

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 2801

Ordinance Zoning portions of the Darla Jean Annexations 1 & 2

Recitals.

The following properties have been annexed to the City of Grand Junction as part of the Darla Jean Annexations 1 & 2 and require a City zoning designation be applied to the properties.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of the following zones of annexation.

The City Council finds that the requested zoning is in conformance with the stated criteria of section 4-4-4 and section 4-11 of the Grand Junction Zoning and Development Code.

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

The following described properties be zoned as follows:

Planned Airport Development (PAD) for the following parcel:
(Walker Field Airport Property)

A tract of land in Sections 30 and 32, Township 1 N, Range 1 E of the Ute Meridian, Mesa County, Colorado, being more particularly described as follows:
Beginning at the southwest corner of the NW 1/4 NW 1/4 of said Section 30; thence south 54° 54' east a distance of 4610.00 feet to a point on the south line of the NW 1/4 SE 1/4 of said Section 30; thence east along the south line of the north 1/2 of the SE 1/4 of said Section 30 a distance of 1510 feet to the northeast corner of the SE 1/4 SE 1/4 of said Section 30; thence south 00° 28' west along the east line of the SE 1/4 SE 1/4 of said Section 30 a distance of 1062.8 feet to a point; thence south 54° 54' east a distance of 443.96 feet to a point on the north line of the NW 1/4 NW 1/4 of said Section 32; thence north 89° 42' east along the north line of the NW 1/4 NW 1/4 of said Section 32 a distance of 954.69 feet to the northeast corner of the NW 1/4 NW 1/4 of said Section 32; thence south 00° 18' west along the east line of the north 1/2 of the NW 1/4 NW 1/4 of said Section 32 a distance of 660 feet, more or less to the NE corner of the south 1/2 of the NW

1/4 NW 1/4 of said Section 32; thence south $55^{\circ} 35'$ west a distance of 1604.9 feet to a point on the west line of the SW 1/4 NW 1/4 of said Section 32; thence south along the west line of the SW 1/4 NW 1/4 of said Section 32 a distance of 147.76 feet to a point; thence north $89^{\circ} 33' 11''$ east a distance of 505.56 feet to a point; thence south $46^{\circ} 18' 30''$ east a distance of 1128.07 feet to a point on the east line of the SW 1/4 NW 1/4 of said Section 32; thence south $00^{\circ} 46' 18''$ west along the east line of the SW 1/4 NW 1/4 of said Section 32 a distance of 156.55 feet to the southeast corner of the SW 1/4 NW 1/4 of said Section 32; thence south $00^{\circ} 12' 46''$ west along the east line of the NW 1/4 SW 1/4 a distance of 484.74 feet to a point; thence south $54^{\circ} 48' 26''$ east a distance of 2011.36 feet to a point, said point being on the north right-of-way line of Interstate Highway 70; thence southeasterly along the north right-of-way line of Interstate Highway 70 the following 3 courses:

1) along a curve to the right having an initial tangent bearing of south $86^{\circ} 55' 10''$ east and radius of 5855.0 feet a distance of 741.17 feet;

2) South $83^{\circ} 52' 30''$ east a distance of 340.9 feet;

3) South $79^{\circ} 40' 00''$ east a distance of 1230.66 feet;

thence north $00^{\circ} 00' 00''$ east a distance of 614.71 feet;

