

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO. 3263

**ZONING THREE PARCELS OF LAND LOCATED
NORTH OF PATTERSON ROAD BETWEEN
NORTH 15th STREET AND 27-1/2 ROAD TO PD
(THE COMMONS ASSISTED LIVING FACILITY)**

Recitals.

A rezone from Residential Multifamily 8 units per acre (RMF-8) to Planned Development (PD) has been requested for the property located at 616 27-1/2 Road for purposes of developing an assisted living complex. The City Council finds that the request meets the goals and policies and future land use set forth by the *Growth Plan* (8-11.9 units per acre). City Council also finds that the requirements for a rezone as set forth in Section 2.6 of the Zoning and Development Code have been satisfied.

The Grand Junction Planning Commission, at its June 13, 2000 hearing, recommended approval of the rezone request from RMF-8 to PD.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE PARCELS DESCRIBED BELOW IS HEREBY ZONED PLANNED DEVELOPMENT (PD):

The S1/2N1/2SE1/4SW1/4 Sec 1 T1SR1W of the UM, EXC therefrom that portion thereof conveyed to the City of Grand Junction, by instrument recd April 12, 1985 Bk 1535 Pg 388-389, and also the S 100' of the N1/2S1/2SE1/4SW1/4 Sec 1 T1SR1W of the UM; EXC the S 88' of the E 238', and EXC the E 25' as conveyed to Mesa Co in instrument recd February 4, 1959 Bk 749 Pg 491, and also EXC Treehaven Subdivision; and also the E 698' of the N1/2S1/2SE1/4SW1/4 of Sec 1 T1SR1W of the UM, EXC the S 100'; and EXC Beg 100' N of the SE cor of the N1/2S1/2SE1/4SW1/4 of Sec 1, thence W 150'; thence N 75'; thence E 150'; thence S to beg; EXC the E 25' as conveyed to Mesa Co in instrument recd February 4, 1959 in Bk 749 Pg 491.

- 1) The use allowed for this zone and property shall be mixed residential (14 attached single family cottages), assisted living (306 beds) and senior recreation center as described in applicant's project narrative contained in City Community Development Department File RZP-2000-064.
- 2) The bulk requirements and signage allowance for this zone and property shall be as follows:

Parking and Building Setbacks: As shown on Preliminary Plan

Maximum Building Height:

Cottages – 1 story; 20 feet

Enrichment Center – 2 stories; 40 feet

Assisted Living Building, 2 story wings – 40 feet

Assisted Living Building, 3 story areas – 50 feet

Signage:

4 freestanding signs as shown on Preliminary Plan.

Each sign shall not exceed 12-feet wide x 5-feet high, with the maximum height of 6 feet.

Signs shall not be illuminated.

INTRODUCED for FIRST READING and PUBLICATION this 7th day of June, 2000.

PASSED on SECOND READING this 21st day of June, 2000.

ATTEST:

/s/ Stephanie Nye
City Clerk

/s/ Gene Kinsey
President of Council