

ORDINANCE NO. 3888

AN ORDINANCE APPROVING AND AMENDING THE MASTER PLAN FOR ST. MARY'S HOSPITAL AND ENVIRONS LOCATED AT 2635 NORTH 7TH STREET

RECITALS.

In the year 2000 St. Mary's hospital submitted to the City a master plan for the development of the hospital and the lands near to it that are dedicated to the provision of patient services. The City approved that plan.

The approved Plan detailed the construction of a parking structure, surface parking lots, office buildings, an outpatient surgical center and other improvements all for the betterment of the hospital.

St. Mary's hospital continues to grow and expand and with that growth and expansion the hospital has begun its next planned expansion. The plan for that growth, including the elements proposed with this ordinance, amends the 2000 Plan and it begins the largest ever re-development and expansion of the hospital. The project, known as the Century Project, when it is fully designed and adopted will serve to fully amend and implement the 2000 Plan.

Since the St. Mary's Plan was adopted in 2000, the City has added Section 2.20 to its Zoning and Development Code. That section is for an Institutional and Civic Master Plan process. With the introduction of that section of the Code, plans such as that advanced by St. Mary's are now specifically encouraged and recognized as important planning tools. In this case the adopted plan as it is amended over time will be a guiding document on which both the community and the hospital can rely for many years to come.

On the 28th day of February 2006, the Grand Junction Planning Commission reviewed the planning staff's recommendation and determined that the 2000 Master Plan as amended for St. Mary's hospital and its environs (the complete legal description of which is included herein below) complies with the provisions of the Growth Plan, Section 2.20 of the Zoning and Development Code, and other applicable legal requirements. After due consideration, the Planning Commission forwarded a recommendation to City Council to adopt the Plan.

NOW THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE 2000 St. Mary's Master Plan is approved and amended as generally shown on the attached Exhibits A, B, and C, and more particularly described in the appropriate Community Development Department files.

Adoption of this ordinance with the amendments referenced in Exhibit C shall constitute a repeal of inconsistent terms and provisions of the existing Plan including the analytical and descriptive materials which were adopted by reference in previous approval.

The legal description of St. Mary's property subject to this ordinance is as follows:

St. Mary's Hospital Parcel Descriptions

No. 1

A certain parcel of land located in the Northeast Quarter of the Northeast Quarter (NE 1/4 NE 1/4) of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, City of Grand Junction and being more particularly described as follows:

Lot 3R, Wellington Business Park Replat, as same is recorded in Plat Book 15, Pages 71 and 72, Public Records of Mesa County, Colorado.

No. 2

A certain parcel of land located in the Southeast Quarter of the Southeast Quarter (SE 1/4 SE 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, City of Grand Junction and being more particularly described as follows:

Lot 1, St. Mary's Rehabilitation Center, as same is recorded in Plat Book 18, Page 45, Public Records of Mesa County, Colorado.

No. 3

A certain parcel of land located in the Southeast Quarter (SE 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, City of Grand Junction and being more particularly described as follows:

Lot 2, Bennett Subdivision, as same is recorded in Plat Book 11, Page 218, Public Records of Mesa County, Colorado, TOGETHER WITH, that certain right of way vacated by Ordinance Number 2314 of the City of Grand Junction recorded in Book 1617, Page 787, Public Records of Mesa County, Colorado and that certain Utility Easement vacated by Ordinance Number 2145 of the City of Grand Junction recorded in Book 1459, Page 850, Public Records of Mesa County, Colorado.

No. 4

A certain parcel of land located in the Northeast Quarter (NE 1/4) of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado,

County of Mesa, City of Grand Junction and being more particularly described as follows:

ALL of the lands lying North of the North right of way for Bookcliff Avenue, South of the South right of way for Wellington Avenue, East of the East right of way for Seventh (7th) Street and West of the Westerly right of way for Little Bookcliff Drive, LESS HOWEVER, the Replat of 2352 North 7th Professional Condominium Complex, as same is recorded in Condominium Book 2, Pages 78, 79 and 80, Public Records of Mesa County, Colorado, and LESS the North 43 feet of the West 150 feet of Lot 1, Yocum Subdivision, as same is recorded in Plat Book 5, Page 14, Public Records of Mesa County, Colorado.

