

**CITY OF GRAND JUNCTION, COLORADO**

**ORDINANCE NO. 3814**

**AN ORDINANCE ZONING THE PEAR PARK SCHOOL ANNEXATION TO  
CSR**

**LOCATED AT 2927 AND 2927 ½ D ½ ROAD**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of zoning the Pear Park School Annexation to the CSR zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate land uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After the public notice and public hearing before the Grand Junction City Council, City Council finds that the CSR zone district be established.

The Planning Commission and City Council find that the CSR zoning is in conformance with the stated criteria of Section 2.6 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 zoned CSR

Pear Park School Annexation No. 1

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) of Section 17, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Beginning at the Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Beginning S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet; thence N00°00'34"W a distance of

5.00 feet; thence N89°59'26"E along a line being 5.00 feet North of and parallel with the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence N00°00'25"W along a line being 5.00 feet West of and parallel with the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet; thence N58°21'28"W along a line being 5.00 South of and parallel with the centerline of the Grand Valley Canal a distance of 477.96 feet; thence N00°02'58"E a distance of 5.88 feet to said centerline of the Grand Valley Canal; thence S58°21'28"E along said centerline of the Grand Valley Canal a distance of 483.84 feet to the East line of the NE 1/4 SW 1/4 of said Section 17; thence S00°00'25"E along the East line of the NE 1/4 SW 1/4 of said Section 17 a distance of 168.27 feet to the Point of Beginning.

Said parcel contains 0.11 acres (4,886 square feet) more or less as described.

### Pear Park School Annexation No. 2

A parcel of land located in the Northeast Quarter of the Southwest Quarter (NE 1/4 SW1/4) of Section 17, Township 1 South, Range 1 East, of the Ute Principal Meridian, County of Mesa, State of Colorado, being more particularly described as follows:

Commencing at the Southeast corner of the NE 1/4 SW 1/4 of said Section 17, and assuming the South line of the NE 1/4 SW 1/4 of said Section 17 to bear S89°59'26"W with all bearings contained herein relative thereto; thence from said Point of Commencement S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 334.50 feet to the Southwest corner of Pear Park School Annexation No. 1, also being the Point of Beginning; thence continuing S89°59'26"W along the South line of the NE 1/4 SW 1/4 of said Section 17 a distance of 984.46 feet to the Southwest corner of the NE 1/4 SW 1/4 of said Section 17; thence N00°07'35"W along the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 1319.08 feet to the South line of Siena View Annexation No. 2, Ordinance No. 3501, City of Grand Junction; thence N89°59'38"E along the South line of said Siena View Annexation No. 2 also being a line being 2.00 feet South of and parallel with the North line of the NE 1/4 SW 1/4 of said Section 17 a distance of 200.29 feet; thence S00°09'17"E a distance of 357.98 feet; thence N89°58'18"E a distance of 130.00 feet; thence S00°09'17"E a distance of 74.96 feet more or less to the South line of the Grand Valley Canal; thence along said South line of the Grand Valley Canal the following four (4) courses: (1) S00°09'17"E a distance of 78.38 (2) S46°01'52"E a distance of 249.36 feet; (3) S42°08'07"E a distance of 169.97 feet; (4) S58°21'28"E a distance of 251.21 feet to the Northwest corner of said Pear Park School Annexation No. 1; thence S00°02'58"E along the West line of said Pear Park School Annexation No. 1 a distance of 5.88 feet; thence S58°21'28"E along the South line of said Pear Park School Annexation No. 1 a distance of 477.96 feet; thence S00°00'25"E along a line being 5.00 feet West of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 160.48 feet;

thence S89°59'26"W along a line being 5.00 feet North of and parallel with the West line of the NE 1/4 SW 1/4 of said Section 17 a distance of 329.50 feet; thence S00°00'34"E a distance of 5.00 feet to the Point of Beginning.

Said parcel contains 20.19 acres (879,403 square feet) more or less as described.

Introduced on first reading this 20<sup>th</sup> day of July, 2005 and ordered published.

Adopted on second reading this 3<sup>rd</sup> day of August, 2005.

/s/ Bruce Hill  
Mayor

ATTEST:

/s/ Stephanie Tuin  
City Clerk