

**CITY OF GRAND JUNCTION
ORDINANCE NO. 3527
AMENDING ORDINANCE No. 3263
PERTAINING TO THE COMMONS ASSISTED LIVING FACILITY
625 27-1/2 Road (formerly 616 27-1/2 Road)**

Recitals.

A rezone from Residential Multifamily 8 units per acre (RMF-8) to Planned Development (PD) has been approved for the property located at 625 27-1/2 Road (formerly 616 27-1/2 Road) for purposes of developing an assisted living complex. The City Council finds that the request meets the goals and policies and future land use set forth by the Growth Plan (8-11.9 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.12 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its April 7, 2003 hearing, recommended approval of the amended Final Plan and Planned Development Zoning Ordinance.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE ORIGINAL PLANNED DEVELOPMENT ZONING ORDINANCE (Ordinance No. 3263) FOR THE PROPERTY DESCRIBED AS LOTS 1 THROUGH 4 THE COMMONS SUBDIVISION IS AMENDED AS INDICATED BELOW:

- 1) *The use allowed for this zone and property shall be mixed residential (10 duplexes – total 20 single family cottages), assisted living (306 beds) and senior recreation center as described in applicant's project narrative contained in City Community Development File RZP-2000-064 and as revised in file RZ-2003-026.*
- 2) *The maximum size of the Senior Recreation Center shall be 72,514 square feet.*
- 3) The bulk requirements and signage allowance for this zone and property shall be as follows:
 - Parking and Building Setbacks: *As shown on Amended Final Plan (RZ-2003-026)*
 - Maximum Building Height:
 - Cottages – 1 story; 20 feet
 - Enrichment Center – 2 stories; 40 feet
 - Assisted Living Building, 2 story wings – 40 feet
 - Assisted Living Building, 3 story wings – 50 feet
 - Signage: 4 Freestanding signs as shown on Preliminary Plan
Each sign shall not exceed 12-foot wide x 5-foot high,
with the maximum height of 6 feet
Signs shall not be illuminated

INTRODUCED for FIRST READING and PUBLICATION this 2nd day of April, 2003.

PASSED on SECOND READING this 16th day of April, 2003.

ATTEST:

/s/: Stephanie Tuin
City Clerk

/s/: Cindy Enos-Martinez
President of Council