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File 1986-0026

Project Name: St. Mary's Hospital - Rezone -RMF-64 to PB

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>			
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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Action Sheet	X	X	City Council Minutes -**- 8/15/90
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X		Development Application - 7/1/86	X		Drawing of Cross on the Building -**- scanned with Sign Permit
X		Review Sheets	X	X	Planning Clearances - **
X	X	Development Summary	X	X	Ordinance No. 2386 - **
X	X	Letter from Tim Woodmansee to Dan G. Griffin re: containing Quit Claim Deed.**-2/16/86-Deed is scanned	X		Site Plan - (to be scanned)
X	X	Planning Commission Minutes - ** - 8/5/86	X		Notice of Public Hearing - 8/5/86
X		Handwritten Notes on Heliport	X		Parking Plan
X		Map of Proposed Parking Spaces	X		Grade and Drainage Plan
X	X	Letter from John White to Robert Jenkins re: info on helipad-4/30/86			
X	X	Development Schedule			
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X		Public Notice Posting - 7/23/86			
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X	X	Letter from Dan Griffin to Mike Sutherland re: error on Lot 17 which was inadvertently zoned to PB - 4/26/88			



St. Mary's Hospital & Medical Center

REQUEST FOR REZONING

IMPACT STATEMENT/PROJECT NARRATIVE

St. Mary's Hospital & Medical Center is requesting a change of zoning from Residential Multi-Family-64 to Planned Business zone. The following are responses to the questions included in Schedule B of the Submittal Legend.

1. What is the proposal?

Change of zoning from RMF-64 to Planned Business.

2. Where is the proposal?

St. Mary's Hospital & Medical Center property near 7th Street and Patterson Road, Grand Junction, Colorado.

3. When the proposal is to be developed and any phasing involved?

St. Mary's Hospital & Medical Center was originally developed at this site in the late 1940's. We have continued to develop and expand the operation of our acute care hospital since that time.

4. The area impacted by the proposal?

The area impacted is primarily property south and west of 7th Street and Patterson Road. Legal descriptions of land included are attached to this request.

5. The compatibility of the proposal in relation to the surrounding area and residents.

The operation of a hospital is currently subject to conditional use requirements under Grand Junction zoning and may be considered as compatible within an RMF-64 zone.

6. The services to be provided, both public and private.

St. Mary's Hospital has provided health care services to the Grand Valley and beyond for 90 years. We will continue to

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provide care for both the acutely ill and injured as well as services for the health and well-being of all people in western Colorado and eastern Utah.

7. Any special considerations to be addressed?

The next project that St. Mary's would like to complete is the relocation of our heliport operation to a site approximately 75 yards south and east of its present location. This project would include a shelter for the helicopter and underground fuel storage.

8. How the proposal meets the criteria for: rezones, special uses, conditional uses, etc.

The following answers are in response to the rezoning criteria provided by the City Planning Department.

a. Was the existing zone in error at the time of adoption?

St. Mary's Hospital has been in existence at this site for more than 35 years. When the zoning was changed in 1981 it may have been inappropriate to designate St. Mary's property as RMF-64.

b. Has there been a change in character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?

No.

c. Is there an area or community need for the proposed rezone?

St. Mary's has recently been designated as a Level II Trauma Center for the state of Colorado. We provide many services that make us the regional center for critical care in western Colorado. It is more appropriate for our type facility to have a zoning designation of planned business rather than RMF-64.

d. Is the proposed rezone compatible with the surrounding area or will there be an adverse impact?

The Seventh Street corridor has been planned as medical and professional office area. We believe that a zoning change for St. Mary's would be compatible with the surrounding area.

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- e. Will there be benefits derived by the community or area, by granting the proposed rezone?

The rezoning will allow St. Mary's to grow and develop with a plan that is appropriate for a regional medical center. We believe that the community will benefit by the proposed rezone.

- f. Is the proposal in conformance with the policies, intents and requirements of this Code and other adopted plans and policies?

From our discussions with the staff of the City Planning Department, we believe that our proposal is in conformance with all policies, intents and requirements of the Code and other adopted plans and policies.

- g. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended?

Adequate facilities are available to serve the development for the type and scope suggested by the proposed zone.

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July 1, 1986

2945-111-02-006	2945-112-24-012	2945-111-01-005
James Darnell, Jr. 3339 C Road Palisade, Co. 81526	M. Shanks 2606 Kelly Drive Grand Junction, Co. 81506	L. Edward Ellinwood 694 Sperber Court Grand Junction, Co. 81501
2945-111-02-951	2945-023-14-010	2945-023-15-001
Bishop of Pueblo 1001 No. Grand Ave. Pueblo, Co. 81003	Edith Sisac 440 No. 13th Grand Junction, Co. 81501	PDC Investments P.O. Box 2026 Grand Junction, Co. 81502
2945-024-00-022	2945-023-14-007	2945-023-14-009
Weston Edfast 604 26 1/2 Road Grand Junction, Co. 81506	G. Paul Smith 656 Larkspur Lane Grand Junction, Co. 81506	Robert L. Orr 500 Patterson Road Grand Junction, Co. 81501
2945-024-00-023	2945-023-00-041	2945-112-24-027
Gene Taylor 633 Fletcher Lane Grand Junction, Co. 81505	Walter J. Stevens 604 Meander Dr. Grand Junction, Co. 81505	Joseph Chmielewski 580 Bookcliff Ave. Grand Junction, Co. 81501
2945-023-00-029	2945-112-24-004	
Mildred Vandover 604 Meander Dr. Grand Junction, Co. 81505	Marjorie Stout 580 Bookcliff Grand Junction, Co. 81501	
2945-112-12-006	2945-112-24-005	
Albert Sada 2527 Mira Vista Road Grand Junction, Co. 81501	William Swann 580 Bookcliff Ave. Grand Junction, Co. 81501	
2945-112-10-017	2945-112-24-001	
Leland Schmidt 536 Bookcliff Dr. Grand Junction, Co. 81501	Albert Scorup 580 Bookcliff Ave. Grand Junction, Co. 81501	
2945-112-24-021	2945-112-11-004	
Eric Schoenhaar 1730 83 Ave. Greeley, Co. 80634	Howard McMullin 2552 Mira Vista Rd. Grand Junction, Co. 81501	
2945-112-12-002	2945-023-00-042	
W.B. Rosenthal 2547 Mira Vista Grand Junction, Co. 81501	F. M. Rasmussen 2634 Patterson Road Grand Junction, Co. 81506	

