

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. 2871

REZONING LAND LOCATED ON THE EAST AND W SIDES OF 7TH STREET SOUTH OF
PATTERSON ROAD AND ON PATTERSON ROAD W OF 12TH STREET AND
ADOPTING A MASTER SITE PLAN AS THE DEVELOPMENT STANDARDS FOR
ST. MARY'S HOSPITAL

Recitals:

A rezone from to located on the east and west sides of Patterson Road and on Patterson Road west of 12th Street. Also, adoption of the *St. Mary's Master Site Plan* document by reference as the development standards for the Planned Business zone. The *Master Site Plan* document was prepared by St. Mary's at the direction of the City. The purpose of the plan is to set forth the plans for upgrade, improvement and expansion of St. Mary's facilities over a ten (10) year planning horizon. The Planning Commission at their October 3rd hearing and the City Council find that the requirements for a rezone as set forth in Section 4-4-4 of the Zoning and Development Code have been satisfied and recommended approval of the rezoning.

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

SECTION 1

That the parcels described below be rezoned to Planned Business (PB) from the current zoning as noted to be consistent with the existing Planned Business (PB) zoning for the complex.

Parcel 1

That the land described below is hereby rezoned from RSF-4 (Residential Single Family - not to exceed 4 units per acre) to PB (Planned Business):

BEGINNING AT THE SOUTHEAST CORNER OF LOT 16 BOOKCLIFF HEIGHTS
SUBDIVISION SECTION 11 1 SOUTH 1WEST NORTH 0°15' WEST 614 FEET SOUTH
75°02' WEST 294.6FEET SOUTH 20°34' EAST 204.25FEET SOUTH 02°16' WEST
335.35FEET TO BEGINNING EXCLUDING TR RECORDED BOOK-989 PAGE-803

COUNTY CLERKS OFFICE
[Commonly known as St. Mary's Park]

Parcel 2

That the land described below is hereby rezoned from RSF-8 (Residential Single Family - not to exceed 8 units per acre) to PB (Planned Business):

beginning 180' S of N1/4 cor Sec 11 1S 1W S 75' E 190.3' N 75' W 190.3' to beginning 50' for road as described in B-1501, P-438 through 440 Mesa County Records.
[located on the east side of 7th Street south of Patterson Road]

Parcel 3

That the land described below is hereby rezoned from RSF-8 (Residential Single Family - not to exceed 8 units per acre) to PB (Planned Business):

beginning 363.1 feet S and S26°19'E60.8 feet from N4 corner SEC1 1S W N77°10'307 feet S2°55'W118.2 feet S84°19'W85 feet to beginning excluding road ROW as per Mesa County Records.

Parcel 4

That the land described below is hereby rezoned from RSF-8 (Residential Single Family - 8 units per acre) to PB (Planned Business):

BEG 499.3FT S AND 240FT E OF N4 COR SEC 11 1S 1W S115FT E76FT N02°55' E149.3FT TO SE COR OLIVER REED TR S84°07' W TO PT 20FT N OF BEG S TO BEG
[located on the east side of 7th Street south of Patterson Road]

Parcel 5

That the land described below is hereby rezoned from RMF-64 (Residential Multifamily - not to exceed 64 units per acre) to PB (Planned Business):

BEGINNING 324.67 FEET FROM W OF SE CORNER SECTION 2 1S 1W N330.56FT W324.95FT S21°58'W215.43FEET S28°46'W149.18FEET E477.23FEET TO BEGINNING EXCLUDING ROW AS PER BOOK-1424 PAGE-729 MESA COUNTY RECORDS
[commonly known as Hilltop (now St. Mary's) Rehabilitation Center]

Parcel 6

That the land described below is hereby rezoned from B-1 (Limited Business) to PB (Planned Business):

FROM SW COR S2NE4NW4 SEC11 1S 1W E1050.5FT N388.5FT S89°55' E386.3FT N114FT to BEG W90.1FT N154.85FT E120.1FT TO W LI 7TH ST S TO A PT 30 FT E OF BEG W TO BEG
[commonly known as the Guest House Motel]

SECTION 2

That the development standards as detailed in the *Master Site Plan*, and in particular the development standards in Section 4 of said document, be incorporated as the development standards for the Planned Business zone for the St. Mary's complex by reference. The *Master Site*

