

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3404**

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

**GUNN ANNEXATION #1**

**APPROXIMATELY .344 ACRES**

**LOCATED AT 2981 GUNNISON AVENUE**

WHEREAS, on the 6th day of February, 2002, 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 20th day of March, 2002; 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 situate in Mesa County, Colorado, and described to wit:

The North ½ of Lot 4 Banner Industrial Park (Plat Bk 11, Pg 362) situate in the SE¼NE¼ Section 17, T1S, R1E, U.M. County of Mesa, State of Colorado.

be and is hereby annexed to the City of Grand Junction, Colorado.

INTRODUCED on first reading on the 6th day February, 2002.

ADOPTED and ordered published this 20<sup>th</sup> day of March, 2002.

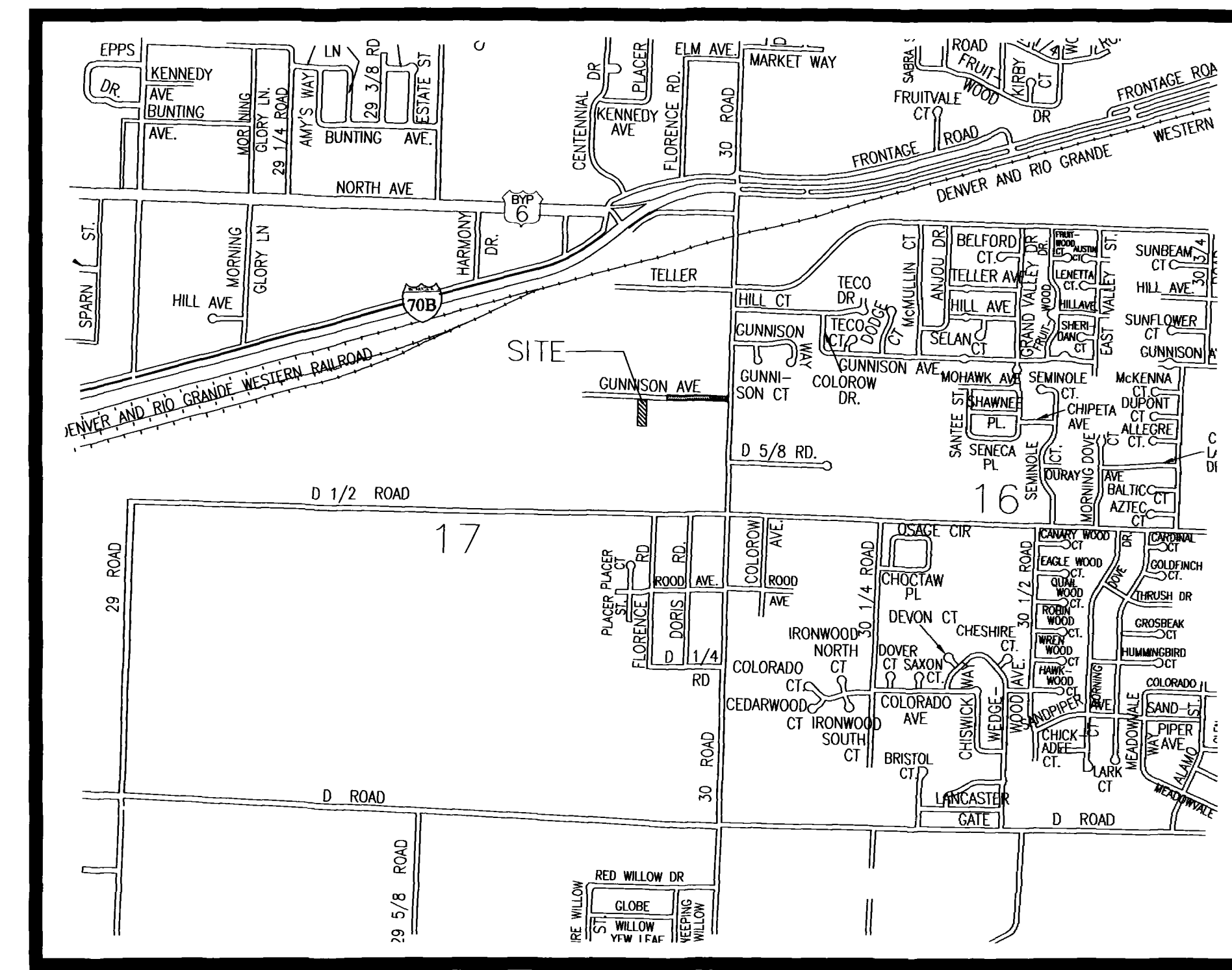
Attest:

*/s/* Cindy Enos-Martinez  
President of the Council

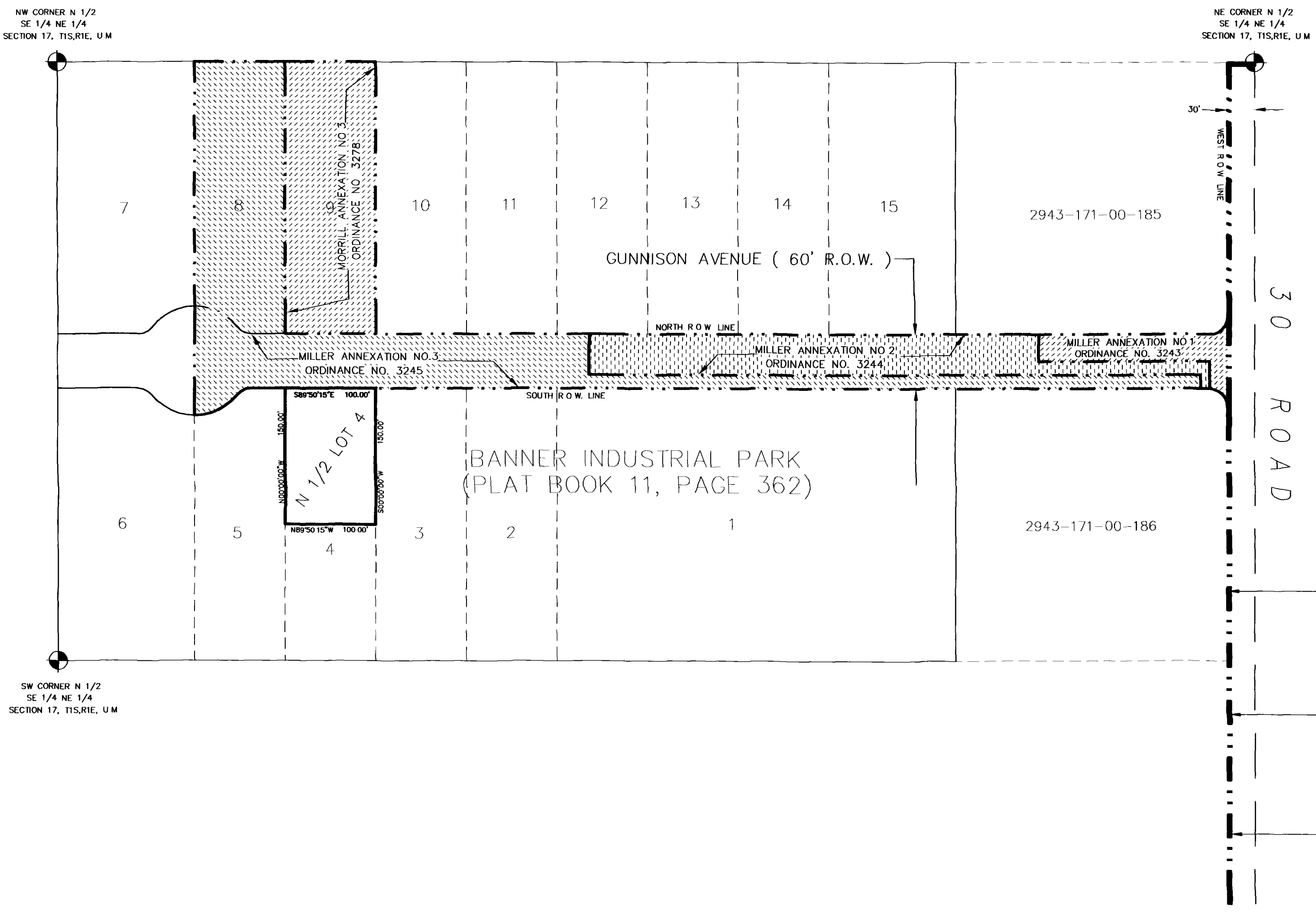
*/s/* Stephanie Tuin  
City Clerk

# GUNN ANNEXATION NO. 1

SITUATE IN THE NE 1/4 OF SECTION 17, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO