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2945-024-10-001	2945-112-24-025	2945-112-24-020
87111 John G. Thelemis 5005 General Bradley NE Albuquerque, New Mexico	Marilyn Schorn 580 Bookcliff Ave. Grand Junction, Co. 81501	Bookven P.O. Box 40 Grand Junction, Co. 81502
2945-112-00-049	2945-112-12-005	2945-112-10-023
James Todd 602 Bookcliff Grand Junction, Co. 81501	J.M. Arney, Sr. 2537 Mira Vista Road Grand Junction, Co. 81501	J. Perry Olsen 510 Bookcliff Ave. Grand Junction, Co. 81501
2945-112-11-001	2945-112-11-005	2945-112-12-009
Archie Turner 2624 Mira Vista Grand Junction, Co. 81501	Robert Collins 2819 Hwy. 50 Grand Junction, Co. 81505	Wesley Henderson 328 Mayfair Dr. Grand Junction, Co. 81501
2945-023-00-039	2945-112-24-009	2945-112-11-025
Valley Federal Savings & L P.O. Box 400 Grand Junction, Co. 81502	Lawrence Capps 636 Horizon Drive Grand Junction, Co. 81506	Mark Madsen 346 Belaire Dr. Grand Junction, Co. 81501
2945-112-00-043	2945-112-24-008	2945-111-05-005
Thomas Watson 2305 No. 7th St. Grand Junction, Co. 81501	Barry Meyers 647 Balsam Lane Palatine, Illinois 60067	Clarence Zipse 2011 No. 7th St. Grand Junction, Co. 81501
2945-024-10-002	2945-112-12-001	2945-112-11-002
Judith D. Waznild 2709 8th Court Grand Junction, Co. 81501	Ted Atkinson P.O. Box 127 Grand Junction, Co. 81502	Thomas Inqwersen 2604 Mira Vista Grand Junction, Co. 81501
2945-112-24-010	2945-111-00-038	2945-112-24-006
Josephine Barry 580 Bookcliff Ave. Grand Junction, Co. 81501	Carmen Burkhard 186 Sunlight Drive Grand Junction, Co. 81503	Jerome Cox 11101 34-02 37th St. Long Island City, New York
2945-112-24-031	2945-112-24-007	2945-112-10-015
Herbert Bacon 353 Mayfair Dr. Grand Junction, Co. 81501	Marquerite Mulvihill 580 Bookcliff Ave. Grand Junction, Co. 81501	Dennis Edson 308 Bookcliff Ct. Grand Junction, Co. 81501
2945-112-11-006	2945-112-10-016	2945-111-00-034
Martha Prinster 2532 Mira Vista Rd. Grand Junction, Co. 81501	Guy Cherp 448 Bookcliff Dr. Grand Junction, Co. 81501	Maude Eldredge 2604 No. 7th Grand Junction, Co. 81501