Plan document is on file at the City Clerk's Office, City Hall , 250 N. 5th Street, City of Grand Junction for public review during normal business hours. The development standards shall be applicable to the properties zoned as Planned Business (PB) and described as follows:

A parcel of land beginning at a point 346.0' S of the N1/4 cor os Section 11, T1S, R1W Ute Meridian; thence N75°15'E 247.0'; thence N08°30'W 28.7'; thence W 29.6'; thence N15°12'E 46.3'; thence N79°59'E 119.8'; thence S02°55'W 160.0'; thence S77°10'W 307.0'; thence N26°19'W 60.8'; thence N 17.1' to the POB, except road right-of-way on the W thereof, City of Grand Junction; subject to right-of-way for covered pipeline and water tap on westerly boundary of subject property as described in deed recorded October 13, 1951, in B-555, P-250. ALSO beg at a point which is 363.1' S and N63°50'E 215' from the N1/4 cor of Section 11, T1S, R1W, Ute Meridian; thence N63°50'E 10'; thence N15°12'E 55.8'; thence N79°50'E 119.9'; thence N 34' more or less; thence S79°19'W 143'; thence S5°35'W 84.3' more or less to the POB. ALSO beg 215' E of the N1/4 cor of Section 11, T1S, R1W, Ute Meridian; thence S5°33'W 212.1'; thence northeasterly 143' to a point 185' S of N line of said Section 11; thence N 185'; thence W 121' to POB; except the S 30.1' thereof. ALSO a tract of land in the NW1/4 NW1/4 NE1/4 of Section 11, T1S, R1W, Ute Meridian described as follows: beg at a point 215' E of the N1/4 cor of said Section 11; thence S5°33'W 256.3' to a point; thence northerly to a point 205' E of said N1/4 cor of said Section 11; thence E 10' to beg; subject to rights-of-way of record, and also subject to Trust Deed to Mesa Federal Savings and Loan Association of Grand Junction in the original principal amount of \$16,800, recorded in B-955, P-844 of the Mesa County Records. ALSO a part of the N1/2 of Section 11, T1S, R1W, Ute Meridian, described as follows: beg at a point on the N right-of-way line of Center Ave 390' N and 1163.4' E of the SW cor of the S 1/2 NE1/4 NW1/4 of Section 11, T1S, R1W, Ute Meridian; thence S00°05'W 50' to the N line of Mesa Park Center Sub; thence N89°55'W along said N line to a point that is 972.27' E and 340' N of the SW cor of the NE1/4 NW1/4 of said Section; thence northwesterly along the arc of a curve to the left having a radius of 50' a distance of 78.83', the chord of which bears N45°05'W 70.92'; thence N00°15'W 273' to a point on the S line of a tract conveyed to the State of Colorado by deed recorded in B-306, P-498; thence N73°35'E 303.8', more or less, along said line to the W line of a parcel of property described in B-710, P-119; thence S 56'; thence E 259.35' to the W right-of-way line of N 7th Street; thence S along said right-of-way 268.85' to the N line of Center Avenue; thence W 308.35' to the POB. ALSO beg at a point 546' S of the NE cor of the NW1/4 of Section 11 T1S, R1W, Ute Meridian; thence S73°35'W 31.3'; thence S 7.3'; thence along the arc if a curve to the right with a 32' radius, the chord of which bears S36°48'W 36.3' to a point on the S line of the Princeton University tract as recorded in B-306, P-498, Mesa County, Colorado, which point os S73°35'W 54' from the SE cor of said tract; thence S73°35'W 55' along the southerly line of said tract; thence S 56'; thence E 230' to the W line of 7th Street in City of Grand Junction; thence N30°38'W 152' along the W line of 7th Street; thence S73°35'W 50' to the POB. ALSO a tract of land in the NW1/4 NW1/4 NE1/4 of Section 11, T1S, R1W, Ute Meridian, described as follows: beg at the N1/4 cor of said Section 11, thence E 190'; thence S 105'; thence W 190'; thence N 105' to the POB, in the City of Grand Junction; subject to rights-of-way for County roads as described in documents recorded in B-428, P-342 and in B-433, P-57, Mesa County. ALSO a tract of land in the NW1/4 NW1/4 NE1/4 of Section 11, T1S, R1W, Ute Meridian, described as follows: beg at a point 105' S of the N1/4 cor of said Section 11; thence S 75'; thence E 190'; thence N 75'; thence W 190' to the POB; subject to a right-of-way for a County Road as described in document recorded in B-428, P-404, records of Mesa County Clerk and Recorder. ALSO beg at a point 346' S of the N1/4 cor of Section 11, T1S, R1W, Ute Meridian;

