move expenditure for Downtown Improvement Programs from DDA TIF Fund 611	$ 200,000
New	Move expenditure for The Junction Development Payments #4 and #5 from DDA TIF Fund 611	$ 1,300,000
New	Move expenditure for The Depot Grant from DDA TIF Fund 611	$ 500,000
	Total Supplemental Appropriation	**$ 2,000,000**
Lodging Tax Share Fund 106		
New	To Disburse Lodging Share to Partners	$ 67,249
New	To Increase Lodging Share Transfer to Visit Grand Junction	$ 48,035
	Total Supplemental Appropriation	**$ 115,284**
Solid Waste Fund 302		
New	Final Construction Requirements Materials Recovery Facility	$ 700,000
New	Operations Contractor November and December	$ 250,000
New	Equipment Start Up Costs	$ 200,000
	Total Supplemental Appropriation	**$ 1,150,000**
Golf Fund 305		
New	Increased Expenses due to Increased Revenues	$ 150,000
	Total Supplemental Appropriation	**$ 150,000**
Parking Fund 308		
New	Increased Expenses due to Increased Revenues	$ 30,000
	Total Supplemental Appropriation	**$ 30,000**

Grand Junction City Council

Regular Session

Item #4.b.i.

Meeting Date: December 2, 2026

Presented By: Thomas Lloyd, Planning Manager

Department: Community Development

Submitted By: Trent Prall, Engineering and Transportation Director
Thomas Lloyd, Interim Community Development Director

Information

SUBJECT:

A Resolution Accepting the Petition for Annexation of 5 Acres of Land and an Ordinance Annexing the Redlands 360 Annexations No. 2, 3, 4, and 5 Annexing Right-of-Way along Easter Hill, South Broadway, 23 Road, Broadway (State HWY 340) and portion of Alcove Dr in the Redlands

RECOMMENDATION:

Staff recommends adoption of a resolution accepting the petition for the Redlands 360 No. 2, 3, 4, and 5 Annexation, adopting the annexation ordinance and and ordering final passage and publication in pamphlet form,

EXECUTIVE SUMMARY:

As part of the Redlands 360 development, improvements have recently been completed or are under construction on Easter Hill Road, South Broadway west of 23 Road, 23 Road from South Broadway to north of Broadway, Broadway (State Highway 340), and a portion of Alcove Drive. Mesa County has requested that the City annex the remaining right-of-way associated with these improvements. Under the Persigo Agreement, the County will pay the City $500,000 to offset the impacts of the additional right-of-way, roadway, and stormwater infrastructure. No zoning is required because all property being annexed is right-of-way.

BACKGROUND OR DETAILED INFORMATION:

BACKGROUND
The Redlands 360 annexations 2,3,4 and 5 incorporate into City limits portions of Easter Hill, South Broadway, 23 Road, Broadway (State Hwy 340) and Alcove Drive. Zoning is not required as all the property being annexed is right-of-way. The annexations are as follows:

- Redlands 360 Annexation 2: Easter Hill Drive
- Redlands 360 Annexation 3: South Broadway west of 23 Road
- Redlands 360 Annexation 4: 23 Road north of South Broadway
- Redlands 360 Annexation 5: 23 Road, Broadway (State Hwy 340), and Alcove Drive

The schedule for the annexation is as follows:

- Referral of Petition (30 Day Notice), Exercising Land Use Control, Introduction of Proposed Annexation Ordinance — October 21, 2026
- Acceptance of Petition and Public Hearing on Annexation by City Council — December 2, 2026
- Effective date of Annexation and Zone of Annexation — January 3, 2027

Exhibits and legal descriptions of the right-of-way being annexed are attached.

Annexation Eligibility
Staff has found, based on review of the petition and knowledge of applicable state law, including the Municipal Annexation Act Pursuant to C.R.S. 31-12-104, that Redlands Annexations 2,3,4, and 5 are eligible to be annexed because of compliance with the criteria discussed below.

a) A proper petition has been signed by more than 50% of the owners and more than 50% of the property described;

As the annexation is only of road right-of-way, Mesa County staff, acting on advice from the Mesa County Attorney's Office, has advised that a petition is not required for this annexation. Mesa County has consented to all County street, highway, and right-of-way inside the 201 boundary to be annexed in the Persigo Agreement for any purpose consistent with that agreement. The City Attorney has opined that a petition is likely not needed for this annexation due to the right-of-way nature of the annexation and the Persigo Agreement.

b) Not less than one-sixth of the perimeter of the area to be annexed is contiguous with the existing City limits;

This requirement has been met.

c) A community of interest exists between the area to be annexed and the City. This is so in part because the Redlands is essentially a single demographic and economic unit and occupants of the area can be expected to, and regularly do, use City streets, parks and other urban facilities;

The Comprehensive Plan shows this proposed annexation as part of the “Redlands”

Future Land Use designation.

d) The area is or will be urbanized in the near future;

This area being annexed is immediately adjacent or will serve as the primary access to the 1300 acre Redlands 360 development which is currently under development with filings 2, 3, and 4.

e) The area is capable of being integrated with the City;

The area is near or adjacent to existing rights-of-way that are already annexed and part of the community.

f) No land held in identical ownership is being divided by the proposed annexation;

No land held in identical ownership is being divided by this annexation. All the land is currently under Mesa County or Colorado Department of Transportation jurisdiction.

g) No land held in identical ownership comprising 20 contiguous acres or more with an assessed valuation of $200,000 or more for tax purposes is included without the owner's consent.

All land being annexed is existing Mesa County and Colorado Department of Transportation rights-of-way.

FINDING OF FACT AND RECOMMENDATION
After reviewing the Redlands 360 No. 2, 3, 4, and 5 Annexations, Annexing Right-of-Way along Easter Hill, South Broadway, 23 Road, Broadway (State HWY 340) and portion of Alcove Dr in the Redlands, the following finding of fact has been made:

1. The criteria for annexation at Grand Junction Municipal Code 21.02.050(c)(4) are met.

Therefore, staff recommends approval.

FISCAL IMPACT:

The rights-of-way being annexed are currently within the jurisdictions of Mesa County and the Colorado Department of Transportation which are both tax exempt entities and therefore no property tax revenue will be generated from these properties.

Fire
The fire department does not expect a major impact to existing fire/EMS services as a result of this annexation as these rights-of-way are all within existing rural fire district.

Utilities
No impacts to specific utilities and anticipated as there is no additional demand

necessitated for the right-of-way being annexed.

Police
The police department will have additional areas to respond to as a result of this annexation however additional work load is anticipated to be minimal. State patrol is anticipated to lead or assist with incidents associated with State Hwy 340.

Public Works
All of the rights-of-way being annexed will have new storm, street and lighting infrastructure that is currently under construction or has recently been completed. No additional infrastructure is anticipated over the next 20 years. Chip seal of the non-Broadway (State Hwy 340) surfaces will be completed in the next 3-5 years.