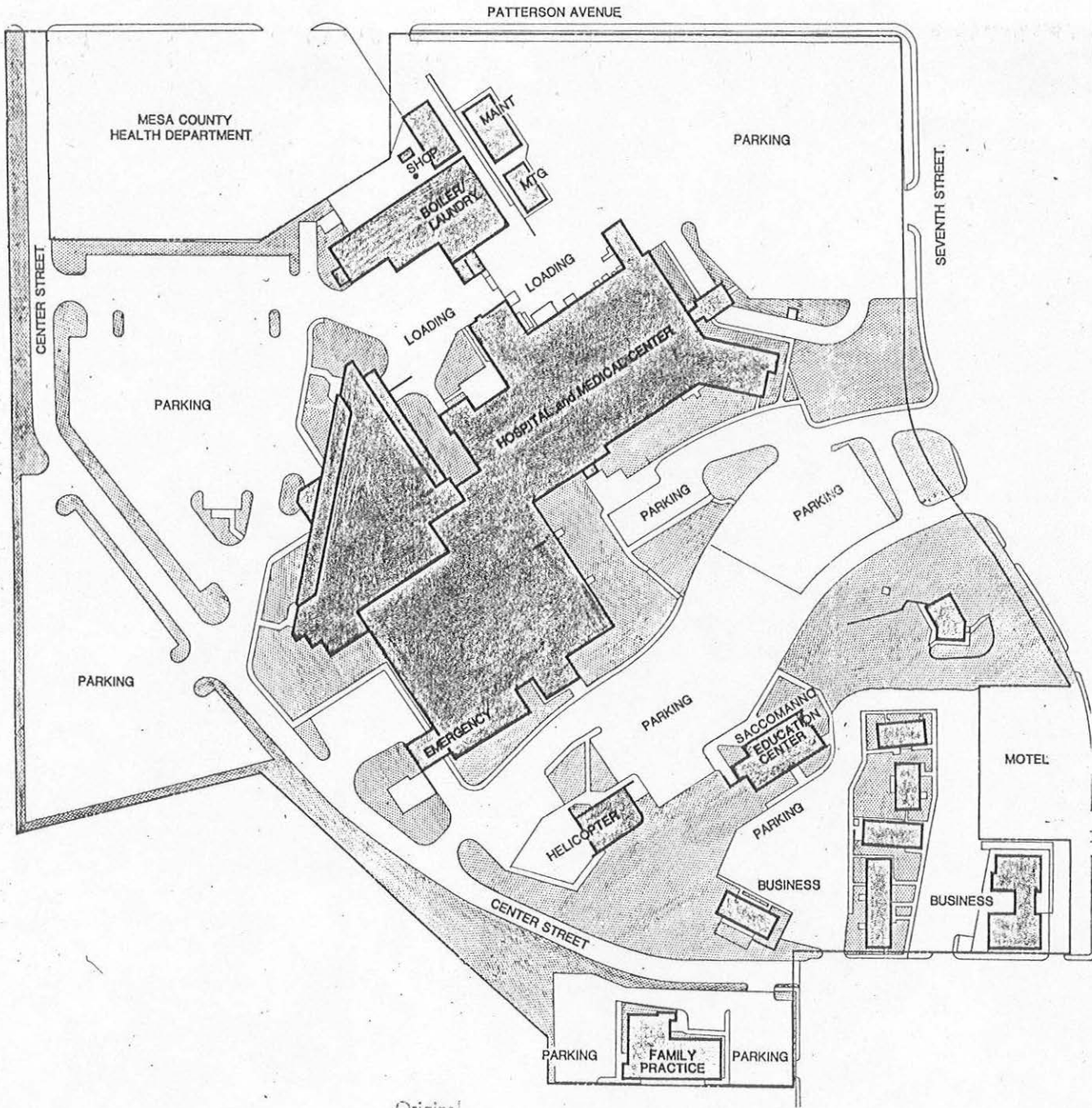
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2945-112-01-003	2945-112-24-024	2945-112-11-024
James Dunn 601 Center Ave. Grand Junction, Co. 81501	James Kearl 580 Bookcliff Ave. Grand Junction, Co. 81501	Melvin Benton 336 Belaire Dr. Grand Junction, Co. 81501
2945-023-00-040	2945-112-24-019	2945-112-11-026
First Security Savings & L 1211 No. 7th St. Grand Junction, Co. 81501	Lois Kelley 580 Bookcliff Ave. Grand Junction, Co. 81501	Frances Hopper 333 Mayfair Dr. Grand Junction, Co. 81501
2945-112-24-002	2945-112-24-023	2945-112-11-009
Lillian Fisher 580 Bookcliff Ave. Grand Junction, Co. 81501	Marcus Lang 1708 Hall Ave. Grand Junction, Co. 81501	Virginia Raso 507 Bookcliff Dr. Grand Junction, Co. 81501
2945-112-11-007	2945-112-11-003	2945-112-11-012
Blaine Ford 2522 Mira Vista Rd. Grand Junction, Co. 81501	Lillian Larson 636 Horizon Dr. Grand Junction, Co. 81506	C.F. Prinster 303 Bookcliff Ct. Grand Junction, Co. 81501
2945-112-11-010	2945-112-24-018	2945-112-11-013
Eliana Gaines 343 Mayfair Drive Grand Junction, Co. 81501	Robin Peckham 629 26 Road Grand Junction, Co. 81501	Vincent Jones 305 Bookcliff Ct. Grand Junction, Co. 81501
2945-023-14-008	2945-111-01-002	2945-112-11-014
Richard F. Gilmore, Jr. 698 Crestridge Drive Grand Junction, Co. 81506	Warren A. Petersen 2339 No. 7th St. Grand Junction, Co. 81501	Samuel Sears P.O. Box 2538 Grand Junction, Co. 81502
2945-112-11-008	2945-111-01-002	2945-111-02-004
Gordon Harbet 2512 Mira Vista Grand Junction, Co. 81501	Warren Petersen 2339 No. 7th St. Grand Junction, Co. 81501	Warren Broderson 2376 No. 7th St. Grand Junction, Co. 81501
2945-112-24-011	2945-112-24-003	2945-111-00-037
Stanley Harris 38 Silverplume Dr. Parachute, Co. 81635	Marie Pfander 580 Bookcliff Grand Junction, Co. 81501	Rae Marasco 653 26 1/2 Road Grand Junction, Co. 81506
2945-112-24-016	2945-023-14-006	2945-112-24-017
Robert Gregory 580 Bookcliff Grand Junction, Co. 81501	William R. Patterson 662 26 Road Grand Junction, Co. 81506	Herman McCallum 580 Bookcliff Ave. Grand Junction, Co. 81501



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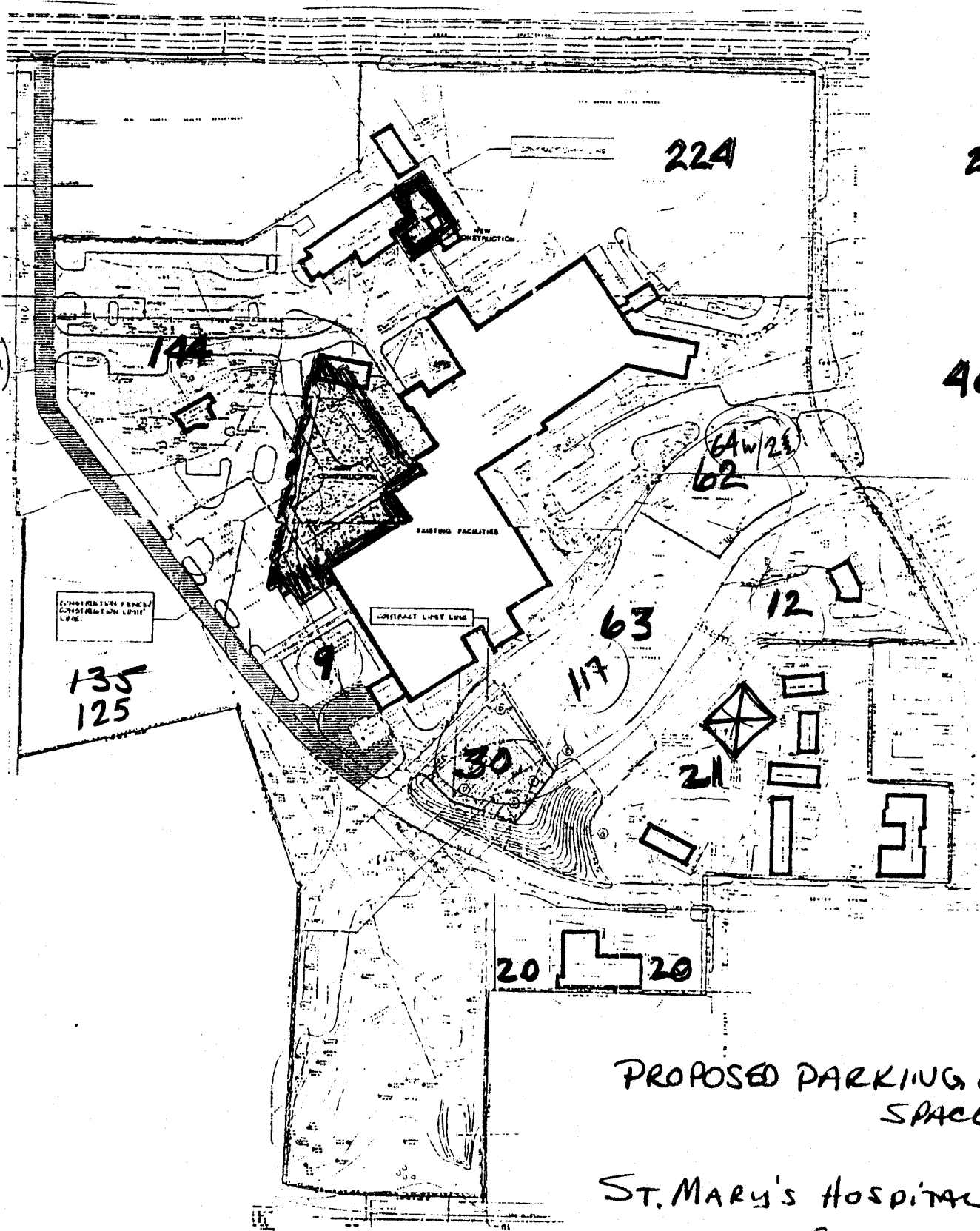
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ST MARY'S HOSPITAL & MEDICAL CENTER
 SITE PLAN
 1-50-86
 landscaping