Subject to any easements, reservations and rights of way of record, if any shall exist.

No. 5

A certain parcel of land located in the Northwest Quarter of the Northeast Quarter (NW 1/4 NE 1/4) of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, City of Grand Junction and being more particularly described as follows:

ALL the lands lying North of the North right of way for Wellington Avenue, South of the South right of way for Patterson (F) Road, East of the East right of way for North Seventh (7th) Street and West of the West line of the West line of Lots 1 and 2, Wellington Medical Subdivision Filing No. 1, as same is recorded in Plat Book 11, Page 126, Public Records of Mesa County, Colorado.

Subject to any easements, reservations and rights of way of record, if any shall exist.

No. 6

A certain parcel of land located in the Southeast Quarter of the Southwest Quarter (SE 1/4 SW 1/4) of Section 2, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, City of Grand Junction and being more particularly described as follows:

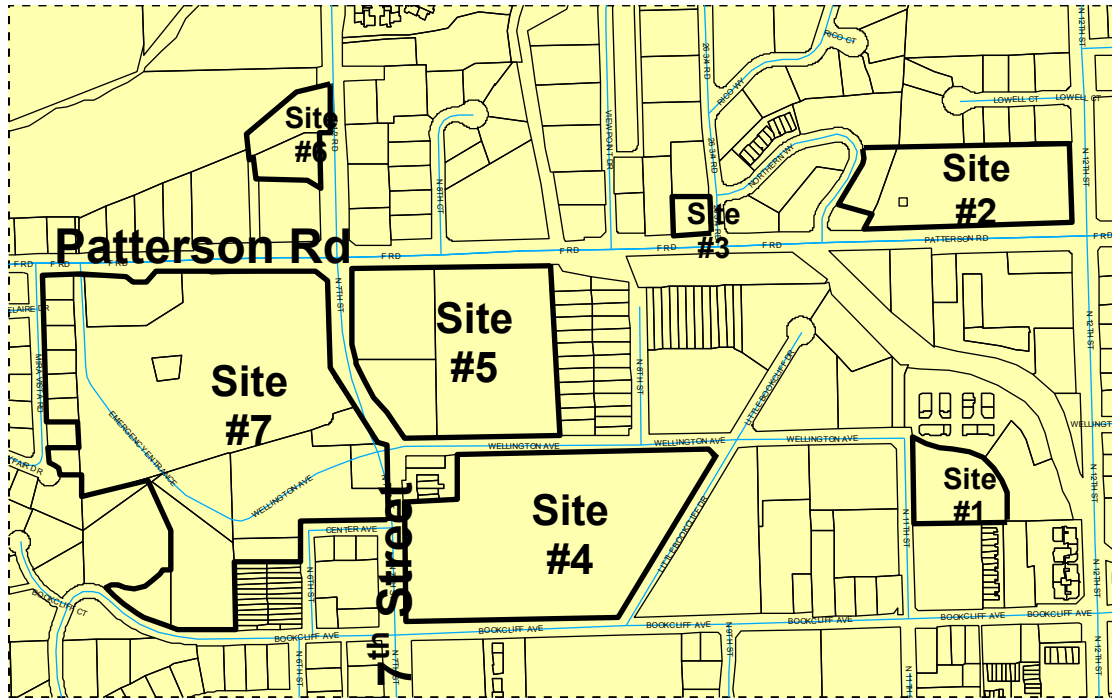
Lots 1 and 2 of P.D.C. Subdivision filing No. Two, as same is recorded in Plat Book 13, Page 123 and Lot A, Fairmount Heights Subdivision, as same is recorded in Plat Book 6, Page 12, all in the Public Records of Mesa County, Colorado, TOGETHER WITH the following described parcel of land; Beginning at a point 598 feet North of the Southeast corner of the SW 1/4 of Section 2; thence South 78°58' West 132 feet; thence South 51°20' West 225 feet; thence South 54 feet to the Northerly boundary of Fairmount Heights Subdivision as recorded in Plat Book 6 at Page 12; thence North 68°54' East 325.6 feet, more or less along the Northerly boundary of Fairmount Heights Subdivision to the East line of said SW 1/4; thence North 104 feet more or less to the Point of Beginning; except the East 35 feet thereof for road right of way.