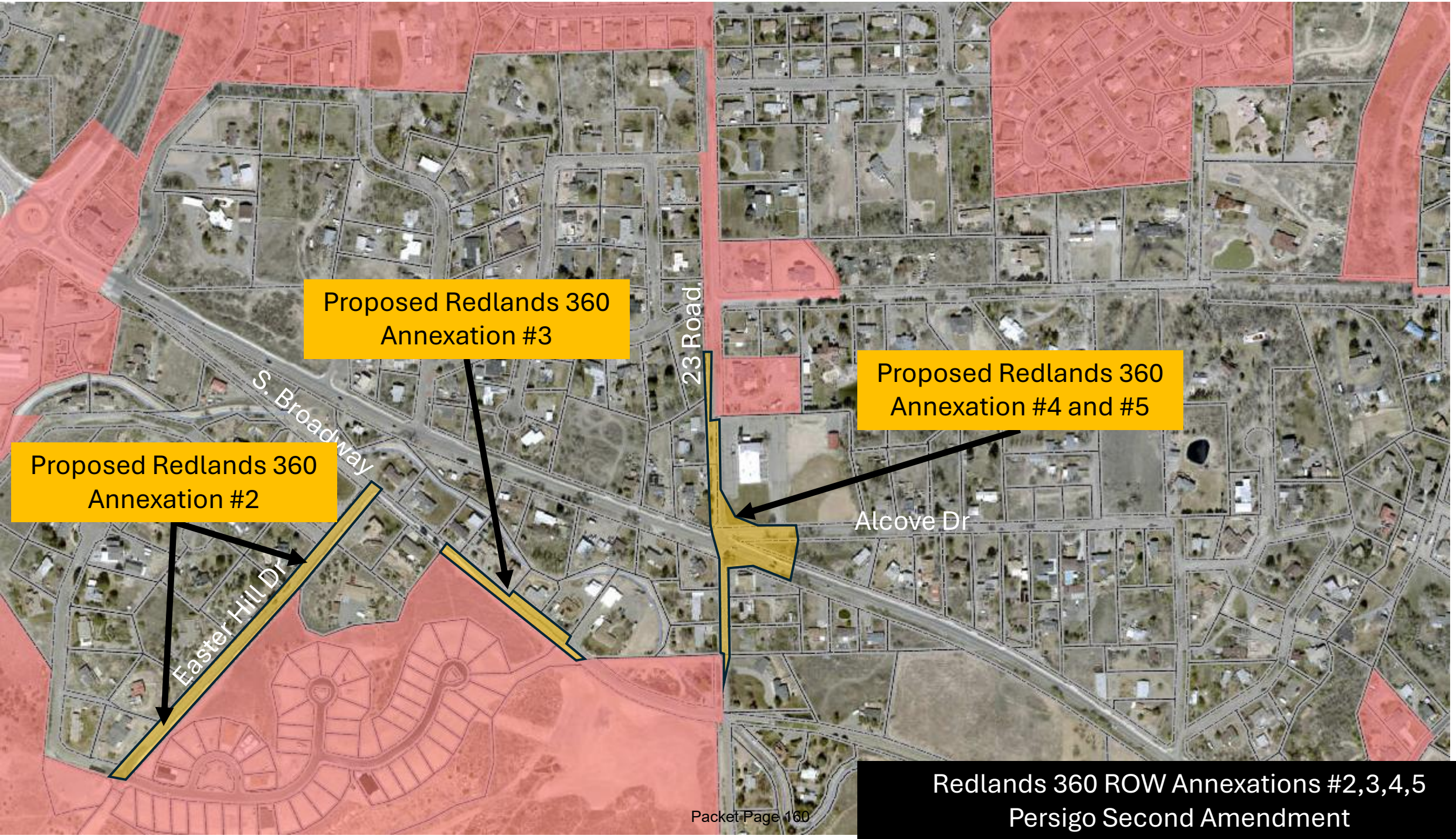
SUGGESTED MOTION:

I move to adopt Resolution 111-26, a Resolution Accepting a Petition to the City Council for the Annexation of Lands to the City of Grand Junction, Colorado, the Redlands 360 No. 2, 3, 4, and 5 Annexations, Annexing Right-of-Way along Easter Hill, South Broadway, 23 Road, Broadway (State HWY 340) and portion of Alcove Dr. in the Redlands.

I move to adopt Ordinance No. 5351, an Ordinance Annexing Territory to the City of Grand Junction, Colorado, the Redlands 360 No. 2, 3, 4, and 5 Annexations, Annexing Right-of-Way along Easter Hill, South Broadway, 23 Road, Broadway (State HWY 340) and a portion of Alcove Dr in the Redlands, on final passage and order final publication in pamphlet form.

Attachments

1. Exhibit 1 - Redlands 360 No. 2, 3, 4, and 5 Annexation Map
2. Exhibit 2 - Redlands 360 No. 2, 3, 4, and 5 Annexation Schedule
3. Exhibit 3 - Redlands 360 No. 2, 3, 4, and 5 Annexation Plat
4. Resolution Accepting Petition - Redlands No. 2, 3, 4, and 5
5. Draft - Annexation Ordinance



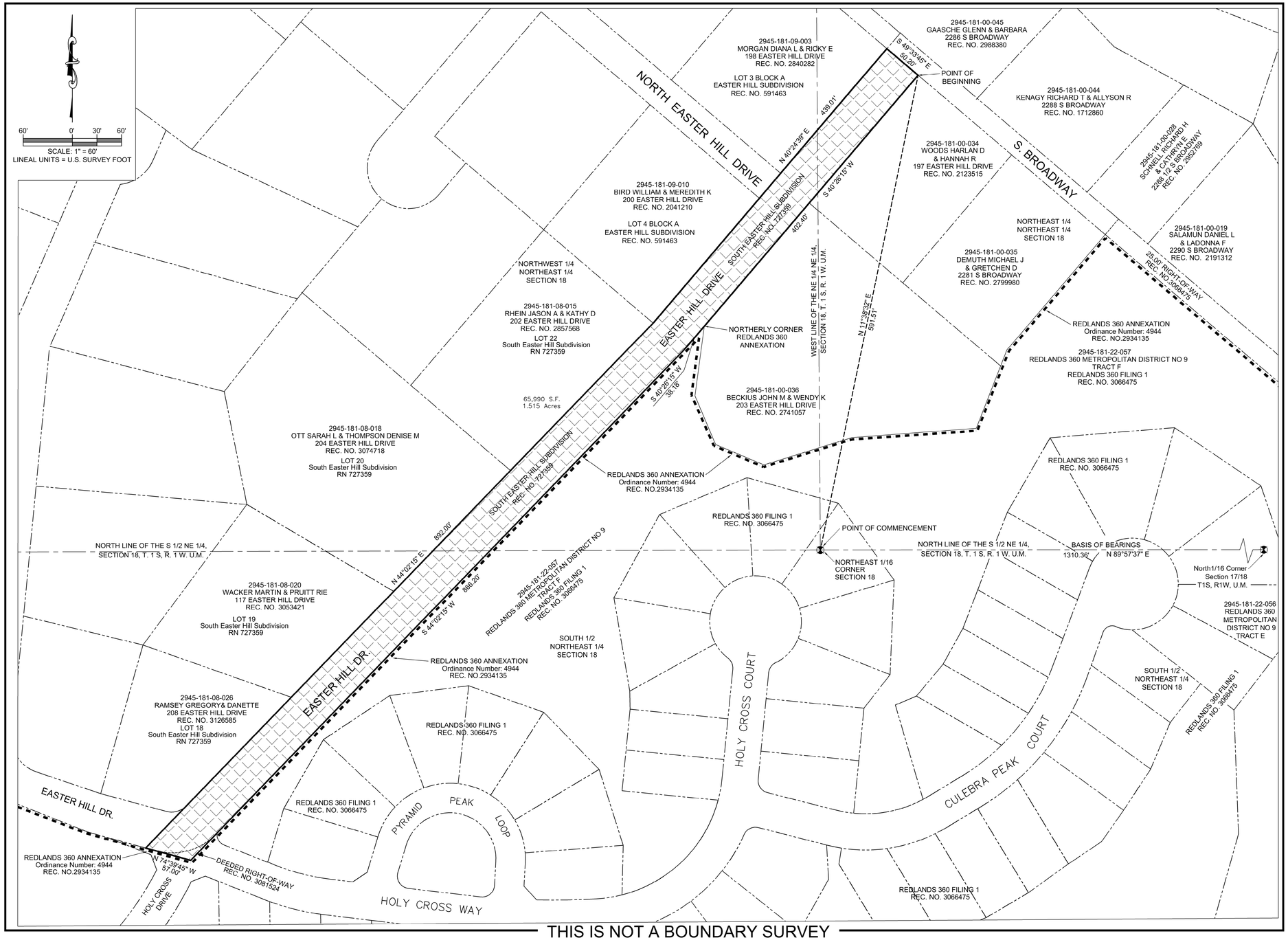
Redlands 360 ROW Annexations #2,3,4,5
Persigo Second Amendment