139
(inc. 3 hdep)

CONSTRUCTION FENCE/
CONSTRAINT LINE

CONTRACT LIST LINE

EXISTING FACILITIES

PROPOSED PARKING 800
SPACES

ST. MARY'S HOSPITAL &
MEDICAL CENTER

East

North west

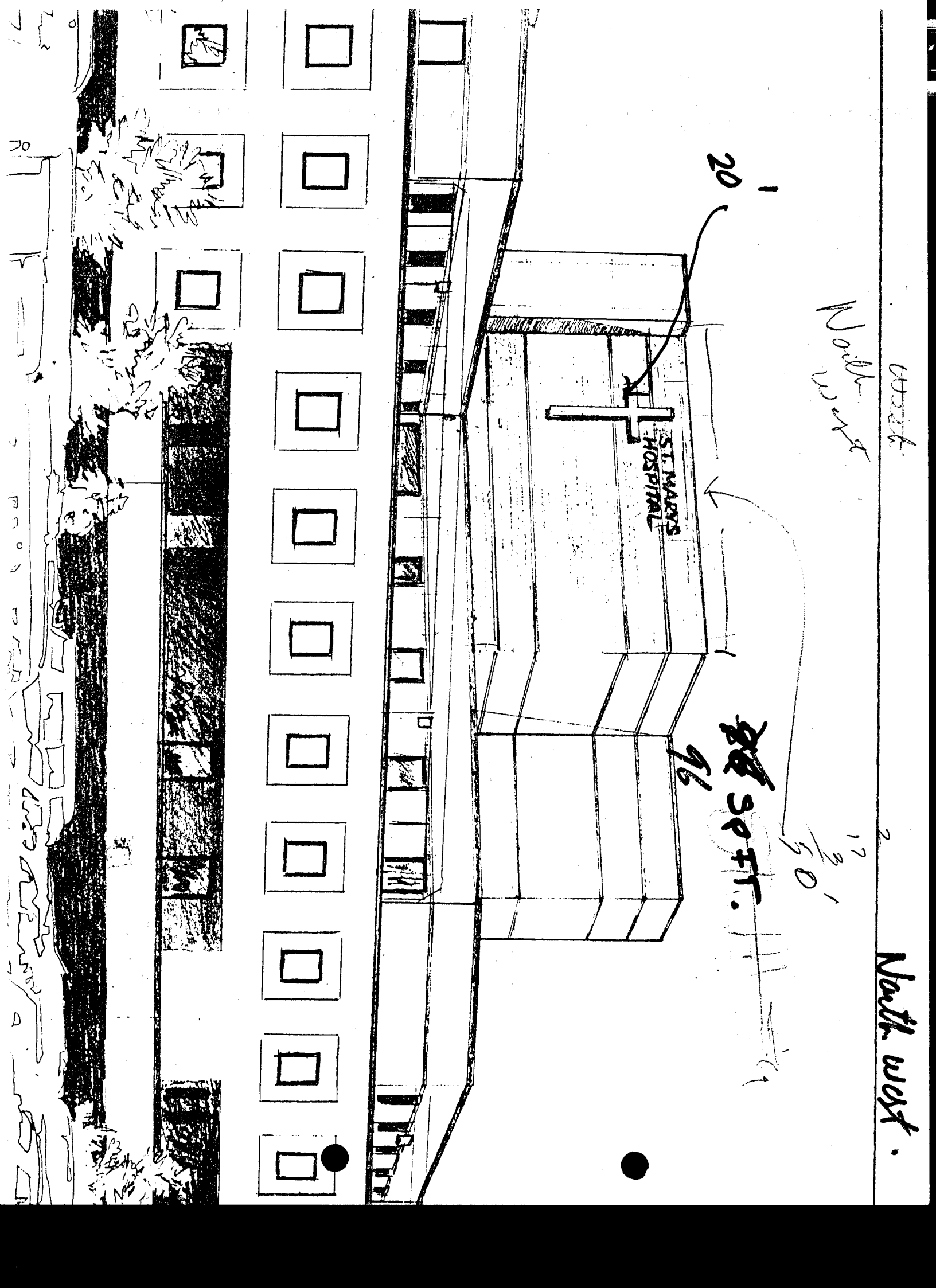
North west

20'