LOCATION MAP (NOT-TO-SCALE)



**LEGAL DESCRIPTION**

THE NORTH HALF OF LOT 4 BANNER INDUSTRIAL PARK ( PLAT BOOK 11, PAGE 362 )  
SITUATE IN THE SE 1/4 NE 1/4, SECTION 17, T1S, R1E, U.M.  
COUNTY OF MESA, STATE OF COLORADO

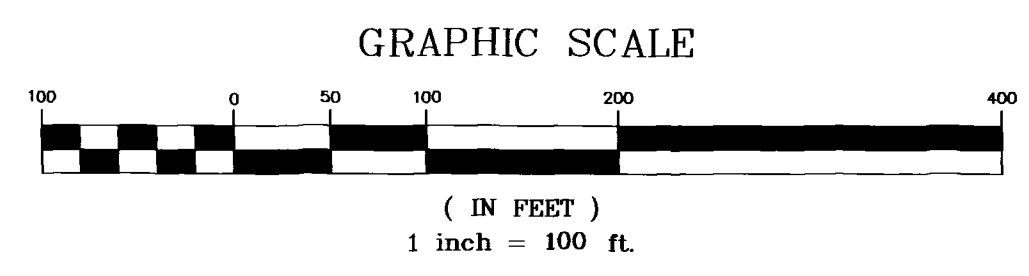
- FRUITVALE MEADOWS ANNEXATION NO.1  
ORDINANCE NO. 3097  
1.00' STRIP LYING EAST OF AND  
PARALLEL WITH THE WEST R.O.W  
LINE FOR 30 ROAD
- FRUITVALE MEADOWS ANNEXATION NO.2  
ORDINANCE NO. 3098  
1.00' STRIP LYING 1.00 FEET EAST OF AND  
PARALLEL WITH THE WEST R.O.W  
LINE FOR 30 ROAD
- FRUITVALE TEXACO ANNEXATION  
ORDINANCE NO. 3171  
1.00' STRIP LYING 2.00 FEET EAST OF AND  
PARALLEL WITH THE WEST R.O.W  
LINE FOR 30 ROAD

**AREA OF ANNEXATION**

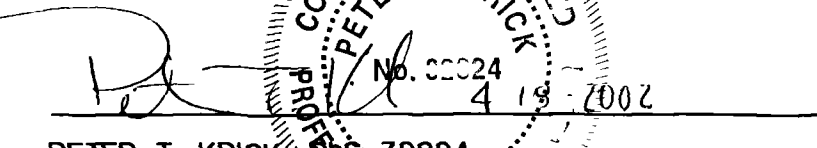
ANNEXATION PERIMETER	500.00 FT
CONTIGUOUS PERIMETER	100.00 FT
AREA IN SQUARE FEET	15,000.00
AREA IN ACRES	0.344

**LEGEND**

ANNEXATION BOUNDARY	—————
EXISTING CITY LIMITS	- - - - -



THE DESCRIPTION CONTAINED HEREIN HAS BEEN DERIVED FROM  
SUBDIVISION PLATS AND DEED DESCRIPTIONS AS THEY APPEAR IN THE  
OFFICE OF THE MESA COUNTY CLERK AND RECORDED. THIS PLAT DOES NOT  
CONSTITUTE A LEGAL SURVEY AND IS NOT INTENDED TO BE USED AS A  
MEANS FOR ESTABLISHING OR VERIFYING PROPERTY BOUNDARY LINES.

  
 PETER T. KRICK, PLS 32824  
 SENIOR REAL ESTATE BROKER  
 DATE: 4-18-2002

**ORDINANCE NO.**  
**3404**

**EFFECTIVE DATE**  
**21 April, 2002**

DEPARTMENT OF PUBLIC WORKS AND UTILITIES  
ENGINEERING AND TECHNICAL SERVICES DIVISIONS  
CITY OF GRAND JUNCTION, COLORADO

GUNN ANNEXATION NO. 1

GUNN.DWG

**Notice.**  
According to Colorado law you have 60 days from the effective date shown hereon to file a complaint based upon any defect on this plat. If no complaint is filed within said 60 days then said plat stands despite all defects and or errors.

DRAWN BY	P.T.K.	DATE	11-02-2001
DESIGNED BY	_____	DATE	_____
CHECKED BY	_____	DATE	_____
APPROVED BY	_____	DATE	_____

SCALE  
1" = 100'