

ORDINANCE NO. 2067

AN ORDINANCE CHANGING THE ZONING OF AIRPORT LANDS IN THE CITY.

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

That Chapter 32 of the Code of Ordinances of the City of Grand Junction is amended by changing the Zoning Map, a part of said Chapter, to provide that the land hereinafter described is changed in zoning category from PZ (Public Zone) to PAD (Planned Airport Development) to wit:

Land situate in Mesa County, Colorado, whose perimeter is described as follows:

Beginning at the point of intersection of the North right-of-way line "H" Road and the West line of the SW 1/4 of Section 30, T1N, R1E, from which the Southwest corner of Section 30 bears South 00 deg. 00 min. West a distance of 30 feet more or less which is Station 51+04, 2509.26 ft. left of the centerline at right angles of Runway 11/29 at the Walker Field Airport, which has a bearing of North 54 deg. 54 min. West; thence, Northerly along said West line of Section 30, a distance of approximately 1700 feet more or less to a point which is 1100 feet left at right angles Station 60+97.52 from the centerline of Runway 11/29 at the Walker Field Airport, said point also being on the East line of Section 25, T1N, R1W, of the Ute Principal Meridian, Mesa County, Colorado; thence, North 54 deg. 54 min. West, parallel to and 1100 feet left from said runway centerline Station 60+97.52, a distance approximately 5852 feet more or less, to a point which lies on the West line of the E 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 25 and is 1100 feet at right angles left from the projected centerline of said Runway 11/29; thence, North 01 deg. 50 min. 25 sec. East a distance of approximately 215.33 feet more or less, along the said WEST line of the E 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 of the NW 1/4 of Section 25, to a point which is the Northwest corner of the E 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4 of Section 25; thence, Westerly a distance of approximately 495.22 feet more or less to a point which is the common corner of Section 23, 24, 25 and 26, T1N, R1W of the Ute Principal Meridian, Mesa County, Colorado; thence, continuing Westerly along the South line of Section 23, North 88 deg. 09 min. 21 sec. West, a distance of approximately 1317.45 feet more or less to a point which is the Southwest corner of the SE 1/4 of the SE 1/4 of Section 23; thence, North 01 deg. 55 min. 36 sec. East along the West line of the E 1/2 of the SE 1/4 of Section 23, a distance of approximately 2634.6 feet more or less to a point which is the Northwest corner of the NE 1/4 of the SE 1/4 of Section 23; thence, South 88 deg. 07 min. 57 sec. East along the North line of the E 1/2 of the SE 1/4 of Section 23, a distance of approximately 1315.95 feet more or less to a point which is the common corner of the Northeast corner of the SE 1/4 of Section 23, and the Northwest corner of the SW 1/4 of Section 24, thence continuing Eastward, South 87 deg. 57 min. 12 sec. East