ANNEXATION SCHEDULE & SUMMARY WORKSHEET	
October 21, 2026	Referral of Petition, Intro Proposed Ordinance, Exercise Land Use
December 2, 2026	City Council Accept Petition/Annexation Public Hearing
January 3, 2027	Effective Date of Annexation and Zoning

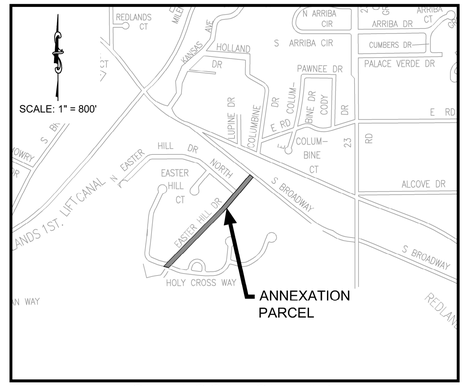
ANNEXATION SUMMARY						
File Number		ANX-2025-614				
Location		ROW along Easter Hill, South Broadway, 23 Road, Broadway (State HWY 340) and a portion of Alcove Drive in the Redlands				
Tax ID Number(s)		N/A, property is ROW				
Number of Parcel(s)		N/A				
Existing Population		N/A				
No. of Parcels Owner Occupied		N/A				
Number of Dwelling Units		N/A				
Acres Land Annexed		5 acres				
Developable Acres Remaining		N/A				
Right-of-way in Annexation		5 Acres				
Previous County Zoning		N/A				
Proposed City Zoning		N/A				
Surrounding Zoning:	North:	N/A				
	South:	N/A				
	East:	N/A				
	West:	N/A				
Current Land Use		N/A				
Proposed Land Use		N/A				
Surrounding Land Use:	North:	N/A				
	South:	N/A				
	East:	N/A				
	West:	N/A				
Comprehensive Plan Designation:		N/A				
Zoning within Comprehensive Plan Designation:		Yes:	N/A	No:	N/A	
Values:	Assessed	$ N/A				
	Actual	N/A				
Address Ranges						
Special Districts:	Water	**Ute**				
	Sewer	**City of Grand Junction**				
	Fire	**Grand Junction Fire**				
	Irrigation/Drainage	**Grand Valley Water Users Association**				
	School	**School District 51**				
	Pest	**Grand River Mosquito Control District**				

REDLANDS 360 ANNEXATION NO.2

Located in the Northeast Quarter (NE1/4) of Section 18,
Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

LEGAL DESCRIPTION

A parcel of land located in 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 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.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	2,744.99	FT.
CONTIGUOUS PERIMETER	961.38	FT.
AREA IN SQUARE FEET	65,986	FT^2
AREA IN ACRES	1.52	AC.
AREA WITHIN R.O.W.	65,986	FT^2
	1.52	AC.
AREA WITHIN DEEDED R.O.W.	65,986	FT^2
	1.52	AC.

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

NOTE:
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JODIE L GREIN
STATE OF COLORADO - PLS. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

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:	JLG	DATE: 10/17/2025
REVIEWED BY:	JAM	DATE: 10/17/2025
CHECKED BY:	JAM	DATE: 10/17/2025
APPROVED BY:	JLG	DATE: 10/17/2025

60' 0' 30' 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

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

REDLANDS 360 ANNEXATION NO.2
Located in the Northeast Quarter (NE1/4) of Section 18,
Township 1 South, Range 1 West, Ute Meridian, County of Mesa,
State of Colorado

1 OF 1

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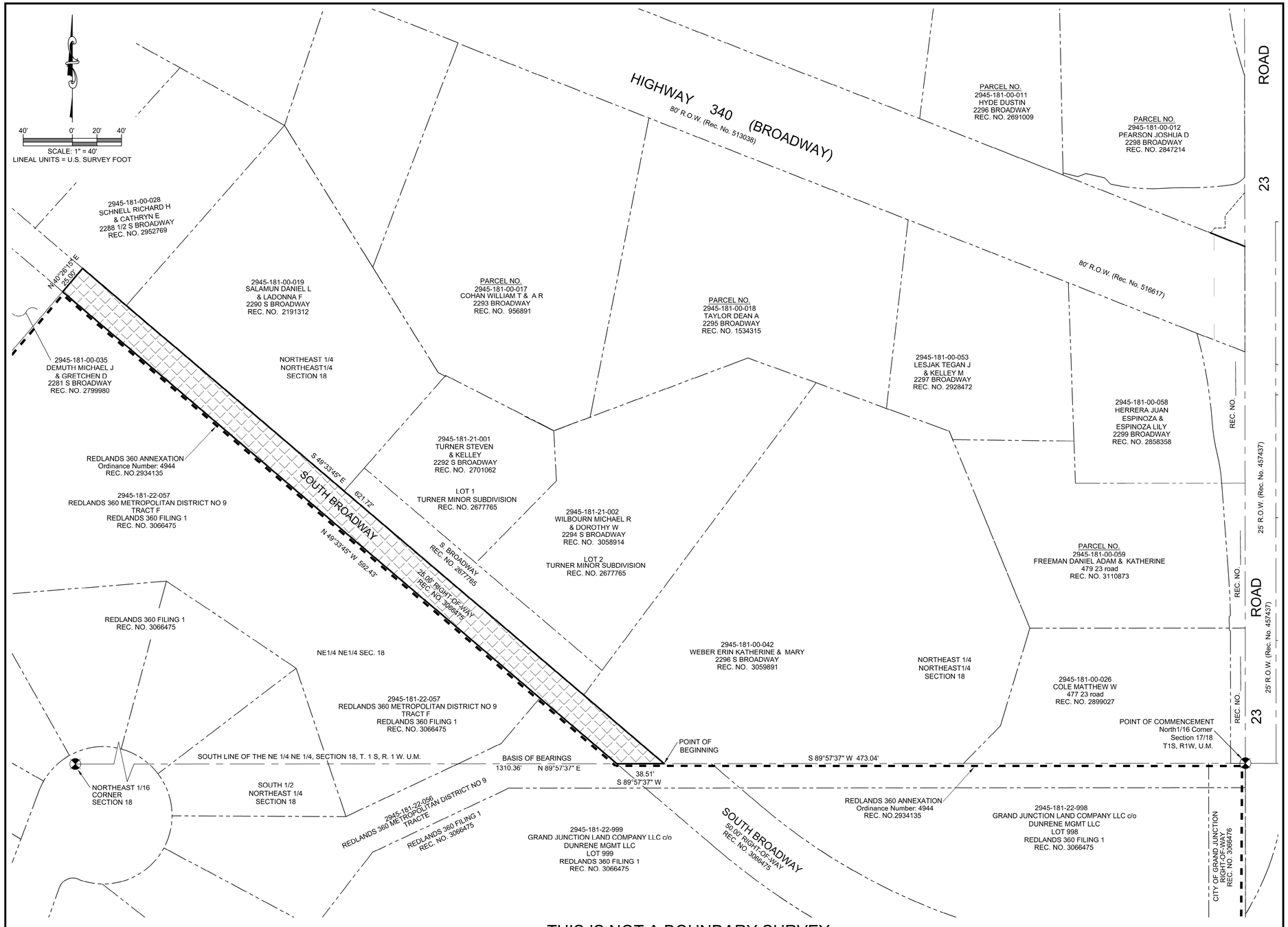
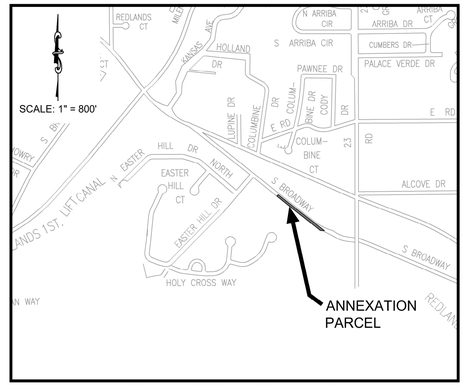
REDLANDS 360 ANNEXATION NO.3