thence west parallel with the north line of the SE 1/4 SE 1/4 of said Section 32 a distance of 1300 feet to a point on the west line of the SE 1/4 SE 1/4 of said section 32; thence west parallel with the north line of the SW 1/4 SE 1/4 of said Section 32 a distance of 20 feet; thence north parallel with the east line of the SW 1/4 SE 1/4 of said Section 32 a distance of 20 feet to a point on the north line of the SW 1/4 SE 1/4 of said Section 32; thence north parallel with the east line of the NW 1/4 SE 1/4 of said Section 32 a distance of 1320 feet to a point on the north line of the NW 1/4 SE 1/4 of said Section 32; thence west along the north lines of the NW 1/4 SE 1/4 and NE 1/4 SW 1/4 of said Section 32 a distance of 2600 feet to a point, said point being 20 feet east of the southwest corner of the SE 1/4 NW 1/4 of said Section 32; thence north parallel with the west line of the SE 1/4 NW 1/4 of said Section 32 a distance of 1320 feet to a point on the north line of the SE 1/4 NW 1/4 of said Section 32; thence north parallel with the west line of the NE 1/4 NW 1/4 of said Section 32 a distance of 1320 feet to a point on the north line of the NE 1/4, NW 1/4 of said Section 32; thence north parallel with the west line of the SE 1/4 SW 1/4 of said Section 29 a distance of 20 feet to a point; thence west parallel with the south line of the SE 1/4, SW 1/4 of said Section 29 a distance of 20 feet to a point on the west line of the SE 1/4 SW 1/4 of said Section 29; thence north along the west line of the SE 1/4 SW 1/4 of said Section 29 a distance of 1300 feet to the northwest corner of the SE 1/4 SW 1/4 of said Section 29; thence west along the north line of the SW 1/4 SW 1/4 a distance of 1300 feet to a point; thence north parallel with the west line of the NW 1/4 SW 1/4 of said Section 29 a distance of 20 feet to a point; thence west parallel with the south line of the NW 1/4 SW 1/4 of said Section 29 a distance of 20 feet to a point on the west line of the NW 1/4 SW

1/4 of said Section 29; thence west parallel with the south line of the NE 1/4 SE 1/4 of said Section 30 a distance of 1320 feet to a point on the west line of the NE 1/4 SE 1/4 of said Section 30; thence north along the west line of the NE 1/4 SE 1/4 of said Section 30 a distance of 1280 feet to a point, said point being 20 feet south of the northwest corner of the NE 1/4 SE 1/4 of said Section 30; thence west parallel with the north line of the NW 1/4 SE 1/4 a distance of 1320 feet to a point on the west line of the NW 1/4 SE 1/4 of said Section 30; thence west parallel with the north line of the NE 1/4 SW 1/4 of said Section 30 a distance of 20 feet to a point; thence north 62° 54' 45" west a distance of 2942.79 feet to the point of beginning.

Residential Single Family - Rural (RSF-R) for the following parcels:

Parcel 1

The East ½ of Lot 1 in Section 5, Township 1 South, Range 1 East of the Ute Meridian, Except right of way for United States Bureau of Reclamation canal in the Northeast Corner of said property; together with all its appurtenances including all water, water rights, ditch and ditch rights appurtenant thereto.

Parcel 2

All that part of the E½ NW¼ SE¼ NW¼ and the NE¼ SE¼ NW¼ and the N½ SW¼ NE¼ North of Palisade Canal, Section 5, Twp. 1 South, Range 1 East Ute Meridian, containing 16½ acres, more or less.

Parcel 3

Commencing at the NW corner, SW¼ NE¼ of said Section 5; Thence S89°40'59"E along the north line SW¼ NE¼ of said Section 5 a distance of 477.09 feet to the TRUE POINT OF BEGINNING; Thence continuing S89°40'59"E 568.82 feet; Thence S00°00'00"W 34.50 feet; Thence N88°12'52"W 126.62 feet; Thence S87°30'58"W 259.86 feet; Thence N88°33'12"W 67.92 feet; Thence S17°43'23"E 92.43 feet; Thence S87°46'00"W 38.71 feet; Thence S59°13'30"W 42.78 feet; Thence N23°33'27"W 168.75 feet to the TRUE POINT OF BEGINNING.

AND

Commencing at said NW corner SW¼ NE¼ of said Section 5; Thence S89°40'59"E along the south line SW¼ NW¼ of said Section 5 a distance of 1321.45 feet to the NE corner SW¼ NE¼ of said Section 5; Thence S00°02'44"E along the East line SW¼ NE¼ of said Section 5 a distance of 10.00 feet to the TRUE POINT OF BEGINNING; Thence continuing S00°02'44"E 77.85 feet; Thence S45°26'18"W 197.13 feet; Thence S30°50'41"W 41.04 feet; Thence S50°22'18"E 210.00 feet to a point on said East line SW¼ NE¼ of said Section 5;

Thence S00°02'44"E along said East line 46.15 feet;
Thence N51°31'12"W 281.20 feet;
Thence N45°07'00"E 16.48 feet;
Thence N64°36'00"W 29.58 feet;
Thence N31°40'47"E 95.00 feet;
Thence N47°02'30"E 150.26 feet;
Thence N56°50'52"E 89.56 feet to the TRUE POINT OF BEGINNING.

