

CITY OF GRAND JUNCTION

RESOLUTION NO. 50-11

A RESOLUTION APPROVING MASTER PLAN 2011 FOR ST. MARY'S HOSPITAL AND ENVIRONS LOCATED AT 2635 NORTH 7TH STREET

RECITALS:

St. Mary's Hospital has submitted to the City, Master Plan 2011 for the development of the hospital and the lands near to it that are dedicated to the provision of patient services.

Master Plan 2011 proposes no major changes to the hospital campus in the next few years. As funding becomes available, St. Mary's will complete the four (4) unfinished floors in the patient tower, remodel several departments in the older areas of the hospital, and make some landscaping changes. In addition, St. Mary's recently demolished a small building on Center Avenue between 6th and 7th Streets, which change is reflected in Master Plan 2011.

The Institutional and Civic Facility Master Plan process as defined in Section 21.020.190 of the Zoning and Development Code provides an opportunity for the early review of major institutional and civic facilities that provide needed service to the community. In accordance with this section of the Code, Master Plans such as that advanced by St. Mary's Hospital 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.

In 2011, St. Mary's Hospital is celebrating 115 years of serving the health and medical needs of area residents and visitors. St. Mary's Hospital currently owns and consists of numerous properties that make up a total of 53 acres.

St. Mary's campus is zoned Planned Development. Over the years the PD ordinance has been amended with new Master Plans. In this case, however, because no major changes are proposed during the five (5) year term of the Plan, there is no need to modify the existing PD Ordinance. Therefore, Ordinance No. 3992, approved in 2006 with a default zoning district of B-1 (Neighborhood Business), is still valid.

On the 13th day of September, 2011, the Grand Junction Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that Master Plan 2011 for St. Mary's Hospital be approved.

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

Master Plan 2011 for St. Mary's Hospital is approved and more particularly described in Public Works and Planning Department file FMP-2011-977.

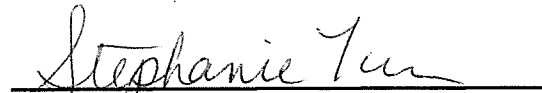
Master Plan 2011 will be valid for five (5) years until 2016.

ADOPTED this 17th day of October, 2011.

ATTEST:



President of City Council



City Clerk