along the North line of the SW 1/4 of Section 24, a distance of approximately 2639.38 feet more or less to a point which is the Northeast corner of the SW 1/4 of Section 24; thence, South 01 deg. 51 min. 38 sec. West along the East line of the SW 1/4 of Section 24, a distance of approximately 1314.83 feet more or less to a point which is the Northeast corner of the SE 1/4 of the SW 1/4 of Section 24; thence, South 88 deg. 00 min. 03 sec. East along the North line of the SW 1/4 of the SE 1/4 of Section 24 a distance of approximately 1313.68 feet more or less to a point which is the Southeast corner of the SW 1/4 of the SE 1/4 of Section 24; thence, South 88 deg. 03 min. 03 sec. East along the South line of Section 24 a distance of approximately 1320.85 feet more or less to a point which is the common corner of Section 24 and 25, T1N, R1W and Section 19 and 30, T1N, R1E of the Ute Principal Meridian, Mesa County, Colorado; thence, South 02 deg. 01 min. 30 sec. West along the East line of Section 25 a distance of approximately 1316.83 feet more or less to a point which is 752 feet at right angles right from the centerline of Runway 11/29 at Walker Field Airport; thence, South 54 deg. 54 min. East parallel to and 752 feet right from said runway centerline a distance of approximately 4610 feet more or less to a point on the North line of the SW 1/4 of the SE 1/4 of Section 30, T1N, R1E of the Ute Principal Meridian, Mesa County, Colorado; thence, Easterly along the North line of the S 1/2 of the SE 1/4 of Section 30 a distance of approximately 1510 feet more or less to a point which is the Northeast corner of the SE 1/4 of the SE 1/4 of Section 30; thence, South 00 deg. 28 min. West along the East line of Section 30 a distance of approximately 1062.8 feet more or less to a point which lies North 00 deg. 28 min. East a distance of approximately 257.20 feet more or less from the common corner of Section 29, 30, 31 and 32, T1N, R1E of the Ute Principal Meridian, Mesa County, Colorado; thence, 54 deg. 54 min. East a distance of approximately 443.96 feet more or less to a point on the South line of Section 29 which lies North 89 deg. 42 min. East a distance of approximately 365.31 feet more or less from the common corner of Section 29, 30, 31 and 32; thence, North 89 deg. 42 min. East along the North line of Section 32, a distance of approximately 954.69 feet more or less to a point which is the northeast corner of the NW 1/4 of the NW 1/4 of Section 32; thence, South 00 deg. 18 min. West along the East line of the NW 1/4 of the NW 1/4 of Section 32, a distance of approximately 660 feet more or less to a point which is the Southeast corner of the N 1/2 of the NW 1/4 of Section 32; thence, South 55 deg. 35 min. West a distance of approximately 1210 feet more or less to a point which lies to a point which lies on the South line of said NW 1/4 of the NW 1/4 of Section 32; thence, South 89 deg. 48 min. West along the South line of said NW 1/4 of the NW 1/4 of Section 32, a distance of approximately 21.42 feet more or less to a point on said South line; thence South 55 deg. 35 min. West, a distance of approximately 173.71 feet more or less to a point which is 500 feet at right angles left from the projected centerline of Runway 11/29 at Walker Field Airport, Mesa County, Colorado.

Thence, South 55 deg. 35 min. West a distance of approximately

1950 feet more or less to a point which lies on the East line of the SW 1/4 of the NE 1/4 of Section 31, T1N, R1E of the Ute Principal Meridian, Mesa County, Colorado, said point being approximately 190 feet more or less North of the Southeast corner of the SW 1/4 of the NE 1/4 of said Section 31; thence, South a distance of approximately 190 feet more or less to a point which is the Southeast corner of the SW 1/4 of the NE 1/4 of Section 31; thence, continuing South along the East line of the NW 1/4 of the SE 1/4 of Section 31, a distance of approximately 1320 feet more or less to a point which is the Southeast corner of the NW 1/4 of the SE 1/4 of Section 31.