Parcel 4

W¹/₂NE¹/₄NW¹/₄ + E¹/₄NW¹/₄NW¹/₄ SEC 5 1S 1E

Parcel 5

A tract beginning at a point 60 rods West of the NE corner of the SE¹/₄ NW¹/₄ of Section 5, thence West 70 rods thence South to the right of way of the Palisade Irrigation District Canal (Price Ditch) thence Easterly along said canal right of way to a point South of the point of beginning, thence North to the point of beginning; all in Section 5, Township 1 South, Range 1 East, Ute Meridian. All in Mesa County, Colorado.

Parcel 6

The SE¹/₄ SW¹/₄NE¹/₄, and that part of the NE¹/₄SW¹/₄NE¹/₄ lying South and West of the Palisade canal and South and East of the drainage ditch, all in Sec. 5, Twp 1, W. R. 1, East Ute Meridian.

Parcel 7

A parcel located within the N¹/₂SW¹/₄NE¹/₄ of Section 5, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, and more particularly described as follows:

Beginning at a point from whence the Southwest corner of said N¹/₂SW¹/₄NE¹/₄ bears South 111.48 feet; Thence North along the West line of said N¹/₂SW¹/₄NE¹/₄ 202.79 feet to a point on the centerline of the abandoned Palisade Canal; thence along said centerline with the following courses: N76°18' East 400 feet; thence N59°13'30" East 224.24 feet; thence N87°46' East 95.08 feet; Thence S78°23'30" East 291.93 feet thence S64°36' East 167.24 feet to the center of a drainage ditch; thence S45°07' West along said centerline 404.57 feet; thence West 826.67 feet to the POINT OF BEGINNING. EXCEPT Ditch and 29 1/2 Road Right of Way's.

Parcel 8

All that part of the North Half of the Southwest Quarter of the Northeast Quarter of Section Five, Township One South, Range One East of the Ute Meridian, lying North of the Palisade Irrigation District Canal, Mesa County, Colorado.

Residential Single Family - One (RSF-1) for the following parcels:

Parcel 1

Beginning 285 feet East of the Southwest Corner of the SW¹/₄ NW¹/₂ of Section 5, Township 1 South, Range 1 East of the Ute Meridian, thence North 390 feet, thence East 210 feet more or less to the East line of the W¹/₂ E¹/₂ W¹/₂ SW¹/₄ NW¹/₂ of said Section 5, thence South

390 feet, thence West 210 feet to the beginning; in Mesa County, Colorado.

Parcel 2

Beginning at the Northwest Corner of SW $\frac{1}{4}$ NW $\frac{1}{4}$ of Section 4, Township 1 South, Range 1 East of the Ute Meridian, thence South 200 feet; thence East 435.6 feet, thence North 200 feet, thence West 435.6 feet to the place of beginning, Mesa County, Colorado; together with any and all water, water rights, ditches and ditch rights appurtenant thereto or used in connection therewith.

Parcel 3

East 3.66 acres of that part of the E $\frac{3}{4}$ S $\frac{1}{2}$ SE $\frac{1}{4}$ north of the Government Canal and South of Interstate Highway 70, in Section 32, Township 1 North, Range 1 East, Ute Meridian.

Parcel 4

A tract of parcel of land situated in the SE $\frac{1}{4}$ SE $\frac{1}{4}$ of Section 32, Township 1 North, Range 1 East of the Ute Meridian, County of Mesa, State of Colorado, and considering the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ to bear north 90°00'00" East and all bearings contained herein to be relative thereto, and being more particularly described as follows:

Beginning at a point on the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ from which the Southeast corner of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ bears North 90°00'00" East 268.50 feet, said point of beginning also being on the Southerly right-of-way of the Government Highline Canal, thence South 90°00'00" West along the South line of said SE $\frac{1}{4}$ SE $\frac{1}{4}$ 582.96 feet, thence leaving said South line North 00°00'00" East 364.67 feet to a point on the Southerly right-of-way of the Government Highline Canal, thence along said Southerly right-of-way Southeasterly along the arc of a nontangent curve to the right 354.59 feet, said curve having a radius of 626.20 feet, a central angle of 32°26'39" and whose chord bears South 66°01'19" East 349.87 feet, thence continuing along said Southerly right-of-way and along the tangent of said curve South 49°48'00" East 344.70 feet to THE POINT OF BEGINNING.