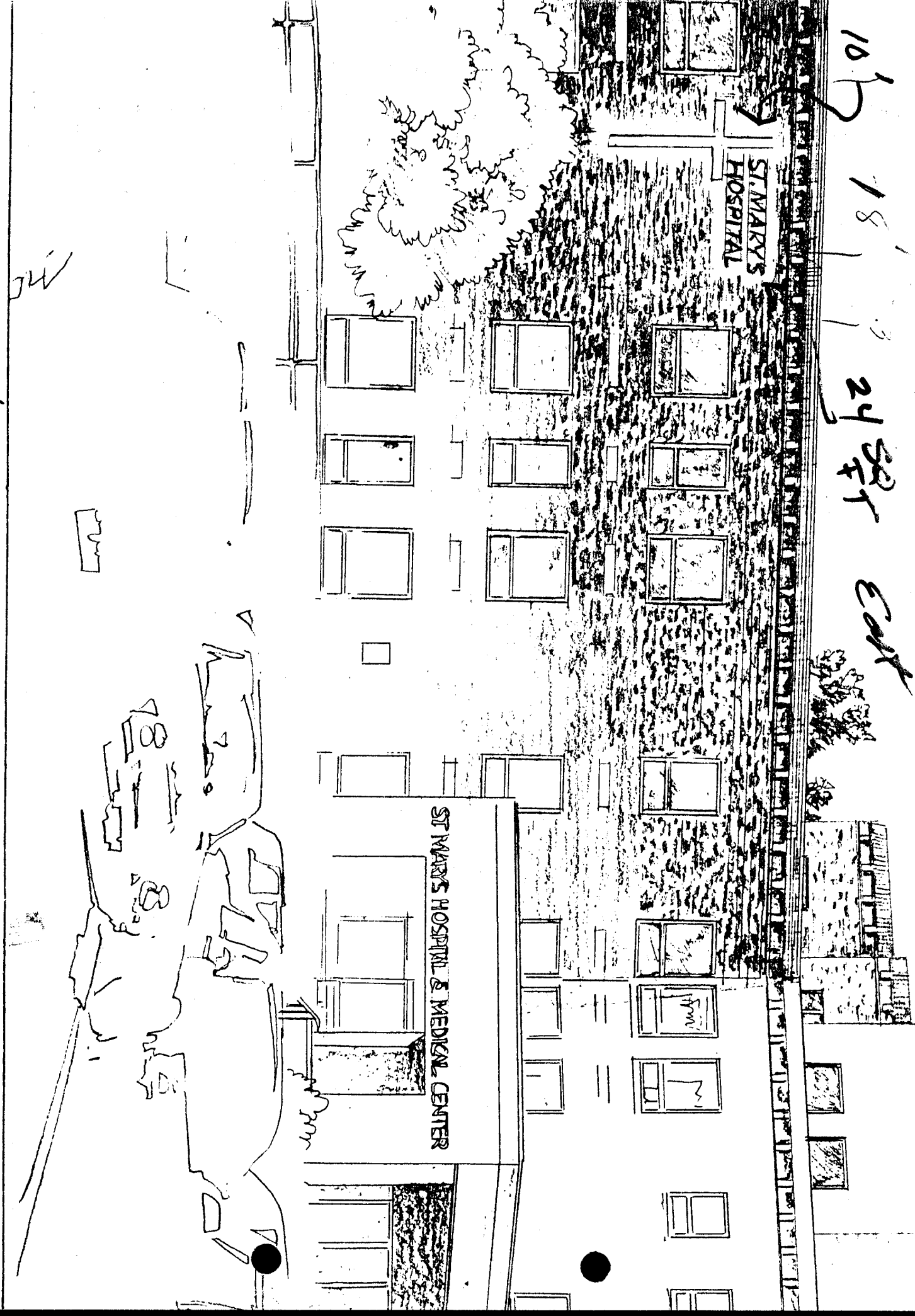
96' 30 FT.

12' 9" / 50'