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18,
Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

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.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,277.67	FT.
CONTIGUOUS PERIMETER	592.43	FT.
AREA IN SQUARE FEET	15,177	FT^2
AREA IN ACRES	0.35	AC.
AREA WITHIN R.O.W.	15,177	FT^2
	0.35	AC.
AREA WITHIN DEEDED R.O.W.	15,177	FT^2
	0.35	AC.

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

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JODIE L GREIN
STATE OF COLORADO - PL.S. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

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DRAWN BY:	JLG	DATE: 10/14/2025
REVIEWED BY:	JAM	DATE: 10/14/2025
CHECKED BY:	JAM	DATE: 10/14/2025
APPROVED BY:	JLG	DATE: 10/14/2025

SCALE: 1" = 40'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

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

REDLANDS 360 ANNEXATION NO.3

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

1 OF 1

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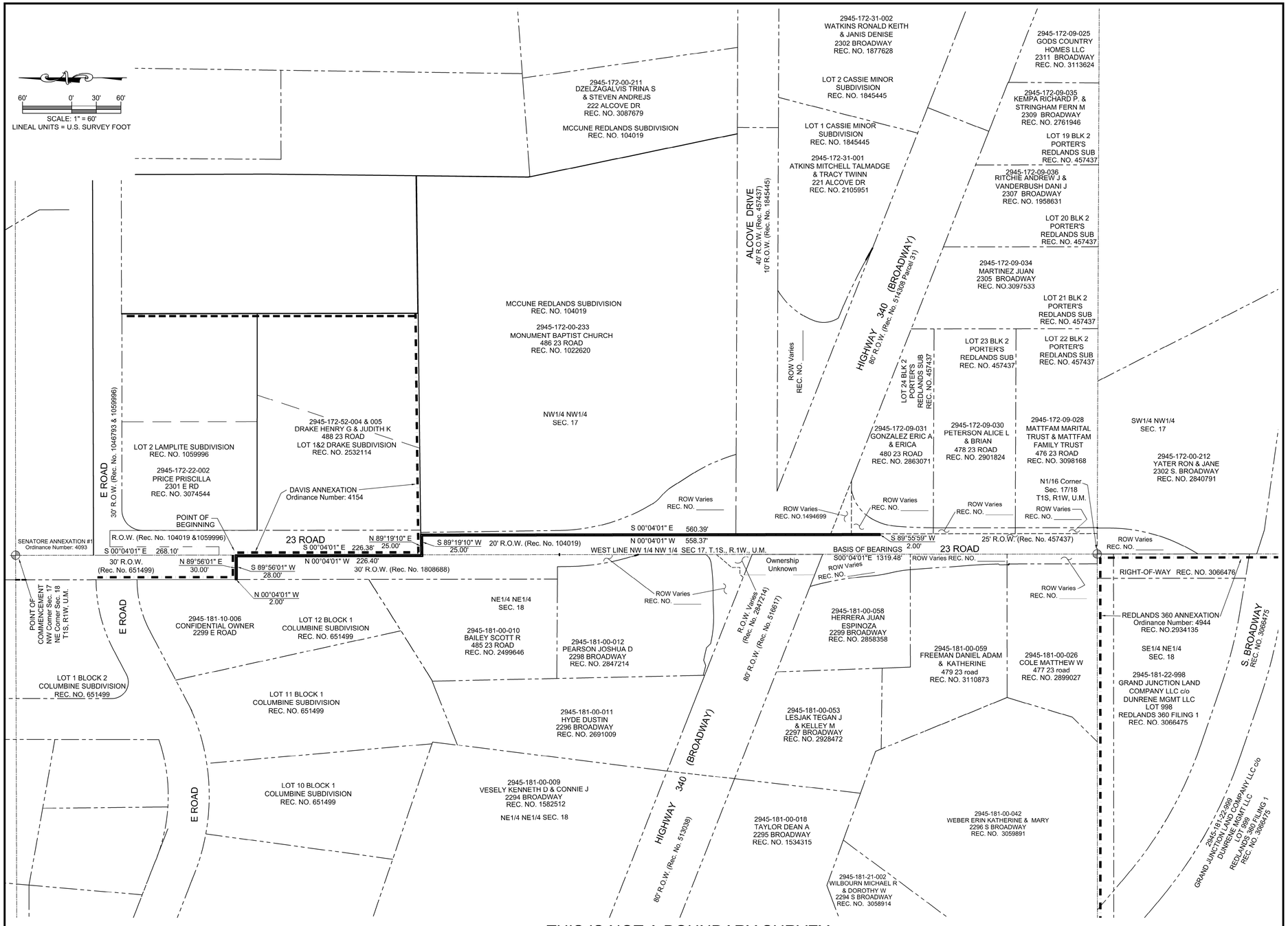
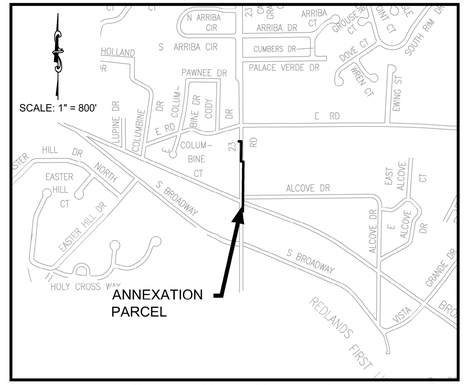
REDLANDS 360 ANNEXATION NO.4

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, and the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

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.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,683.54 FT.
CONTIGUOUS PERIMETER	281.38 FT.
AREA IN SQUARE FEET	1,680 FT^2
AREA IN ACRES	0.04 AC.
AREA WITHIN R.O.W.	1,683.54 FT^2
	0.04 AC.
AREA WITHIN DEEDED R.O.W.	1,683.54 FT^2
	0.04 AC.