Parcel 5

Beginning at a point 390 feet North of the Southwest Corner of the SW $\frac{1}{4}$ NW $\frac{1}{4}$ Section 5, Township 1 South, Range 1 East of the Ute Meridian, thence East to the East boundary line of the W $\frac{1}{2}$ E $\frac{1}{2}$ W $\frac{1}{2}$ SW $\frac{1}{4}$ NW $\frac{1}{4}$ of said Section, thence North 440 feet, thence West to a point North of the point of beginning, thence South to the point of beginning, together with all ditch and water rights used in connection therewith, Mesa County, Colorado.

Parcel 6

Lot 8, Block 3, Palmyra Subdivision, Mesa County, Colorado.

Residential Single Family - Four (RSF-4) for the following parcels:

Parcel 1

The $W\frac{1}{2}SW\frac{1}{4}NW\frac{1}{4}$ of Section 4, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado, together with all water and ditch rights belonging thereto and used in connection therewith EXCEPT the right of way for the Palisade Irrigation District Canal and EXCEPT the tract beginning at the Northwest corner of the $SW\frac{1}{4}NW\frac{1}{4}$ of said Section 4, thence South 200 feet, thence East 435.6 feet, thence North 200 feet, thence West 435.6 feet to the point of beginning.

Parcel 2

Beginning at the Southwest Corner of the $SE\frac{1}{4}SW\frac{1}{4}$, Section 5, Township 1 South, Range 1 East of the Ute Meridian, thence East 250 feet, thence North 110 feet for Point of Beginning, thence North 50 feet, thence East 80 feet, thence South 50 feet, thence West 80 feet to the Point of Beginning. Mesa County, Colorado

Parcel 3

Beginning at the Southeast corner of the $E\frac{1}{2}W\frac{1}{2}SE\frac{1}{4}SW\frac{1}{4}$ Section 5, Township 1 South, Range 1 East, Ute Principal Meridian, thence North 229 feet, thence West 99 feet, thence South 229 feet, thence East 99 feet to the point of beginning, EXCEPT THEREFROM The South 50 feet thereof, as conveyed to the County of Mesa by instrument recorded March 23, 1982, in Book 1363 at Page 255, Mesa County, Colorado.

Parcel 4

Beginning at the Southwest corner of the West $\frac{1}{2}$ of the East $\frac{1}{2}$ of the West $\frac{1}{2}$ of the Southeast Quarter of the Southwest Quarter of Section 5

Thence East $62\frac{1}{2}$ feet

Thence North 440 feet

Thence West $62\frac{1}{2}$ feet

Thence South 440 feet to the Point of Beginning.

Parcel 5

Beginning at a point 660 feet East from the Northwest Corner of the $S\frac{1}{2}NW\frac{1}{4}NW\frac{1}{4}$ of Section 8, Township 1 South, Range 1 East, Ute Meridian, thence East 132 feet, thence South 330 feet, thence West 132 feet, thence North 330 feet to the Point of Beginning; and The East four acres of the $N\frac{1}{2}SE\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$ Section 8, Township 1 South, Range 1 East, Ute Meridian, ALL IN MESA COUNTY, COLORADO.

Parcel 6

Lot 1 in Block 3 of SROUFE SUBDIVISION, Mesa County, Colorado.

Parcel 7

Lot 2 in Block 3 of SROUFE SUBDIVISION, Mesa County, Colorado.

Parcel 8

Beginning at a point 132.03 feet East of the Northwest corner of the $NE\frac{1}{4}NW\frac{1}{4}NW\frac{1}{4}$ of Section 8, Township 1 South, Range 1 East of the Ute Meridian,

thence East 198 feet, thence South 0°03' East 659.89 feet, thence West 198 feet,
thence North 0°03' West 659.89 feet to the point of beginning,
EXCEPT the North 50 feet thereof, County of Mesa, State of Colorado.

Parcel 9
S1/2SE1/4NW1/4NW1/4 Sec 8 1S 1E EXC W 20 FT + EXC BEG SW COR
S1/2SE1/4NW1/4NW1/4 N 99FT E 220FT S 99FT W TO BEG, Mesa County,
Colorado.

