

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 4007

**AN ORDINANCE REZONING LOT 3R, WELLINGTON BUSINESS PARK
REPLAT
TO PD, PLANNED DEVELOPMENT, AND ESTABLISHING STANDARDS
FOR THE PLANNED DEVELOPMENT (PD) ZONE DISTRICT FOR PROPERTY
OWNED BY ST. MARY'S HOSPITAL**

LOCATED AT 2440 N. 11th STREET

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 rezoning Lot 3R, Wellington Business Park Replat to the PD, Planned Development 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 and Chapter Five of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the PD, Planned Development Zone District is in conformance with the stated criteria of Section 2.6 and Chapter Five of the Grand Junction Zoning and Development Code.

This PD Ordinance will establish the default zoning district, B-1, Neighborhood Business.

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

The following property be zoned PD, Planned Development

Lot 3R, Wellington Business Park Replat

CONTAINING 1.80 Acres (78,408 Sq. Ft.), more or less, as described.

The default zone shall be B-1, Neighborhood Business, and the use of the property shall be consistent with the adopted Master Plan 2005 for St. Mary's Hospital with interim use of the property located at 2440 N. 11th Street to be utilized as a contractor staging area for development and construction of the Century Project.

INTRODUCED on first reading the 6th day of December, 2006 and ordered published.

ADOPTED on second reading this 20th day of December, 2006.

ATTEST:

/s/ James J. Doody
President of the Council

/s/ Stephanie Tuin
City Clerk