

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE No. 3380

**Ordinance Rezoning a portion of St. Mary's Hospital property from
Neighborhood Business (B-1) to
Planned Development,
Located south of Wellington Avenue and east of 7th Street**

Recitals.

After public notice and public hearing as required by the Grand Junction Zoning and Development Code, the Grand Junction Planning Commission recommended approval of rezoning a portion of St. Mary's Hospital property to the Planned Development zone district for the following reasons:

The zone district meets the recommended land use category as shown on the future land use map of the Growth Plan and the Growth Plan's goals and policies and/or are generally compatible with appropriate lands uses located in the surrounding area. The zone district meets the criteria found in Section 2.6 of the Zoning and Development Code.

After public notice and public hearing before the Grand Junction City Council, City Council finds that the Planned Development zone district be established.

The Planning Commission and City Council find that the Planned Development zoning is in conformance with the stated criteria of Section 2.6 of the Grand Junction Zoning and Development Code.

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

The following property shall be rezoned to the Planned Development zone district:

ST. MARY'S HOSPITAL

BEG S 0DEG39' E 577FT & S 63DEG31' E 225.4FT & S 0DEG04'W 292FT FR N4
COR SEC11 1S 1W S 89DEG26' E 951FT SWLY ALG WLY ROW LITTLE BOOKCLIFF
RR TO S LINW4NE4 SD SEC 11 W TO PT S OF BEG N TO BEG & S 12 2/3FT LOT 2
& ALL LOTS 3THRU 9 INC YOCUM SUBDIVISION & E 150FT N 74.67FT SD LOT 2 &
E 150FT LOT 1 SDSUB TOGETHER WITH VAC STREET ADJ LOTS 1 THRU 4 SD
YOCUM SUB ORD 1130 B-1038P-786 EXC ROWS B-873 P-650 B-1035 P-601 B-1051
P-568 - 11.77AC and also BEG 922.27FT E & 340FT N OF SW COR S2NE4NW4 SEC
11 1S 1W N 0DEG15' W 323FT N73DEG35' E 303.8FT S 56FT E 259.35FT TO W LI
7TH ST S 268.85FT TO N LI CENTERAVE W 308.35FT S 0DEG05' W 50FT N
89DEG55' W 241.13FT TO BEG EXC N 154.85FT OFE 120.1FT THEREOF - 3.29AC

The underlying default zone shall be Neighborhood Business (B-1) with modifications to be approved with Final Plans. Final Plans will be approved in accordance with the St. Mary's Master Plan.

Introduced on first reading this 3rd day of October, 2001.

PASSED and ADOPTED on second reading this 17th day of October, 2001.

/s/ Cindy Enos-Martinez
Mayor

ATTEST:

/s/ Stephanie Tuin
City Clerk