No. 7

A certain parcel of land located in the Northwest Quarter (NW 1/4) of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian, State of Colorado, County of Mesa, City of Grand Junction and being more particularly described as follows:

Lots 1, 2, 3, 4, 5, 6 and 8 of Vanderen-Ford Heights Replat, as same is recorded in Plat Book 8, page 94 TOGETHER WITH all the lands lying East of the East line, and the Southerly projection thereof, of said Vanderen-Ford Heights Replat; South of the South right of way for Patterson Road; West of the West right of way for North Seventh (7th) Street; North of the North right of way for Bookcliff Avenue and LESS all the lands lying South of the North right of way for Center Avenue and East of the West right of way for North 6th Street, and LESS Villa Del Oro Condominium as same is recorded with Reception Number 1209969, and LESS Villa Del Oro Condominium Second Amendment as same is recorded with Reception Number 1265343, all recorded in the Public Records of Mesa County, Colorado, and LESS those two parcels of land described in Book 3499, Page 904 and Book 1834, Pages 758 through 762, inclusive, Public Records of Mesa County, Colorado, being portions of Lots 16 and 17, Bookcliff Heights subdivision, as same is recorded in Plat Book 7, Page 72, Public Records of Mesa County, Colorado.

Site Location Map-St. Mary's Hospital



The Plan shall be and remain valid to and through 2011, as amended.

All phases of the project shall be in conformance with the approved Plan.