Parcel 10
BEG 660FT E OF NW COR S1/2NW1/4NW1/4 SEC 8 1S 1E E 132FT N 330FT W
132FT S 330FT TO BEG, Mesa County, Colorado.

Parcel 11
BEG SW COR SEC 5 1S 1E N 429FT E 660FT S 165FT W 330FT S 264FT W
330FT TO BEG EXC THAT PT TAKEN BY PLAZA 29 & EXC W 30FT FOR RD
ROW, Mesa County, Colorado.

Residential Single Family - Five (RSF-5) for the following parcels:

Parcel 1
That part of the SE1/4NE1/2 lying South of the Palisade Canal all
in Sec. 5 Twp 1, W. R. 1, East Ute Meridian.

Parcel 2
Lots 1 through 17 in Block 1 of DARLA JEAN SUBDIVISION, Mesa
County, Colorado.

Parcel 3
Lots 1 through 13 in Block 2 of DARLA JEAN SUBDIVISION, Mesa
County, Colorado.

Parcel 4
Lots 1 through 15 in Block 3 of DARLA JEAN SUBDIVISION, Mesa
County Colorado.

Parcel 5
Lots 1 through 16 in Block 4 of DARLA JEAN SUBDIVISION, Mesa
County, Colorado.

Parcel 6
Lots 1 through 25 in Block 5 of DARLA JEAN SUBDIVISION, Mesa
County, Colorado.

Parcel 7
Lots 1 through 15 in Block 6 of DARLA JEAN SUBDIVISION, Mesa
County, Colorado.

Planned Business (PB) for the following parcels:

Parcel 1

NW¹/₄NW¹/₄ NW¹/₄ of Section 8, Township 1 South, Range 1 East of the Ute Meridian; EXCEPT beginning at the Southwest corner of the NW¹/₄ NW¹/₄ NW¹/₄ of said Section 8, thence East 330 feet, thence North 125 feet, thence West 330 feet, thence South 125 feet to the point of beginning; AND EXCEPT tract conveyed to Mesa County, Colorado by instrument recorded October 9, 1980 in Book 1279 at page 571.

Parcel 2

A parcel of land situated in the NW ¹/₄ of Section 8, Township 1 South, Range 1 East of the Ute Meridian, and being Lot 2 and a part of Lot 1 in Block 1 of North Park Estates and more particularly described as follows:

Beginning at the Southwest corner of Lot 2 in Block 1 of North Park Estates, thence North 00 degrees 05 minutes 00 second West along the West line of Block 1 of said North Park Estates 167.87 feet to a point 50.00 feet South of the North line NW ¹/₄ of said Section 8; thence North 90 degrees 00 minutes 00 seconds East parallel with said North line NW ¹/₄ said Section 8 a distance of 105.22 feet, thence South 45 degrees 02 minutes 30 seconds East 42.46 feet to a point on the east line of Block 1 said North Park Estates, thence South 00 degrees 05 minutes 00 seconds East along said East line Block 1, North Park Estates, 137.87 feet to the Southeast corner of Lot 2 in Block 1 of North Park Estates, thence North 90 degrees 00 minutes 00 seconds West 135.22 feet to the point of beginning, Mesa County, Colorado.

Parcel 3

The West 2 acres of the NE ¹/₄ NW ¹/₄ NW ¹/₄ of Section 8, Township 1 South, Range 1 East of the Ute Meridian, more particularly described as: Beginning at the NW Corner of the NW¹/₄ NE¹/₄ NW¹/₄ of Section 8, Township 1 South, Range 1 East of the Ute Meridian, thence South 0°03' East 659.89 feet, thence East 132.03 feet, thence North 0°03' West 659.89 feet, thence West 132.03 feet to the point of beginning; together with any and all water, water rights, ditches and ditch rights belonging thereto or appurtenant therewith.

Parcel 4

LOTS 1 thru 9, PLAZA 29 SEC 5 1S 1E, Mesa County, Colorado.

Public Zone (PZ) for the following parcel:

PUBLIC SITE DARLA JEAN SUBDIVISION SEC 6 1S 1E AS DEDICATED B-12 P-81, MESA COUNTY, COLORADO.

Introduced on first reading this 21st day of December, 1994.

PASSED and ADOPTED on second reading this 4th day of January, 1995.

/s/ Reford C. Theobald
Mayor Pro Tem

ATTEST:

/s/ Stephanie Nye
City Clerk