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

NOTE:
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JODIE L GREIN
STATE OF COLORADO - PLS. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

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DRAWN BY:	JLG	DATE: 10/20/2025
REVIEWED BY:	JAM	DATE: 10/20/2025
CHECKED BY:	JAM	DATE: 10/20/2025
APPROVED BY:	JLG	DATE: 10/20/2025

60' 0' 30' 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

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

REDLANDS 360 ANNEXATION NO.4
Located in the NE1/4 of the NE1/4, Section 18, and the NW1/4 of the NW1/4, Section 17
Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

1 OF 1

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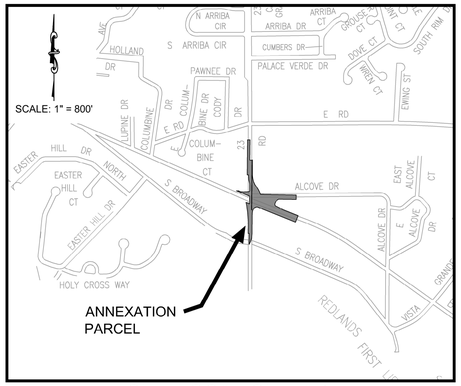
REDLANDS 360 ANNEXATION NO. 5

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, and the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

60' 0' 30' 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CURVE	ARC LEN	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LEN
C1	116.50'	225.06'	29°39'27"	S 15°38'28" E	115.20'
C2	16.67'	43.00'	22°13'04"	S 39°21'21" E	16.57'
C3	18.10'	57.00'	18°11'23"	S 41°21'57" E	18.02'
C4	60.29'	214.00'	16°08'30"	S 24°11'53" E	60.09'
C5	58.83'	86.00'	39°11'48"	S 39°54'53" W	57.69'
C6	30.85'	33.50'	52°45'39"	S 06°03'44" E	29.77'
C7	78.86'	637.50'	7°05'15"	S 64°34'30" E	78.81'
C8	45.06'	50.50'	51°07'45"	S 53°56'09" W	43.58'
C9	31.00'	74.50'	23°50'37"	S 16°27'01" W	30.78'
C10	44.70'	599.00'	4°16'33"	S 02°23'30" W	44.69'
C11	3.37'	599.05'	0°19'20"	S 00°41'06" W	3.37'
C12	77.65'	200.50'	22°11'27"	S 11°01'38" W	77.17'
C13	37.09'	227.50'	9°20'28"	S 26°47'38" W	37.05'
C14	33.04'	581.00'	3°15'31"	N 02°37'55" W	33.04'
C15	24.12'	149.00'	9°16'25"	N 08°53'54" W	24.09'
C16	25.42'	157.00'	9°16'34"	N 08°53'54" W	25.39'
C17	74.17'	389.00'	10°55'29"	N 09°43'22" W	74.06'
C18	12.30'	992.50'	0°42'36"	S 76°01'57" E	12.30'
C19	40.34'	149.00'	15°30'48"	S 85°51'56" E	40.22'
C20	18.86'	251.00'	4°18'22"	N 88°31'49" E	18.86'
C21	37.34'	247.50'	8°38'35"	N 86°21'46" E	37.30'
C22	12.70'	16.00'	45°28'54"	N 59°18'36" E	12.37'
C23	81.20'	271.50'	17°08'11"	N 09°22'44" W	80.90'



SITE LOCATION MAP

LEGAL DESCRIPTION

SEE SHEET 2

AREAS OF ANNEXATION		
ANNEXATION PERIMETER	5,346.52	FT.
CONTIGUOUS PERIMETER	1,535.17	FT.
AREA IN SQUARE FEET	134,515	FT^2
AREA IN ACRES	3.09	AC.
AREA WITHIN R.O.W.	134,515	FT^2
	3.09	AC.
AREA WITHIN DEEDED R.O.W.	134,515	FT^2
	3.09	AC.

LEGEND
- ANNEXATION BOUNDARY
- ANNEXATION AREA
- EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.
0000

EFFECTIVE DATE
00/00/2025

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 & RECORDER. 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.

JODIE L GREIN
STATE OF COLORADO - PL.S. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

THIS IS NOT A BOUNDARY SURVEY

NOTICE:
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DRAWN BY:	JLG	DATE: 10/20/2025
REVIEWED BY:	JAM	DATE: 10/20/2025
CHECKED BY:	JAM	DATE: 10/20/2025
APPROVED BY:	JLG	DATE: 10/20/2025

60' 0' 30' 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

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

REDLANDS 360 ANNEXATION NO. 5
Located in the NE1/4 of the NE1/4, Section 18, and the W1/2 of the NW1/4, Section 17
Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

1 OF 2

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REDLANDS 360 ANNEXATION NO. 5

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, and the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

LEGAL DESCRIPTION

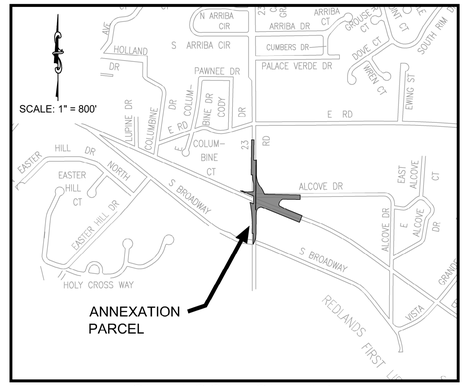
A parcel of land, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 18, and the West Half of the Northwest Quarter (W1/2 NW1/4) of Section 17, of Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

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 or 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.

THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

AREAS OF ANNEXATION

ANNEXATION PERIMETER	5,346.52	FT.
CONTIGUOUS PERIMETER	1,535.17	FT.
AREA IN SQUARE FEET	134,515	FT^2
AREA IN ACRES	3.09	AC.
AREA WITHIN R.O.W.	134,515	FT^2
	3.09	AC.
AREA WITHIN DEEDED R.O.W.	134,515	FT^2
	3.09	AC.

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

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 & RECORDER. 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.

JODIE L GREIN
STATE OF COLORADO - PLS. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

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:	JLG	DATE: 10/20/2025
REVIEWED BY:	JAM	DATE: 10/20/2025
CHECKED BY:	JAM	DATE: 10/20/2025
APPROVED BY:	JLG	DATE: 10/20/2025

60' 0' 30' 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

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

REDLANDS 360 ANNEXATION NO. 5
Located in the NE1/4 of the NE1/4, Section 18, and the W1/2 of the NW1/4, Section 17 Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

2 OF 2

C:\Projects\C5444 City of Grand Junction Annexations\Annexation Redlands 360\Annexation CAD Files\Redlands 360 Annexation 4&5.dwg - PLOTTED 2025-10-20

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. XX-XX

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 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 IS ELIGIBILE FOR ANNEXATION

WHEREAS, on October 21, 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:

REDLANDS 360 ANNEXATION NO.2
Legal Description

A parcel of land located in 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 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 or 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, a hearing on the petition was duly held after proper notice on the 2nd of December 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 2nd day of December 2026.

_____
Laurel Lutz
President of the Council

ATTEST:

_____
Selestina Sandoval
City Clerk

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. XXXX

AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO 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 21st day of October, 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 7th day of November, 2025; 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:

REDLANDS 360 ANNEXATION NO.2
Legal Description

A parcel of land located in 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 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 or 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.

And depicted in Exhibit A
Shall be annexed to the City limits of Grand Junction.

INTRODUCED on first reading on the 21st day of October, 2026 and ordered published in pamphlet form.