Thence, West along the South line of said NW 1/4 of the SE 1/2 of Section 31, a distance of approximately 1320 feet more or less to a point which is the Southwest corner of the NW 1/4 of the SE 1/4 of Section 31; thence, South along the East line of the SE 1/4 of the SW 1/4 of Section 31, a distance of approximately 1320 feet more or less to a point which is the Southeast corner of the SW 1/4 of Section 31; thence, South along the East line of the NE 1/4 of the NW 1/4 of Section 6, T1S, R1E, of the Ute Principal Meridian, Mesa County, Colorado, a distance of approximately 900 feet more or less to a point which is on the Northerly right-of-way line of the U.S. Government Highline Canal; thence, Westerly along said right-of-way line of the U.S. Government Highline Canal, a distance of approximately 2000 feet more or less to a point which is on the West line of the E 1/2 of the NW 1/4 of the NW 1/4 of Section 6; thence, North along the West line of the E 1/2 of the NW 1/4 of the NW 1/4 of Section 6, a distance of approximately 800 feet more or less to a point on the North line of Section 6; thence, West along the North line of Section 6, a distance of approximately 660 feet more or less to a point which is the common corner of Section 6, T1S, R1E, Section 31, T1N, R1E, Section 36, T1N, R1W, and Section 1, T1W, R1W, of the Ute Principal Meridian, Mesa County, Colorado; thence, South along the East line of said Section 1, a distance of approximately 750 feet more or less to a point which is on the Northerly right-of-way line of the U.S. Government Highline Canal; thence, Northwesterly along said right-of-way line of the U.S. Government Highline Canal, a distance of approximately 1080 feet more or less to a point which is on the North line of Section 1, T1S, R1W, which is also the same point as the South line of Section 36, T1N, R1W, of the Ute Principal Meridian, Mesa County, Colorado; thence, Northwesterly along the Easterly right-of-way line of the U.S. Government Highline Canal, from that said point on the South line of Section 36, a distance of approximately 1360 feet more or less to a point which is on the North line of SE 1/4 of the SE 1/4 of Section 36, said point being North 89 deg. 56 min. 40 sec. West, a distance of approximately 1052.02 feet more or less from the Southeast corner of the NE 1/4 of the SE 1/4 of Section 36; thence, along the Easterly right-of-way line of the U.S. Government Highline Canal by the following courses and distances:

Thence, North 26 deg. 21 min. 00 sec. East, a distance of 55.90 feet; thence, along the arc of a curve to the right whose radius

is 360.28 feet and whose long chord bears North 54 deg. 30 min. 30 sec. East 340.04 feet; thence, North 82 deg. 40 min. 00 sec. East, a distance of 276.58 feet; thence, along the arc of a curve to the left whose radius is 766.78 feet and whose long chord bears North 68 deg. 12 min. 30 sec. East, 382.90 feet; thence, North 53 deg. 45 min. 00 sec. East, a distance of 149.41 feet to a point which is on the East line of Section 36 (said point being also on the West line of Section 31) and bears North 00 deg. 00 min. 00 sec. East, a distance of 514.33 feet from the Southeast corner of the NE 1/4 of the SE 1/4 of Section 36; thence, North 00 deg. 00 min. 00 sec. East along the West line of Section 31, T1N, R1E, of the Ute Principal Meridian, Mesa County, Colorado, a distance of approximately 149.14 feet more or less to a point located on the Westerly right-of-way line of the U.S. Government Highline Canal; thence, along the Westerly right-of-way line of the U.S. Government Highline Canal by the following courses and distances:

Thence North 53 deg. 45 min. East a distance of 88.67 feet to a point; thence, along the arc of a curve to the left whose radius is 447.47 feet and whose long chord bears North 10 deg. 26 min. 40 sec. East, 613.85 feet to a point located on the North line of the NW 1/4 of the SW 1/4 of Section 31, said point being South 89 deg. 52 min. East, a distance of 182.70 feet from the West Quarter corner of Section 31; thence, South 89 deg. 52 min. East along the North line of the NW 1/4 of the SW 1/4 Section 31, a distance of approximately 159.25 feet more or less to a point on the Easterly right-of-way line of the U.S. Government Highline Canal; thence, along said Easterly right-of-way line of the U.S. Government Highline Canal by the following courses and distances; thence, along the arc of a curve to the left whose radius is 587.47 feet and whose long chord bears North 32 deg. 16 min. 10 sec. West, 161.40 feet; thence, North 40 deg. 10 min. West, 44.40 feet to a point; thence, leaving the right-of-way of the U.S. Government Highline Canal, North 54 deg. 46 min. 30 sec. East, a distance of 1333.85 feet to a point on the Easterly line of the SW 1/4 of the NW 1/4 of Section 31; thence, North 33 deg. 46 min. 05 sec. West, a distance of 454.63 feet to a point on the North line of the SW 1/4 of the NW 1/4 of Section 31, said point also being the same as being on the South line of the NW 1/4 of the NW 1/4 of Section 31; thence, North 33 deg. 46 min. 05 sec. West, a distance of approximately 1555.94 feet more or less to a point on the South right-of-way line of "H" Road; thence, North 89 deg. 48 min. 40 sec. West along the South right-of-way line of "H" Road, a distance of approximately 200.10 feet more or less to a point of intersection of the South right-of-way line of "H" Road and the West line of Section 31, said point being South 00 deg. 00 min. 00 sec. West a distance of 30.00 feet from the common corner of Section 31, T1N, R1E; Section 36, T1N, R1W; Section 25, T1N, R1W; and Section 30, T1N, R1E of the Ute Principal Meridian, Mesa County, Colorado; thence, North 00 deg. 00 min. 00 sec. East along the West line of said Section 31 and the West line of said Section 30, a distance of approximately 60 feet more or less to the true point of beginning.