ST. MARY'S HOSPITAL



10/18/24
24 SEP
CAT



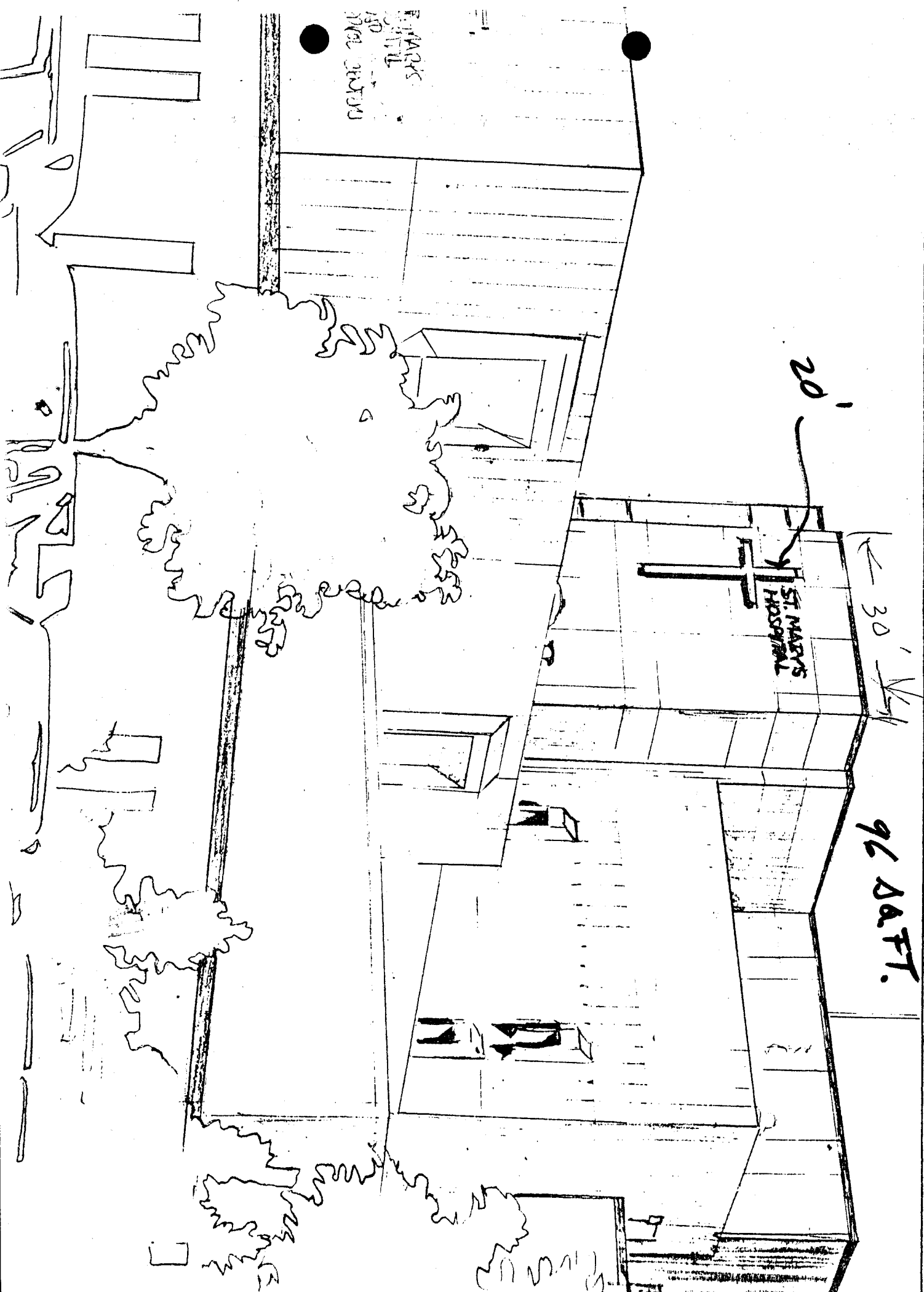
me

front

South

West Side

South



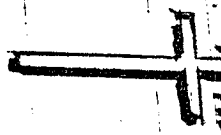
ST. MARY'S
HOSPITAL
AD. DIVISION

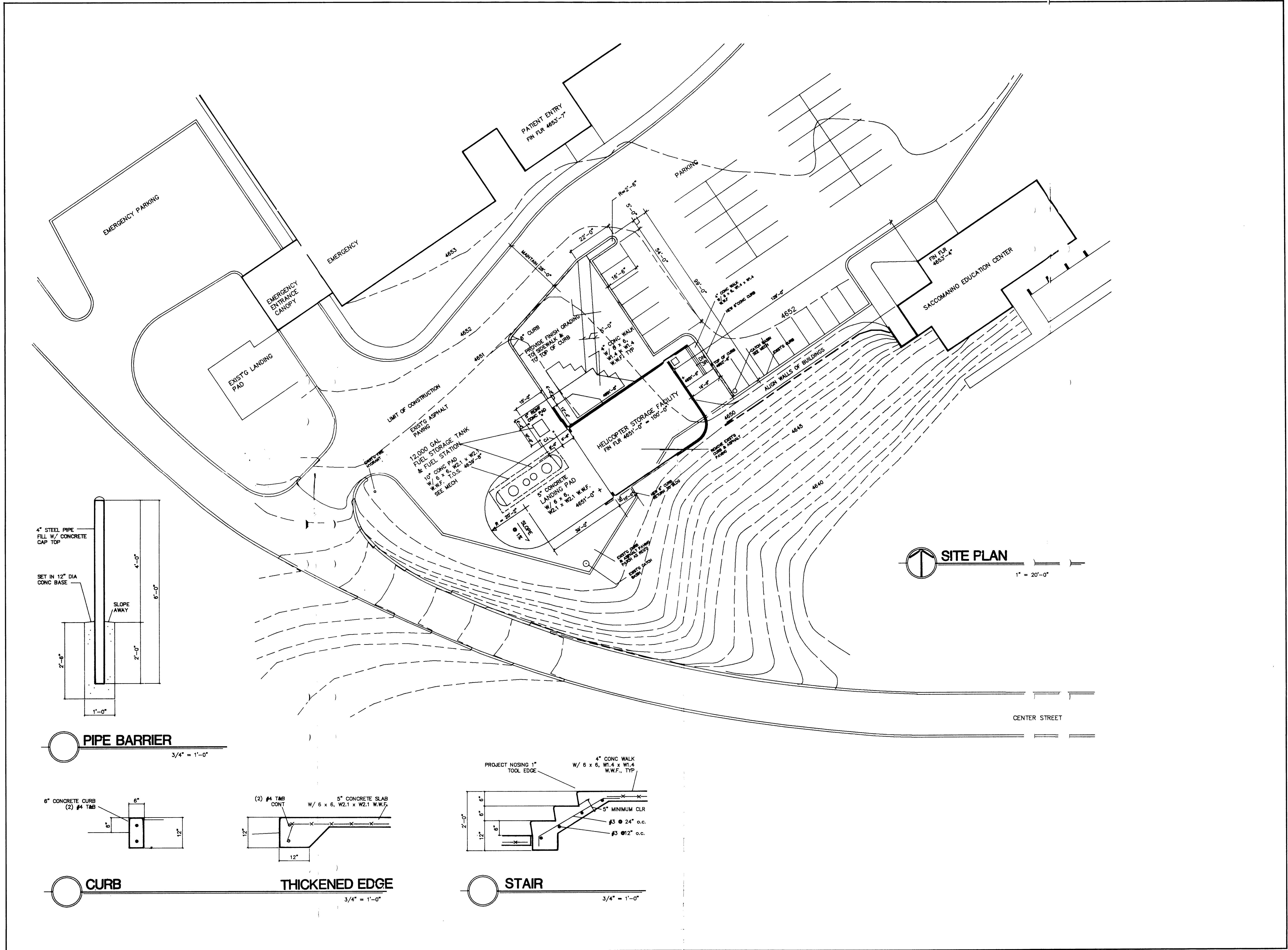
20'

← 30'

96 1/2 FT.

ST. MARY'S
HOSPITAL





(303) 243-7340
ROBERT D. IRWIN/SAIA
 ARCHITECT
 630 MAIN ST.
 P.O. BOX 100
 GRAND JUNCTION, CO 81502

HELICOPTER STORAGE FACILITY
 St. Mary's Hospital and Medical Center

JOB NUMBER	DATE
2616	7/98
DRAWN BY	
FOU	
CHECKED BY	
RDJ	
REVISED BY	
DATE OF ISSUE	
SHEET	
OF	A2 R



St. Mary's Hospital & Medical Center

DEVELOPMENT SCHEDULE

St. Mary's Hospital & Medical Center began providing health care services to the people of western Colorado and eastern Utah in 1896. The need for services grew rapidly over the years and St. Mary's responded by developing new facilities and programs until it could no longer meet the needs of the community at its location on Colorado Avenue.