thence N75°15'E 247'; thence N8°30'W 28.7'; thence W 29.6'; thence S15°12'W 9.5'; thence S63°50'W 10'; thence N5°33'E 13.7'; thence W 194.3'; thence S 91' to the POB; subject to rights-of-way of record, including but not limited to a right-of-way recorded in B-900, P-9 of the records of the Mesa County Clerk and Recorder. ALSO a tract of land in the N1/2 NW1/4 NE1/4 of Section 11, T1S, R1W, Ute Meridian, described as follows: beg 215' E of the N1/4 cor of Section 11; thence S5°33'W 182'; thence northeasterly 490', more or less, to a point 90' S and 470' E of the POB; thence N 90'; thence W 470' to the POB, except the following described tract, to wit: beg at a point 215' E of the N1/4 cor of said Section 11, thence S5°33'W 182'; thence northeasterly 143'; thence N 155'; thence W 121' to the POB; subject to road as described in B-05, P-99; subject to easement for ditch as described in Quitclaim Deed recorded in B-370, P-339; and subject to easement to the Grand Valley Irrigation Company as described in B-453, P-209, Mesa County records. ALSO beg 420' S of the NE cor of the N1/2 NW1/4 NE1/4 of Section 11, T1S, R1W, Ute Meridian; thence W 150'; thence S 75'; thence W 75'; thence S 185' more or less to the S line of S.A. Reece tract of land; thence E 225' to the SE cor of S.A. Reece tract; thence N 260' more or less to the POB. ALSO beg at a point 685' E of the NW cor of the NE1/4 of Section 11, T1S, R1W, Ute Meridian; thence S 105'; thence S79°00'W 345.0'; thence S01°45'W 415.1'; thence S73°02'W 98.0' to a point 614.3' S and 240' E of the NW cor of the NE1/4 of said Section 11, thence W 56.11; to the E line of N 7th Street; thence along the arc of 353.3' radius curve to the right (the chord of which bears S17°10'E 65.05') 65.14'; thence S89°29'E 886.57' along the N line of Yocum Sub as recorded in Plat B-5, P-14; thence N 75.0'; thence N21°31'W 452.21' to the N line of the NW1/4 NE1/4 of said Section 11; thence W along said N line of said NW1/4 NE1/4 of said Section 11, 313.69' to the POB. ALSO beg at a point on the E line of Lot 16, Bookcliff Heights Sub in the City of Grand Junction, N00°15'W 310.88' from the SE cor of said Lot 16, running thence N00°15'W 303.12'; thence S75°02'W 294.6'; thence southeasterly to the POB. ALSO beg 180' S of N1/4 cor Sec 11 1S 1W S 75' E 190.3' N 75' W 190.3' to beg 50' for road as described in B-1501, P-438 through 440 Mesa County Records. ALSO beg 363.1' S + S26°19'E 60.8' from N1/4 cor Sec 11 1S 1W N77°10'E 307', S2°55'W 118.2', S84°07'W 257', N26°. ALSO a parcel of land located in the NE4NW4 sec 11 1S 1W bound by Vanderen Ford Sub on the W & Bookcliff Heights Sub on the S and by a line also on the S that is N73°35'E and extending nearly to 7th St and by Patterson on the N with 7th St on the E excepting Mesa Co, State of Colorado Health Dept. parcel on the N and W thereof and beg S 30' and W 888.88' from N1/4 cor said sec 11 W 39.90' S 200' E 39.90' N 200' to beg and inc vac ROW desc in B-1324, P-84 exc ROW on N and E as desc in B-1247 P-101, B-1332 P-62, B-1501 P438/440, B-1626 P-306/307, B-1736 P-716/718 Mesa County Records. ALSO par in NE1/4 NW1/4 sec 11 1S 1W bound Vanderen Ford Sub on W and Bookcliff Heights Sub on S and by line also on S N73°35'E and ext nely to 7th St and by Patterson on N 7th St on E exc Mesa Co State of CO Health Dept parcel on N & W thereof and also exc beg N89°25'W 40' and S 30' fr N1/4 cor sd sec 11 S 11.5' N45°W 16.26' S89°25'E 11.5' to POB and beg S 30' and W 888.88' fr N1/4 cor sd sec 11 W 39.9' W 200' to POB and vac r/w desc in B-1324 P-84 and exc r/w des in B-1332 P-62 Mesa County Records. ALSO commencing at the N1/4 cor of section 11, T1S, R1W, Ute Meridian; and considering the N line of the NW1/4 of said Section 11 to bear N89°58'W and all other bearings contained herein to be relative thereto; thence N89°58'W 40.00'; thence S0°02'W 41.50' to the true POB; thence S0°02'W 302.70'; thence along the arc of a 206.94' radius curve to the left 128.94', the chord of which bears S17°49'E 126.86'; thence S35°40'E 82.30'; thence S30°38'E 152.00'; thence N89°58'W 90.10'; thence S0°02'W 154.85'; thence S89°58'E 90.10'; thence S0°02'W 113.70'; thence N89°55'W 278.20'; thence S0°05'W 135.00'; thence N89°55'W 241.13'; thence S0°05'W 230.20'; thence N89°55'W 130.32'; thence along the arc of a 390.0' radius