Also a tract of land situated in Section 31, T1N, R1E of the Ute Principal Meridian, Mesa County, Colorado, all more particularly described as follows:

Beginning at a point which is the Northwest corner of the SE 1/4 of the NW 1/4 of Section 32, thence proceeding North 89 deg. 48 min. East along the North line of the SE 1/4 of the NW 1/4 and the SW 1/4 of the NW 1/4 of Section 32, a distance of approximately 2640 feet more or less to a point which is the Northeast corner of the SW 1/4 of the NE 1/4 of Section 32; thence, South along the East Line of the SW 1/4 of the NE 1/4 of Section 32, a distance of approximately 1320 feet more or less to a point which is the Southeast corner of the SW 1/4 of the NE 1/4 of Section 32; thence, South 89 deg. 54 min. West along the South line of the SW 1/4 of the NE 1/4 and the South line of the SE 1/4 of the NW 1/4 of Section 32, a distance of approximately 2640 feet more or less to a point which is the Southwest corner of the SE 1/4 of the NW 1/4 of Section 32; thence, North 00 deg. 18 min. East along the West line of the SE 1/4 of the NE 1/4 of Section 32, a distance of 1320 feet more or less to a point which is the Northwest corner of the SE 1/4 of the NW 1/4 of Section 32, said point being the true point of beginning.

Except for those portions of land located in Section 1, T1S, R1W; Section 36, T1N, R1W; Section 31, T1N, R1E; and Section 6, T1S, R1E of the Ute Principal Meridian, Mesa County, Colorado, all more particularly described as follows:

1. Beginning at a point on the East line of Lot 9 of Jaynes Subdivision from which the NE Corner of Section 1, T1S, R1W, bears North 8 deg. 59 min. East a distance of 192.1 feet; thence along the arc of a curve to the right, having a radius of 1487.1 feet, a distance of 284.7 feet (the chord of this arc bears North 55 deg. 47 min. West, a distance of 284.3 feet), to the North line of Lot 9 of Jaynes Subdivision; thence North 89 deg. 58 min. along the North line of said Lot 9, a distance of 395.0 feet; thence South 36 deg. 37 min. East a distance of 183.7 feet; thence along the arc of a curve to the left having a radius of 1787.1 feet, a distance of 628.5 feet (the chord of this arc bears South 56 deg. 20 min. 30 sec. East, a distance of 625.3 feet), to the East line of Lot 9 of Jaynes Subdivision; thence North along the East line of said Lot 9, a distance of 333.9 feet, more or less, to the point of beginning; said portion of land contains 3.818 acres more or less.