In the 1940's the Board of Directors purchased land north of the city and made plans for a new hospital at its present location. At that time, Rose Hill, as the location was known then, was undeveloped and was deemed to be the best site for long range growth and development of a hospital operation.

In the 36 years that St. Mary's has been in operation at the 7th Street and Patterson Road location, there have been four major expansion programs. In addition, there have been numerous other additions and remodeling programs to keep current with health care demands. At this time there are no major building programs being planned for St. Mary's but undoubtedly as the future of health care changes, St. Mary's will have to change also.

One project which should be completed by the end of this year is the relocation of our heliport operation to the south and east of its present location. This project will include the construction of a shelter for the helicopter and underground storage of our fuel which is currently being stored above ground.

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July 1, 1986

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FRANK M. HOCKENSMITH
DAN G. GRIFFIN
KIRK RIDER
JAMES S. CASEBOLT
RONALD W. GIBBS
CATHY P. HOLLINGSWORTH

EARL G. RHODES
TIMMS R. FOWLER
MARK R. LUFF
YEULIN V. WILLETT

YOUNGE & HOCKENSMITH

PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

200 GRAND AVE., SUITE 500

P.O. BOX 1768

GRAND JUNCTION, COLORADO 81502-1768

303-242-2645

April 26, 1988

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 23 1988 OF COUNSEL
THOMAS K. YOUNG

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 23 1988

Mr. Mike Sutherland
City Planning Office
City Hall
5th and Rood Avenue
Grand Junction, CO 81501

Re: St. Mary's/Rezone of Property
to Planned Business

Dear Mike:

As you know, we have had recent discussions involving the rezoning of the St. Mary's property as was done in the summer of 1986. The legal description used at that time consisted of five different tracts. As you are aware, it has now been discovered that Tract 1, due to the metes and bounds description used, actually included what is known as Lot 17 of Bookcliff Heights Subdivision. Therefore, Lot 17 of Bookcliff Heights Subdivision was inadvertently zoned to Planned Business.

My conversations with you and Carl Metzner have confirmed that all that is necessary is to supply a new legal description properly describing Tract 1 and that the City will make arrangements to republish and then have the Council approve the proper legal description. It is my understanding that when this is done, it will result in Lot 17 of Bookcliff Heights Subdivision not being zoned as Planned Business, but will be then zoned as it should be, namely, as are all the other lots in Bookcliff Heights Subdivision. Carl Metzner confirmed to me that this procedure would be correct, and he conferred both with the then City Attorney, Jerry Ashby and the current City Attorney, Dan Wilson.

Attached to this letter is the correct legal description for Tract 1 which basically describes the main part of the hospital campus west of 7th Street and north of the area where the Saccomanno Center and other office buildings are located, extending in a westerly direction to the west line of the

Mr. Mike Sutherland
April 26, 1988
Page Two

property then continuing north to Patterson Road but excluding the property owned by the Health Department.

If you have any questions concerning the legal description or any other matters that you wish to discuss with me, please advise, and I will be more than happy to meet further with you.

If everything is satisfactory, I would appreciate it if you would proceed as we have discussed. It would be appreciated if you could confirm to me that this has been completed as outlined herein.

Very truly yours,

YOUNGE & HOCKENSMITH
Professional Corporation

By


Dan G. Griffin

DGG:ju

Enclosure



St. Mary's Hospital & Medical Center

April 30, 1986

Robert D. Jenkins/AIA
Architect
620 Main Street
P.O. Box 495
Grand Junction, Colorado 81502

Dear Rob:

The proposed helicopter storage building will be used for the environmental protection of the aircraft that is presently being parked on the helipad at St. Mary's Hospital.

The purpose of the structure is to protect the aircraft from the elements. Routine safety, preventative maintenance inspections and minor repairs will be performed in the building. This work is presently being performed outside. This facility will be used for St. Mary's related activities only. There will be no noise generating repair or testing performed at this facility.

If you need any clarification, give me a call.

Very truly yours,

John White
Project Director

JW/pc

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 13 1986

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St. Mary's Hospital & Medical Center

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

JUL 17 1986

July 16, 1986

Dear Neighbor:

You will soon be receiving notification from the Grand Junction Planning Department regarding St. Mary's application to change our zoning from "Residential" to "Planned Business". This application was filed at the request of the Planning Department due to the nature of St. Mary's business as a hospital and medical center.

The request for rezoning includes only our property on the south side of Patterson and on the west side of Seventh Street. It does not include any property east of Seventh Street nor does it include the park on the southwest side of our property near the Family Practice Center.

If the request for rezoning is approved, it will not significantly change the process required for making major changes or additions to our facility. Any major changes or additions to St. Mary's in the future will still have to be reviewed by the Planning Department. At this time we do not have plans for any major program changes or additions. We are planning to construct a shelter building for our Air Life helicopter and to move our fuel storage to an underground facility which will improve upon the safety of our present operation. The shelter building will be located west of, and be similar in appearance to, the Saccamanno Education Building.

We would appreciate your support in our request for a change of zoning. If you have questions about our application, please call Mr. Lew Goodhart, Vice President of Professional Services, at 244-2498, or Mr. John White, Construction Manager, at 244-2012.

Sincerely,

Sister Marianna

Sister Marianna
President

SM/bb

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REVIEW SHEET SUMMARY

FILE NO. #26-86 TITLE HEADING Rezone from RMF-64 to PB DUE DATE 7-15-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone St. Mary's Hospital at the
SW corner of 7th & Patterson.