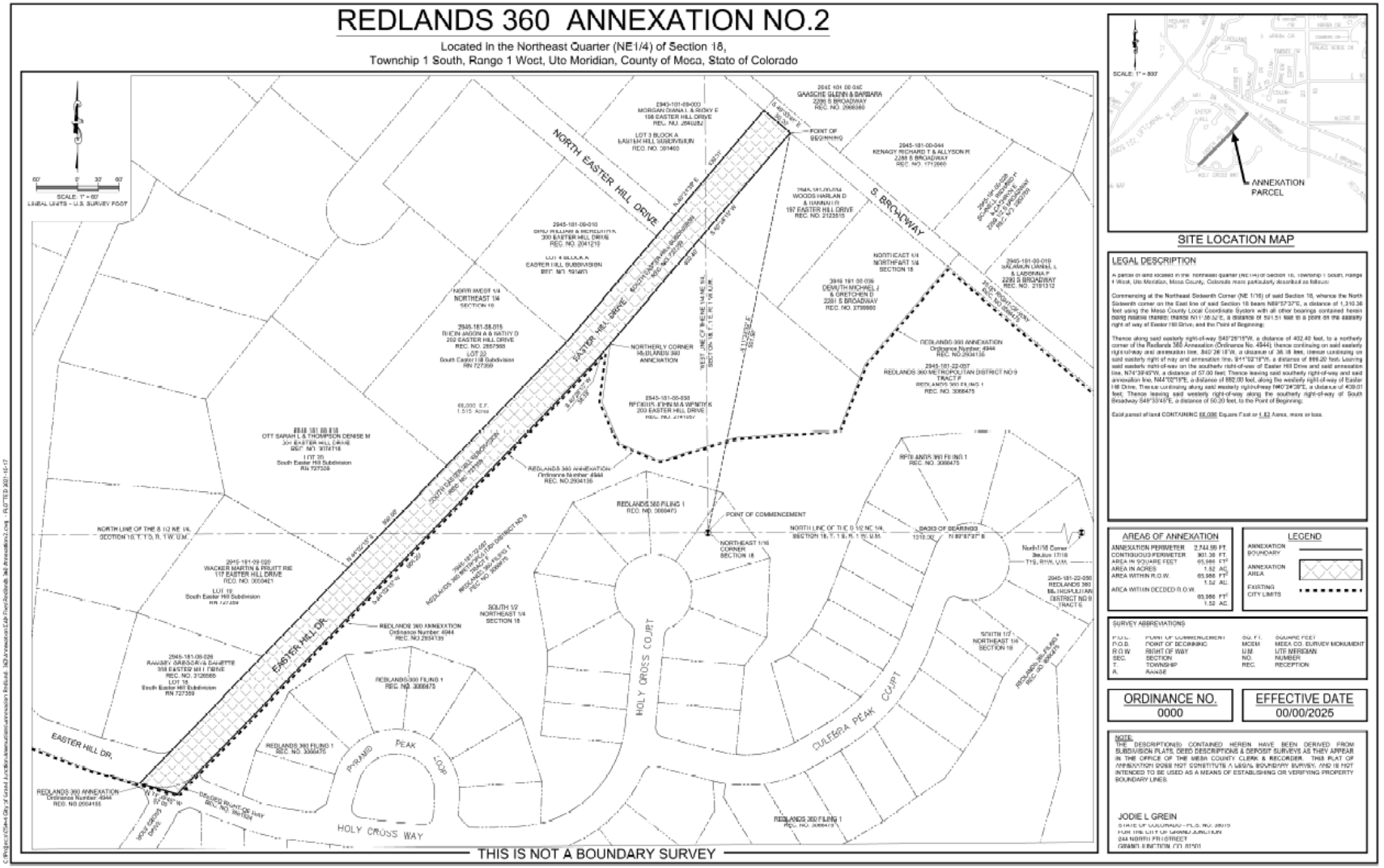
ADOPTED on second reading the 2nd day of December, 2026 and ordered published in pamphlet form.

_____
President of the Council

Attest:

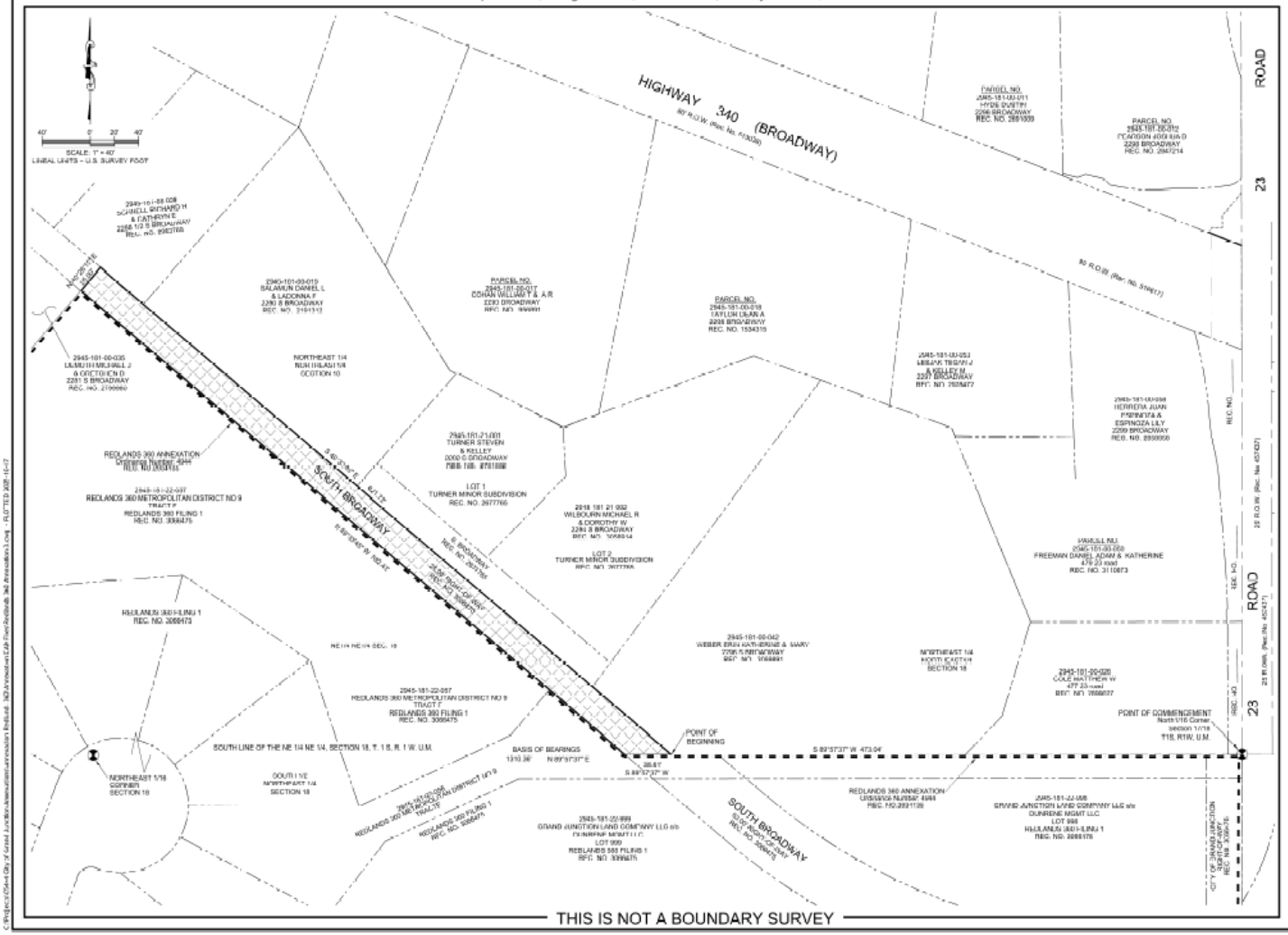
_____
City Clerk

EXHIBIT A


REDLANDS 360 ANNEXATION NO.2
Located in the Northeast Quarter (NE1/4) of Section 18,
Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado
NORTH EASTER HILL DRIVE
EASTER HILL DRIVE
S. BROADWAY
HOLY CROSS COURT
CULEBRA PEAK COURT
PYRAMID PEAK LOOP
HOLY CROSS WAY
POINT OF BEGINNING
POINT OF COMMENCEMENT
BASIS OF BEARINGS
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT
SITE LOCATION MAP
ANNEXATION PARCEL
LEGAL DESCRIPTION
AREAS OF ANNEXATION
LEGEND
SURVEY ABBREVIATIONS
ORDINANCE NO.
0000
EFFECTIVE DATE
00/00/2025
THIS IS NOT A BOUNDARY SURVEY
JODIE L GREIN
Engineering & Transportation Department
244 North 7th Street - Grand Junction, CO 81501
REDLANDS 360 ANNEXATION NO.2
Located in the Northeast Quarter (NE1/4) of Section 18, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado
1 OF 1

REDLANDS 360 ANNEXATION NO.3

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado





SITE LOCATION MAP

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 38.01 feet; thence along the southwesterly right-of-way of South Broadway and the northerly line of said Redlands 360 Annexation (Ordinance No. 4944), N40°33'45"W, a distance of 592.43 feet; Leaving said southwesterly right-of-way, and said northerly line, N49°26'15"E, a distance of 35.00 feet; Thence S40°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.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,277.67 FT	
CONTIGUOUS PERIMETER	592.43 FT	
AREA IN SQUARE FEET	15,177 FT²	
AREA IN ACRES	0.35 AC	
AREA WITHIN R.O.W.	15,177 FT²	0.35 AC
AREA WITHIN DEEDED R.O.W.	15,177 FT²	0.35 AC

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

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 & RECORDER. 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.