Except also:

2. Beginning at a point on the South line of Lot 8 of Jaynes Subdivision from which the Southeast corner of Section 36, T1N, R1W, bears South 84 deg. 49 min. East, a distance of 334.3 feet; thence along the arc of a curve to the right, having a radius of 1487.1 feet, a distance of 237.1 feet (the chord of this arc bears North 42 deg. 14 min. West, a distance of 236.8 feet); thence North 36 deg. 41 min. West, a distance of 383.2 feet; thence North

30 deg. 40 min. West, a distance of 715.6 feet; thence North 12 deg. 30 min. East, a distance of 217.3 feet to the North line of Lot 2 of Jaynes Subdivision; thence West along the North line of said Lot 2, a distance of 59.0 feet to the centerline of the U.S. Government Highline Canal; thence South 26 deg. 30 min. West along the centerline of said Canal, a distance of 286.3 feet; thence along the centerline of said Canal, along the arc of a curve to the left, having a radius of 337.1 feet, a distance of 188.6 feet (the chord of this arc bears South 10 deg. 28 min. West, a distance of 186.2 feet); thence South 36 deg. 16 min. East, a distance of 155.1 feet; thence South 30 deg. 40 min. East, a distance of 454.3 feet; thence South 33 deg. 02 min. 30 sec. East, a distance of 415.0 feet; thence South 36 deg. 37 min. East, a distance of 8.8 feet to the South line of Lot 7 Jaynes Subdivision; thence South 89 deg. 58 min. East along the South Line of Lots 7 and 8 of said Subdivision, a distance of 371.6 feet, more or less, to the true point of beginning, said portion of land contains 7.808 acres, more or less.

Except also:

3. Beginning at a point on the South line of Section 31 from which the Southwest corner of Section 31, T1N, R1E, bears North 89 deg. 53 min. 30 sec. East along the South line of Section 31, a distance of 73.0 feet to the SW 1/4 corner of Section 31; thence North along the East line of the SW 1/4 of Section 31, a distance of 15.9 feet; thence South 77 deg. 44 min. West, a distance of 74.8 feet, more or less, to the point of beginning, said portion of land contains 0.013 acres, more or less.

Except also:

4. Beginning at a point on the North line of Section 6 from which the Northwest corner of Section 6, T1S, R1E, bears North 89 deg. 53 min. 30 sec. West, a distance of 2555.4 feet; thence South 77 deg. 44 min. West, a distance of 1390.0 feet; thence South 80 deg. 00 min. 30 sec. West, a distance of 381.4 feet; thence along the arc of a curve to the right, having a radius of 1487.1 feet, a distance of 164.6 feet (the chord of this arc bears South 87 deg. 54 min. West, a distance of 164.5 feet), to the West line of the East 1/2 of the NW 1/4 of the NW 1/4 of Section 6; thence South along the West line of the E 1/2 of the NW 1/4 of the NW 1/4 of Section 6, a distance of 275.1 feet; thence along the arc of a curve to the left, having a radius of 1762.1 feet, a distance of 189.8 feet (the chord of this arc bears North 87 deg. 49 min. East, a distance of 189.7 feet); thence North 78 deg. 43 min. 30 sec. East, a distance of 414.7 feet; thence North 77 deg. 44 min. East a distance of 700.0 feet; thence North 80 deg. 35 min. 30 sec. East, a distance of 200.3 feet; thence North 77 deg. 44 min. East, a distance of 505.0 feet to the East line of the NW 1/4 of Section 6; thence North along the East line of the NW 1/4 of Section 6, a distance of 265.5 feet to the North Quarter Corner of Section 6; thence North 89 deg. 53 min. 30 sec. West along the North line of Section 6, a distance of 73.0 feet, more or less, to

the point of beginning, said portion of land contains 12.443 acres, more or less.

Except also:

5. That portion of the right-of-way of the U.S. Government Highline Canal located in the Northwest portion of the NW 1/4 of the SW 1/4 of Section 31, T1N, R1E of the Ute Principal Meridian, Mesa County, Colorado.

PASSED and ADOPTED this 7th day of July, 1982.

Louis R. Brach

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President of the Council

ATTEST:

Neva B. Lockhart, CMC

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City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2067, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 16th day of June, 1982, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 8th day of July, 1982.

Neva B. Lockhart, CMC

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Neva B. Lockhart  
City Clerk

Published: June 18, 1982

Published: July 9, 1982

Effective: August 8, 1982