

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3997

**AN ORDINANCE ZONING THE PEAR PARK SCHOOL NO. 3 ANNEXATION TO
CSR**

**LOCATED AT GRAND VALLEY CANAL WEST OF 29 ½ ROAD AND NORTH OF D ¼
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 No. 3 Annexation to the CSR zone district finding that it conforms with 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 is generally compatible with 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 public notice and public hearing before the Grand Junction City Council, City Council finds that the CSR zone district 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 be zoned CSR (Community Services and Recreation).

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 Siena View Annexation No. 2, Ordinance No. 3501, City of Grand Junction and assuming the Southerly line of said Siena View Annexation No. 2 to bear S60°16'02"E with all bearings contained herein relative thereto; thence S00°02'58"E along the Southerly projection of the East line of said Siena View Annexation No. 2 a distance of 30 feet more or less to the centerline of the Grand Valley Canal; thence Southeasterly along the centerline of the Grand Valley Canal a distance of 242 feet more or less to a point on the East line of said NE 1/4 SW1/4 of Section 17; thence S00°01'07"E along the East line of said NE 1/4 SW1/4 of Section 17 a distance of 36 feet more or less to the Northeast corner of Pear Park School Annexation No. 1, Ordinance No. 3805, City of Grand Junction; thence N58°21'28"W along the Northerly lines of said Pear Park School Annexation No. 1 and Pear Park School Annexation No. 2, Ordinance No. 3806, City of Grand Junction a distance of 758.54 feet; thence continuing along the Northerly line of said Pear Park

School Annexation No. 2 the following three courses: (1) N42°08'07"W a distance of 169.97 feet; (2) thence N46°01'52"W a distance of 249.36 feet; (3) thence N68°08'05"W a distance of 78.38 feet; thence N00°09'17"W a distance of 34 feet more or less returning to the centerline of the Grand Valley Canal; thence meandering Southeasterly along the centerline of the Grand Valley Canal to the intersection with the Southerly projection of the West line of said Siena View Annexation No. 2; thence N00°02'58"W along the Southerly projection of the West line of said Siena View Annexation No. 2 a distance of 20 feet more or less to the Southwest corner of said Siena View Annexation No. 2; thence S60°16'02"E along the Southerly line of said Siena View Annexation No. 2 a distance of 239.08 feet to the Point of Beginning.

Said parcel contains 1.00 acre (43,560 square feet), more or less, as described.

INTRODUCED on first reading the 15th day of November, 2006 and ordered published.

ADOPTED on second reading the 6th day of December, 2006.

ATTEST:

/s/: James J. Doody
President of the Council

/s/: Stephanie Tuin
City Clerk