JODIE L GREIN
STATE OF COLORADO - P.L.S. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

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:	JLG	DATE: 10/14/2025
REVIEWED BY:	JAM	DATE: 10/14/2025
CHECKED BY:	JAM	DATE: 10/14/2025
APPROVED BY:	JLG	DATE: 10/14/2025

SCALE: 1" = 40'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

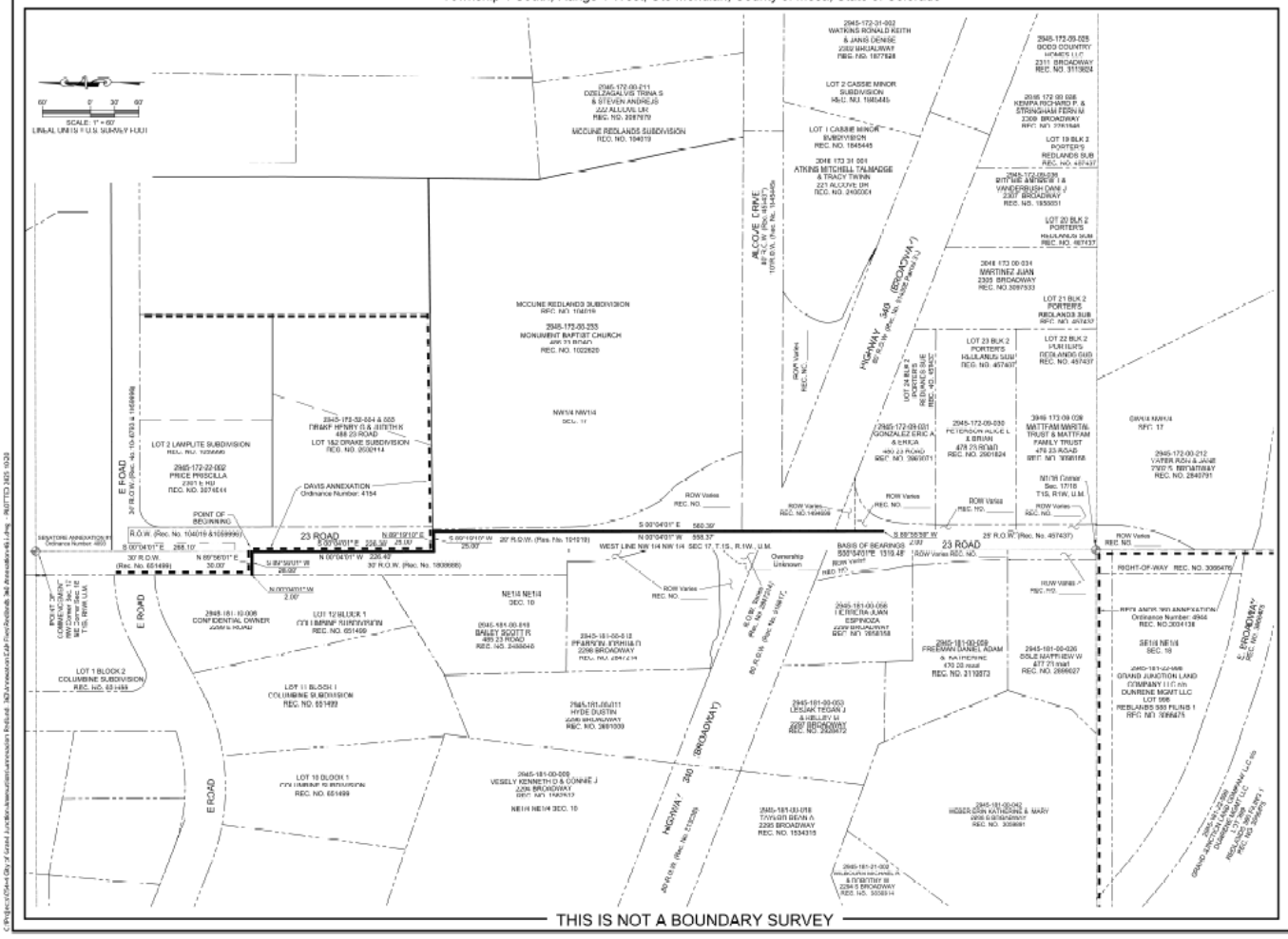
Engineering & Transportation Department
244 North 7th Street – Grand Junction, CO. 81501

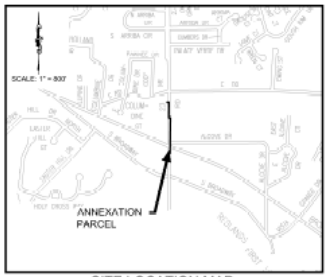
REDLANDS 360 ANNEXATION NO.3
Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

1 OF 1

REDLANDS 360 ANNEXATION NO.4

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, and the Northwest Quarter (NW1/4) of the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado





SITE LOCATION MAP

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 (M 1/16) on the east line of the northeast quarter of the northeast quarter (NE1/4 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 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 feet right of way dedicated at Reception Number 1809888, S00°04'01"E, a distance of 226.39 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 560.38 feet; Thence S89°55'59"W, a distance of 2.50 feet; Thence N00°04'01"W, a distance of 558.37 feet; Thence S89°19'10"W, a distance of 25.00 feet; Thence N89°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 90.89 feet, to the Point of Beginning.

Said parcel of land CONTAINING 1.660 Square Feet or 0.04 Acres, more or less.

AREAS OF ANNEXATION

ANNEXATION PERIMETER	1,553.54 FT.
CONTIGUOUS PERIMETER	281.88 FT.
AREA IN SQUARE FEET	1,660 FT²
AREA IN ACRES	0.04 AC.
AREA WITHIN R.O.W.	1,693.54 FT²
	0.04 AC.
AREA WITHIN DEEDED R.O.W.	1,693.54 FT²
	0.04 AC.

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	Sq. Ft.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

NOTE:
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JODIE L GREIN
STATE OF COLORADO - PLS. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO. 81501

NOTICE:
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DRAWN BY:	JLG	DATE: 10/20/2025
REVIEWED BY:	JAM	DATE: 10/20/2025
CHECKED BY:	JAM	DATE: 10/20/2025
APPROVED BY:	JLG	DATE: 10/20/2025

SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

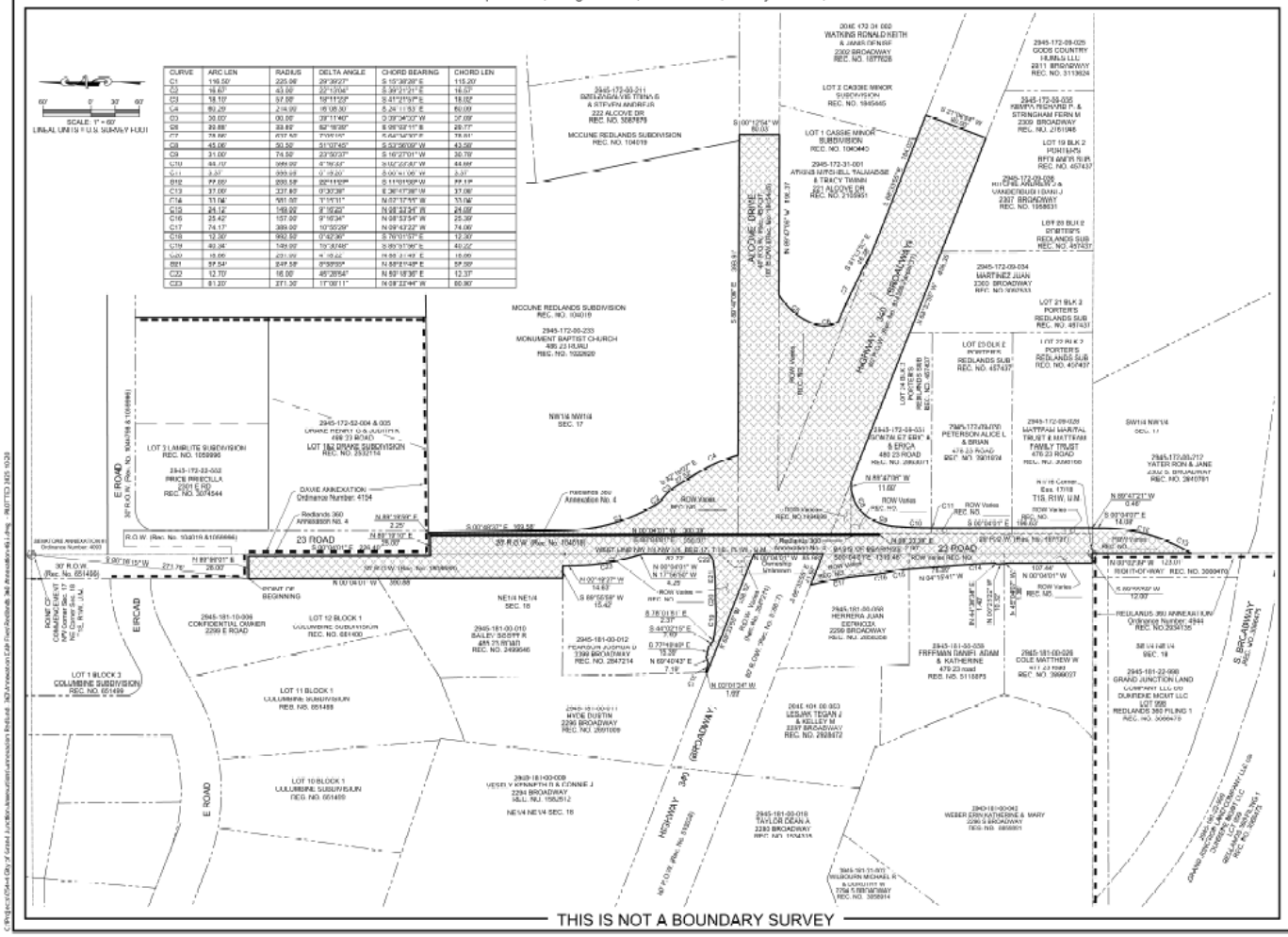
Engineering & Transportation Department
244 North 7th Street – Grand Junction, CO. 81501

REDLANDS 360 ANNEXATION NO.4
Located in the NE1/4 of the NE1/4, Section 18, and the NW1/4 of the NW1/4, Section 17 Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

1 OF 1

REDLANDS 360 ANNEXATION NO. 5

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, and the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado



THIS IS NOT A BOUNDARY SURVEY

SITE LOCATION MAP

LEGAL DESCRIPTION

SEE SHEET 2

AREAS OF ANNEXATION	
ANNEXATION PERIMETER	5,348.53 FT
CONTIGUOUS PERIMETER	1,220.17 FT
AREA IN SQUARE FEET	134,515 FT²
AREA IN ACRES	3.09 AC
AREA WITHIN R.O.W.	134,515 FT² 3.09 AC
AREA WITH IN DECDCD R.O.W.	134,515 FT² 3.09 AC

LEGEND

ANNEXATION BOUNDARY
ANNEXATION AREA
EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCER	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

NOTE:
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JODIE L GREIN
STATE OF COLORADO - PLS. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

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:	JLG	DATE: 10/20/2025
REVIEWED BY:	JAM	DATE: 10/20/2025
CHECKED BY:	JAM	DATE: 10/20/2025
APPROVED BY:	JLG	DATE: 10/20/2025

60' 0' 30' 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

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

REDLANDS 360 ANNEXATION NO. 5
Located in the NE1/4 of the NE1/4, Section 18, and the W1/2 of the NW1/4, Section 17 Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

1 OF 2

REDLANDS 360 ANNEXATION NO. 5

Located in the Northeast Quarter (NE1/4) of the Northeast Quarter (NE1/4) of Section 18, and the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section 17, Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

LEGAL DESCRIPTION

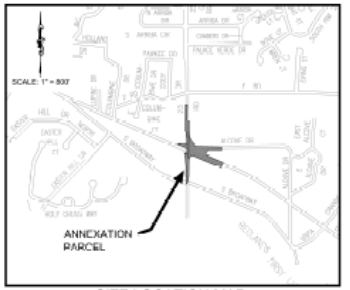
A parcel of land, located in the Northeast Quarter of the Northeast Quarter (NE1/4 NE1/4) of Section 18, and the West Half of the Northwest Quarter (W1/2 NW1/4) of Section 17, of Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado more particularly described as follows:

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 or 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 foot, with a chord which bears N08°53'54"W, a distance of 25.39 foot, 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 85.90 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.

THIS IS NOT A BOUNDARY SURVEY



SITE LOCATION MAP

AREAS OF ANNEXATION		
ANNEXATION PERIMETER	5,348.52 FT.	
CONTIGUOUS PERIMETER	1,220.17 FT.	
AREA IN SQUARE FEET	134,515	FT²
AREA IN ACRES	3.09	AC.
AREA WITHIN R.O.W.	134,515	FT²
	3.09	AC.
AREA WITH IN DCCDCD R.O.W.	134,515	FT²
	3.09	AC.

LEGEND

ANNEXATION BOUNDARY

ANNEXATION AREA

EXISTING CITY LIMITS

SURVEY ABBREVIATIONS

P.O.C.	POINT OF COMMENCEMENT	SQ. FT.	SQUARE FEET
P.O.B.	POINT OF BEGINNING	MCSM	MESA CO. SURVEY MONUMENT
R.O.W.	RIGHT OF WAY	U.M.	UTE MERIDIAN
SEC.	SECTION	NO.	NUMBER
T.	TOWNSHIP	REC.	RECEPTION
R.	RANGE		

ORDINANCE NO.	EFFECTIVE DATE
0000	00/00/2025

NOTE:
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JODIE L GREIN
STATE OF COLORADO - PLS. NO. 38075
FOR THE CITY OF GRAND JUNCTION
244 NORTH 7TH STREET
GRAND JUNCTION, CO 81501

NOTICE:
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DRAWN BY:	JLG	DATE: 10/20/2025
REVIEWED BY:	JAM	DATE: 10/20/2025
CHECKED BY:	JAM	DATE: 10/20/2025
APPROVED BY:	JLG	DATE: 10/20/2025

60' 0' 30' 60'
SCALE: 1" = 60'
LINEAL UNITS = U.S. SURVEY FOOT

CITY OF Grand Junction COLORADO

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

REDLANDS 360 ANNEXATION NO. 5
Located in the NE1/4 of the NE1/4, Section 18, and the W1/2 of the NW1/4, Section 17 Township 1 South, Range 1 West, Ute Meridian, County of Mesa, State of Colorado

2 OF 2