

**CITY OF GRAND JUNCTION, COLORADO**

**RESOLUTION NO. 11-17**

**A RESOLUTION APPROVING MASTER PLAN 2017 FOR  
ST. MARY'S HOSPITAL AND ENVIRONS**

**LOCATED AT 2635 NORTH 7<sup>th</sup> STREET**

Recitals

St. Mary's Hospital has submitted to the City, Master Plan 2017 for the development of the hospital and the lands near to it that are dedicated to the provision of patient services.

Master Plan 2017 proposes the interior remodeling of several departments in the older areas of the hospital, including electrical infrastructure. Demolition of the Farrell Building (2320 N. 7<sup>th</sup> Street) and also the building at 2323 N. 7<sup>th</sup> Street. Renovation and new construction of an additional 40,000 sq. ft. (2-floors) for the Cardiac Center of Excellence. New construction of an additional 14,000 sq. ft. for the Hybrid Operating Room and the study the idea of constructing an additional 51,000 sq. ft. (2-floors) for the Laboratory and Pharmacy expansions. The construction and addition to the laboratory and pharmacy is anticipated within 5-years, but an actual date is not yet determined, so this expansion might be delayed until Master Plan 2022.

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 2017, St. Mary's Hospital is celebrating 121 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 51 acres.

St. Mary's campus and associated properties are zoned Planned Development.

On the 13<sup>th</sup> day of December, 2016, 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 2017 for St. Mary's Hospital be approved.

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

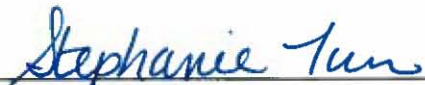
Master Plan 2017 for St. Mary's Hospital is approved and more particularly described in Community Development Division file number FMP-2016-486.

Master Plan 2017 will be valid for five (5) years until 2022

**ADOPTED** this 18<sup>th</sup> day of January, 2017.

ATTEST:

  
\_\_\_\_\_  
President of the Council

  
\_\_\_\_\_  
City Clerk

