

ORDINANCE NO. 3693

**AN ORDINANCE REZONING A PARCEL OF LAND FROM
B-1 (NEIGHBORHOOD BUSINESS) ZONE DISTRICT
TO PD (PLANNED DEVELOPMENT) ZONE DISTRICT**

LOCATED AT 515 PATTERSON ROAD (ST. MARY'S HOSPITAL)

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 the rezone request from B-1 zone district to the PD zone district.

After public notice and public hearing before the Grand Junction City Council, City Council finds the rezone request meets the goals and policies and future land use as forth by the Growth Plan, Industrial. City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied for the following reasons:

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCEL DESCRIBED BELOW IS HEREBY ZONED TO THE PD ZONE DISTRICT:

Beginning at a point from which the North $\frac{1}{4}$ corner of Section 11, T1S, R1W of the UM, bears North 30' and East 546.20', running thence West a distance of 382.58' to a point on the West line of the tract of land which was conveyed by Mesa County Junior College District to the Sisters of Charity of Leavenworth by deed dated October 22, 1946, recorded October 24, 1946 in Book 453 at Page 291, said point being 30' South of the Northwest corner of said tract; running thence South along the West line of said tract a distance of 200'; thence East a distance of 252.80'; thence North $57^{\circ}37'$ East a distance of 154.02'; thence North a distance of 117.9' to the POB, EXCEPT beginning at a point from which the North $\frac{1}{4}$ corner of Section 11, T1S, R1W of the UM bears North 30' and East 888.88'; running thence West a distance of 39.90' to a point on the West line of the tract of land which was conveyed by Mesa County Junior College District to the Sisters of Charity of Leavenworth by deed dated October 22, 1946, recorded October 24, 1946 in Book 453 at Page 291; thence South along the West line of said tract a distance of 200'; thence East a distance of 39.90'; thence North a distance of 200' to the POB, AND EXCEPT two parcels of land conveyed to the City of Grand Junction in deed recorded March 10, 1988 in Book 1683 at Page 689, more particularly described as follows: A parcel of land for road and utility right of way purposes being a portion of the North $\frac{1}{2}$ of said Section 11, beginning at a point from which the North $\frac{1}{4}$ corner of said Section 11 bears North 30' and East 546.20'; thence South 12.00'; thence West along a line which is parallel with and 42.00' South of the North line of said Section 11, a distance of

261.76'; thence North 88°55'33" West 80.83'; thence North 00°36' West 10.49' to a point in the present South right of way line of Patterson Road; thence East along the present South right of way line of Patterson Road 342.68' to the POB, and a parcel of land for utility easement purposes being a portion of the North ½ of said Section 11, Commencing at a point from which the North ¼ corner of said Section 11 bears North 30' and East 546.20'; thence South 12.00' to the POB; thence South a distance of 5.00'; thence West along a line parallel with and 47.00' South of the North line of said Section 11, a distance of 342.50'; thence North 00°36' West 6.52'; thence South 88°55'33" East 80.83'; thence East along a line parallel with and 42.00' South of the North line of said Section 11, a distance of 261.76' to the POB.

CONTAINING 1.9 Acres, more or less, as described.

Introduced on first reading on the 17th day of November, 2004.

PASSES and ADOPTED on second reading this 1st day of December, 2004.

Attest:

/s/: Stephanie Tuin
City Clerk

/s/: Gregg Palmer
Mayor Pro Tem