curve to the right 93.93', the chord of which bears N83°01'W 93.70'; thence N2°16'E 335.35'; thence N20°34'W 204.25'; thence S74°53'W 250.64'; thence N0°36'W 793.67'; thence S89°58'E 39.90'; thence S0°36'E 200.48'; thence S89°58'E 209.73'; thence N57°37'E 154.02'; thence N 117.9'; thence S89°58'E 494.70'; thence S45°00'E 16.26' to the POB. ALSO, (including right-of-way), a tract of land situate in the NW1/4 NE1/4 of said Section 11, T1S, R1W, Ute Meridian, the perimeter of which is described as follows: beg at the N1/4 cor of said Section 11, thence along the following twenty courses: N90°00'00"E along the N line of said Section 11 738.05'; S02°33'00"E 50.05'; S02°33'00"E 602.14' to the N line of Wellington Avenue; N89°29'00"W along Wellington Avenue 533.43' to the beg of a 25' radius curve to the right with a central angle of 72°19' (the chord of which bears N53°19'30"W 29.50'); 31.55' along the arc of said curve; N17°10'00"W along the E line of 7th Street 15.49'; N90°00'00"W 89.42'; N23°04'54"W 131.01'; N84°07'00"E 176.29'; S00°00'00"E 138.59'; N90°00'00"E 0.61'; N73°02'00"E 98.00'; N01°45'00"E 239.92'; S77°10'00"W 322.78'; N26°19'00"W 60.80' to the W line of said NW1/4 NE1/4 Section 11; N00°00'00"E 108.10'; N90°00'00"E 190.30'; N05°33'00"E 75.35'; S90°00'00"W 197.59' to said W line NE1/4 Section 11; N00°00'00"E 180.00'; except road right-of-way described elsewhere. ALSO beg at the SE cor of Section 2, T1S, R1W, Ute Meridian; thence W along the S line of said Section 2 324.67' to the E boundary line of the tract of ground deeded to Patterson Gardens, Inc., a Colorado Corp. in deed recorded in B-901 P-830, Mesa County Records; thence N00°01'E 330.56' along the E boundary of said tract recorded in B-901, P-830; thence E along the S boundary line of Patterson Gardens Sub as recorded in Plat B-11, P-24, Mesa County Records to the E boundary of said Section 2; thence S along the said E boundary of said Section 2 to the POB; EXCEPT the E 50' and S 50' thereof for roads. ALSO beg on the S line of Section 2, T1S, R1W, Ute Meridian, at a point 324.67' W of the SE cor thereof; thence N0°01'E 330.56'; thence W 324.95'; thence S21°58'W 215.43'; thence S28°46'W 149.18'; thence E 477.23' to the POB; EXCEPT the S 50' for road and utility purposes, as conveyed to the City of Grand Junction by instrument recorded in B-1424, P-729, Mesa County Records. ALSO Lot 2 of Bennett Sub, together with ROW vacated by Ord #2314, City of Grand Junction recorded December 12, 1986 in B-1617, P-787, and utility easement vacated by Ord. #2145, City of Grand Junction recorded in B-1459, P-850, all in Mesa County Records.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of October, 1995.

PASSED on SECOND READING this 1st day of November, 1995.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Ron Maupin
President of City Council