PETITIONER ADDRESS 7th & Patterson

ENGINEER _____

DATE REC.	AGENCY	COMMENTS
7-07-86	City Fire	This office has no objection to the proposed rezone.
7-07-86	City Police	I see no problems.
7-08-86	Mt. Bell	No objection.
7-08-86	Public Service	GAS: No objection ELECTRIC: No objection
7-09-86	City Engineer	Approval of this rezone should be contingent upon the dedication of an additional 20 feet of right of way along the entire length of hospital property on Patterson Road. This would make the total right of way width 50 feet south of the section line. Additional right of way will also be required at the southwest corner of 7th & Patterson for the proposed curb return and traffic signal pole.
7-15-86	Planning Dept.	This is a proposal for a rezone to Planned Business and a Final Development Plan. City Planning endorses the rezone from an inappropriate residential zone to the more flexible Planned Business zone. Regarding the Final Plan, the majority of buildout has been completed with the exception of the helicopter facility. City Planning will endorse the Final Plan under the following conditions: <ol style="list-style-type: none"> 1. Through the revision of the overall parking plan, the 30 plus spaces lost to the heliport must be accommodated elsewhere on the site. 2. A revised parking plan must be submitted at least 48 hours prior to the Planning Commission hearing (sooner would be preferable). 3. Applicable Heliport Guidelines will apply, in particular, strict adherence to the adopted Flight Corridors and minimum altitudes by all Air Life Flights. 4. Outstanding landscaping and site improvements at the Saccomanno Center, as well as all site work completion around the heliport, will be completed prior to the release of a Certificate of Occupancy for the helicopter facility. 5. Construction must meet all Uniform Fire and Uniform Building Codes. 6. Any new proposals for additional structures or site revisions will be reviewed by City Planning prior to release of a planning clearance. If those proposals constitute a major change to the approved final plan, then review will be necessary at a public hearing before the Grand Junction Planning Commission. Minor changes will be handled by Planning Staff per the minor change guidelines.
7-16-86	Public Works	No impact on water utilities. Future expansion may require evaluation of sewer capacity and associated plant impact.

Swat 7-11-86



St. Mary's Hospital & Medical Center

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 04 1986

RESPONSE TO REVIEW SHEET SUMMARY
FOR REZONING REQUEST

The following agencies had no objection or comment to the rezoning request and require no response from St. Mary's.

1. City Fire Dept.
2. City Police Dept.
3. Mountain Bell
4. Public Service Company
5. Public Works

The Engineers comments are as follows:

"Approval of this rezone should be contingent upon the dedication of an additional 20 feet of right of way along the entire length of hospital property on Patterson Road. This would make the total right of way width 50 feet south of the section line. Additional right of way will also be required at the southwest corner of 7th and Patterson for the proposed curb return and traffic signal pole."

St. Mary's Response:

The conveyance of an additional 20 feet of right of way along Patterson Road would mean the loss of 42 parking spaces for St. Mary's. It would also require replanning, striping, and possible relocation of light poles of the entire Patterson parking lot. The requested conveyance of property includes approximately 11,000 square feet of land. St. Mary's would be willing to negotiate the conveyance of land and conditions associated with that conveyance at the time the City plans to widen Patterson Road along our property line.

City Planning Department's comments are as follows:

"1. Through the revision of the overall parking plan, the 30 plus spaces lost to the heliport must be accommodated elsewhere on the site."

Response: The parking plan as submitted to the City Planning

Affiliate of Sisters of Charity of Leavenworth Health Services Corporation, Inc.

7TH & PATTERSON • P.O. BOX 1628 • GRAND JUNCTION, CO 81502-1628 • 303 244-2273

Response to Review Sheet Summary
For Rezoning Request

Dept. includes 728 striped parking spaces. According to City Code, this exceeds by approximately 100 parking spaces the requirements for our operation.

"2. A revised parking plan must be submitted at least 48 hours prior to the Planning Commission hearing."

Response: Copies of the revised parking plan were submitted to the Grand Junction Planning Dept. on Friday, August 1, 1986.

"3. Applicable Heliport Guidelines will apply, in particular, strict adherence to the adopted Flight Corridors and minimum altitudes by all Air Life Flights."

Response: St. Mary's Air Life will adhere to the adopted flight guidelines that are being established at this time.

"4. Outstanding landscaping and site improvements at the Saccomanno Center, as well as all site work completion around the heliport, will be completed prior to the release of a certificate of occupancy for the helicopter facility."

Response: Landscaping and site improvements will be completed as part of the helicopter shelter project.

"5. Construction must meet all Uniform Fire and Uniform Building Codes."

Response: Construction will meet all uniform Fire and Uniform Building Codes.

"6. Any new proposals for additional structures or site revisions will be reviewed by City Planning prior to release of a planning clearance. If those proposals constitute a major change to the approved final plan, then review will be necessary at a public hearing before the Grand Junction Planning Commission. Minor changes will be handled by Planning Staff per the minor change guidelines."

Response: St. Mary's will follow the planning process under "Planned Business" zone guidelines.

August 4, 1986

development summary



File # 26-86 Name St. Mary's Rezone Date 8-8-86

PROJECT LOCATION: 7th Street & Patterson Road

PROJECT DESCRIPTION: Rezone from RMF-64 to Planned Business and Final Development Plan.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies	X				Streets/Rights Of Way				X
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

* See explanation below

In the staff review for this proposal, the City Engineer requested that the rezone be contingent on the dedication of an additional 20 feet of right of way for Patterson Road.

St. Mary's will be appealing this requirement to City Council. The Final Development plan included the relocation of the Air Life Helicopter site and the construction of a hangar and fuel storage. There was little opposition to the heliport, but 1 letter was submitted against the helicopter use at all.

STATUS & RECOMMENDATIONS:

The rezone to Planned Business was recommended by Planning Staff due to the inappropriateness of the RMF-64 (residential) zone. Due to the nature of the emergency operation of the helicopter, it was considered no more of an impact to the neighborhood to allow a heliport as opposed to the existing helipad.

Planning Commission Action

The Planning Commission recommended approval of the rezone subject to staff comments (which includes dedication of 20 feet of right of way). The Planning Commission granted Final Approval for the Final Development Plan. Since there have been no requests for an appeal to City Council by either citizens or Councilmen within the required 3 days, City Council will not be acting on the Final Plan portion of this proposal.