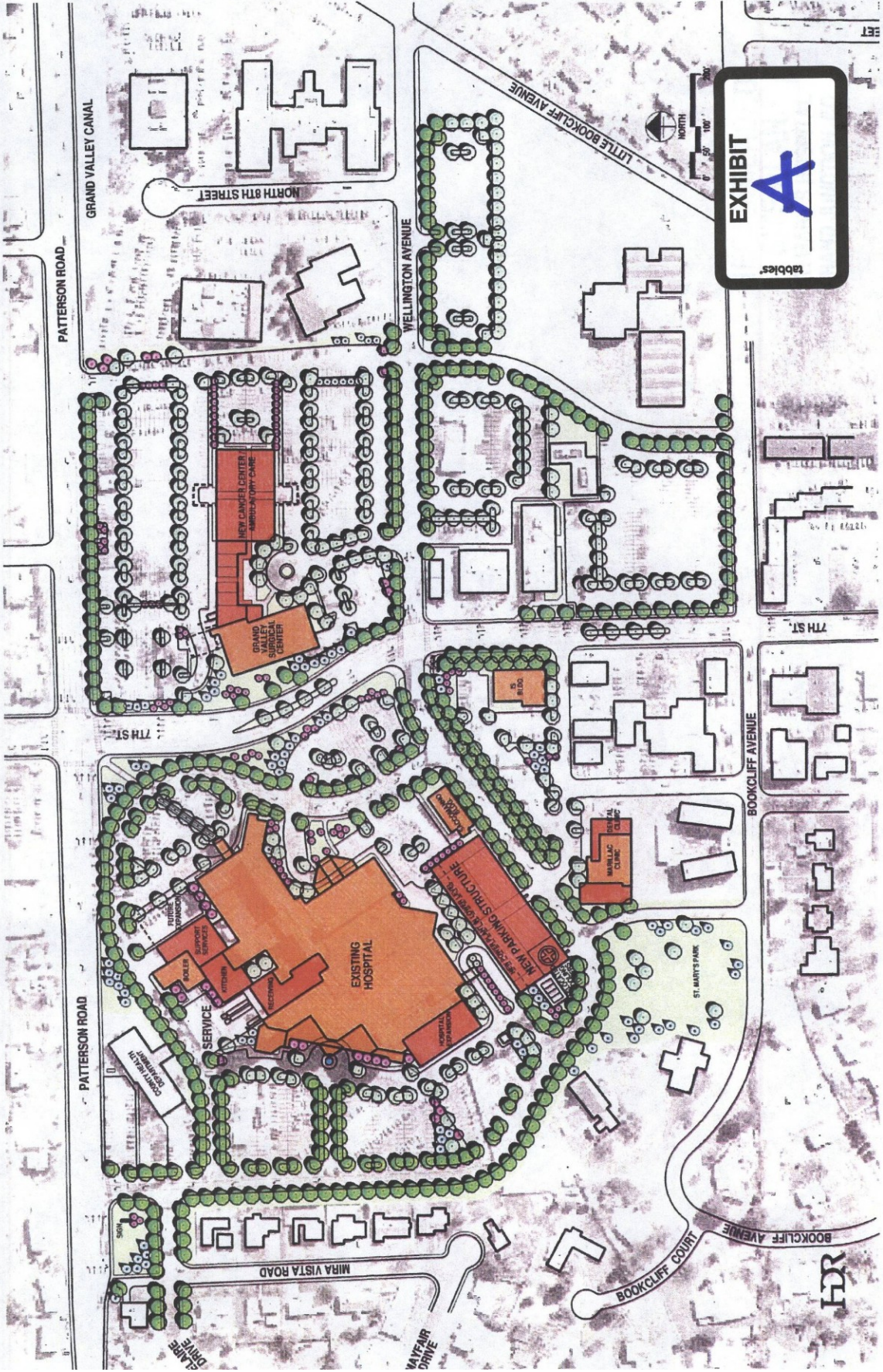
INTRODUCED for FIRST READING and PUBLICATION on this 5th day of April 2006.

PASSED and ADOPTED this 19th day of April 2006.

Attest:

