

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 5153

AN ORDINANCE REZONING APPROXIMATELY 0.68 ACRES FROM B-1 (NEIGHBORHOOD BUSINESS) TO PD (PLANNED DEVELOPMENT) LOCATED AT 2352 & 2356 N. 7TH STREET (PROPERTY) AS PART OF THE ST. MARY'S MEDICAL CENTER, AND AMENDING ORDINANCE NO. 3992 TO INCLUDE THE PROPERTY

Recitals:

The Sisters of Charity of Leavenworth Health Systems Inc. (aka St. Mary's Hospital) has made an application to rezone a 0.68-acre parcel of land located at 2352 & 2356 N. 7th Street (Property) from B-1 (Neighborhood Business) to PD (Planned Development) with a default zone for the Planned Development of B-1 (Neighborhood Business).

After public notice and public hearing as required by the Grand Junction Zoning & Development Code (Code), the Grand Junction Planning Commission recommended rezoning the Property to the Planned Development (PD) zone district, and approving the Outline Development Plan (ODP), together with an amendment of Ordinance No. 3992 to include the Property in the area comprising the Planned Development. The Planning Commission found that the PD zone district and the ODP conform to and are consistent with the Comprehensive Plan Land Use Designation of Commercial, the Comprehensive Plan's goals and policies, and that the zoning is generally compatible with land uses located in the surrounding area.

After public notice and public hearing, the Grand Junction City Council finds Ordinance No. 3992 and that the PD zone district and ODP as amended are all in conformance with at least one of the stated criteria in §21.02.140(a), all of the criteria in § 21.02.150(b)(2) of the Code, and is consistent with the vision, goals and policies of the Comprehensive Plan.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

Ordinance No. 3992 is amended to include the following parcel with the addition to the Property to the ODP with the Property be zoned PD (Planned Development):

N 43FT OF W 150FT LOT 1 YOCUM SUB EXC W 12.47FT

and

UNIT A: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447/470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 53 % INT IN COMMON ELEMENTS

and

UNIT B: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447

THRU 470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 26 %
INT IN COMMON ELEMENTS

and

UNIT C: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX
SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DESC RECD B-1846 P-447
THRU 470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 10 %
INT IN COMMON ELEMENTS

and

UNIT D: A REPLAT OF 2352 NORTH 7TH PROFESSIONAL CONDO COMPLEX
SEC 11 1S 1W B-2 P-78/80 RECP NO 1753066 DECL RECD B-1846 P-447
THRU 470 & AMENDED B-2224 P-943/947 MESA CO RECDS & AN UND 11 %
INT IN COMMON ELEMENTS

and

THE COMMON AREA: THE WEST 40 FEET OF THE EAST 150 FEET OF LOTS
1 AND 2 EXCEPT THE SOUTH 12 2/3 FEET OF LOT 2.,

THE WEST 150 FEET OF LOT 2 EXCEPT THE SOUTH 12 FEET 8 INCHES
THEREOF,

THE WEST 150 FEET OF LOT 1 EXCEPT THE WEST 12 47 FEET THEREOF
DEEDED TO THE CITY OF GRAND JUNCTION, AND EXCEPT THE NORTH 43
FEET OF THE WEST 150 FEET OF SAID LOT 1

ALL IN YOCUM SUBDIVISION, SEC. 11, TIS, RJW, UTE, MER, MESA COUNTY,
COLORADO.

Said described parcels being referred to as the Property, which is comprised of ± 0.6805 acres, are duly and lawfully zoned Planned Development (PD) with the default zone being B-1 (Neighborhood Business), with the Property to be developed in accordance with the approved St. Mary's Master Plan as provided in Ordinance No. 3992;

AND BE IT FURTHER ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT: Ordinance No. 3992 is amended hereby and in accordance herewith with the balance of Ordinance No. 3992 remaining in full force and effect.

Introduced for first reading on this 17th day of May 2023 and ordered published in pamphlet form.

PASSED and ADOPTED this 7th day of June 2023 and ordered published in pamphlet form.

ATTEST:



Amy Phillips
City Clerk



Anna M. Stout
President of the City Council



I HEREBY CERTIFY THAT the foregoing Ordinance, being Ordinance No. 5153 was introduced by the City Council of the City of Grand Junction, Colorado at a regular meeting of said body held on the 17th day of May 2023 and the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, in pamphlet form, at least ten days before its final passage.

I FURTHER CERTIFY THAT a Public Hearing was held on the 7th day of June 2023, at which Ordinance No. 5153 was read, considered, adopted and ordered published in pamphlet form by the Grand Junction City Council.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 9th day of June 2023.



Deputy City Clerk

Published: May 19, 2023
Published: June 09, 2023
Effective: July 09, 2023