/s/ Bruce Hill
Bruce Hill
Mayor and President of the Council

/s/ Stephanie Tuin
Stephanie Tuin
City Clerk





St. Mary's Hospital

The Regional Medical Center

AMENDMENTS 2003

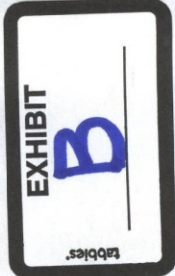
Master Site Plan

APPROVED AUGUST, 2003
REVISED 11/03/03

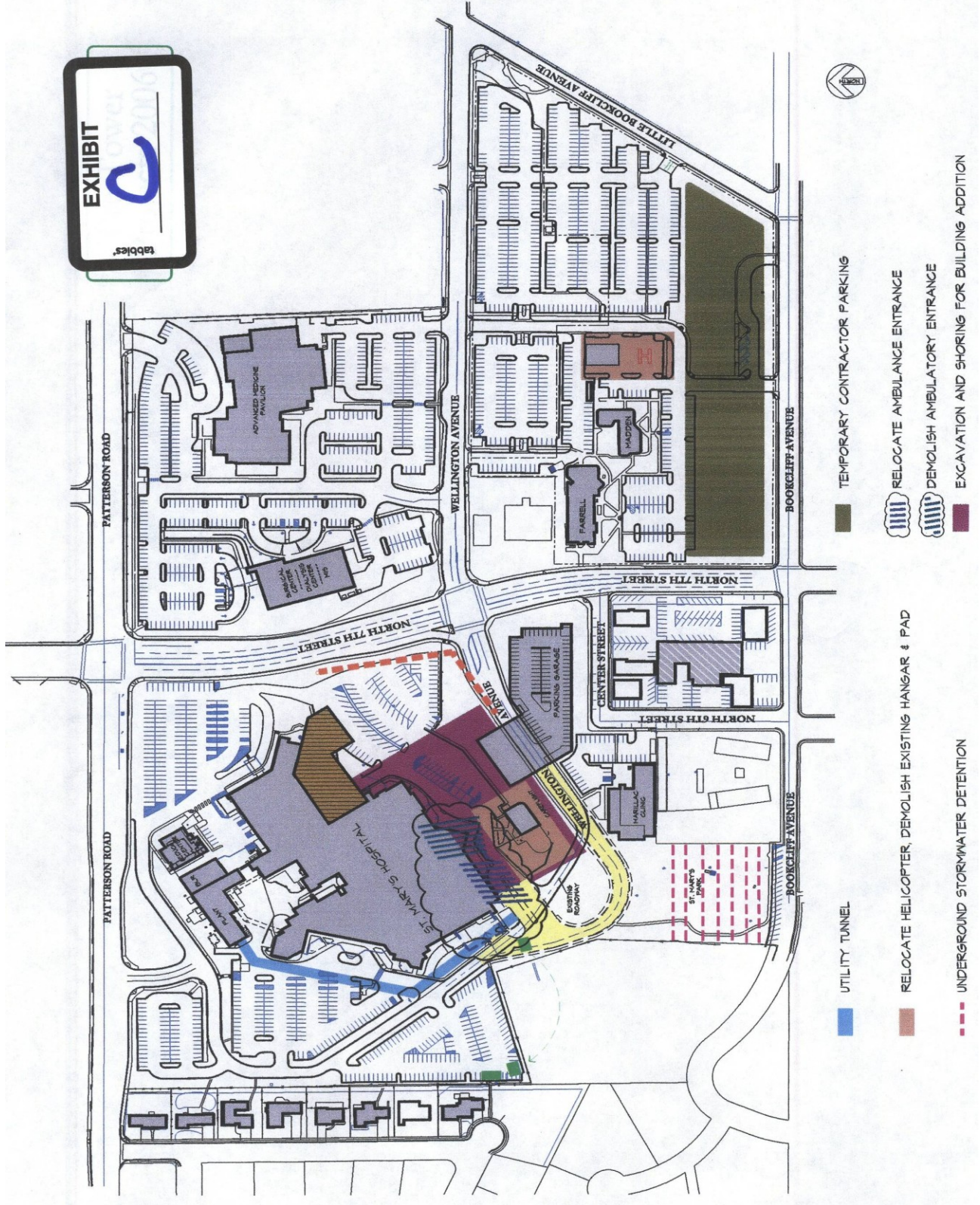
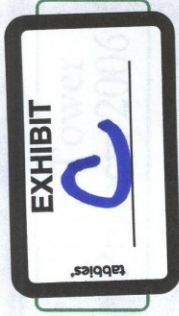
- PARKING LOTS, HOLY FAMILY SCHOOL SITE
- PARKING LOT & RING ROAD AT MCHD SITE
- PARKING GARAGE
- EDUCATION CENTER WEST CAMPUS










ROBERT D. JENKINS/AIA/ ARCHITECT



Master Plan amended to show 7th street access closed (also enlarges parking lot at Holy Family.)



-  TEMPORARY CONTRACTOR PARKING
-  RELOCATE HELICOPTER, DEMOLISH EXISTING HANGAR & PAD
-  RELOCATE AMBULANCE ENTRANCE
-  DEMOLISH AMBULATORY ENTRANCE
-  EXCAVATION AND SHORING FOR BUILDING ADDITION
-  UNDERGROUND STORMWATER DETENTION
-  UTILITY TUNNEL