

DATE SUBMITTED: 10-24-89

PERMIT # 35289

FEE \$50⁰⁰

PLANNING CLEARANCE *minor change*

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2021 North 12th

SQ. FT. OF BLDG: 3141 ~~7~~

SUBDIVISION: Community Hospital

SQ. FT. OF LOT: _____

FILING # _____ BLK # _____ LOT # _____

NUMBER OF FAMILY UNITS: _____

TAX SCHEDULE NUMBER:
2945-111-00-971

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

PROPERTY OWNER: Community Hospital

USE OF ALL EXISTING BUILDINGS:
Hospital

ADDRESS: _____

PHONE: _____

DESCRIPTION OF WORK AND INTENDED USE:
NEW intensive care unit

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

FOR OFFICE USE ONLY

ZONE: PB

FLOODPLAIN: YES _____ NO

SETBACKS: F _____ S As Per Plans R _____

GEOLOGIC HAZARD: YES _____ NO _____

MAXIMUM HEIGHT: _____

CENSUS TRACT #: 5

PARKING SPACES REQ'D: 10

TRAFFIC ZONE: 32

LANDSCAPING/SCREENING: Approx 800 ~~ft~~

SPECIAL CONDITIONS: no CO will be

Site plan will be forthcoming

see files # 27-89 & 19-83

ISSUED without landscaping plan AS PER NEW STANDARD AUG 89

ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10-24-89

APPROVED BY: Smith Westzel

W.C. Shaves
SIGNATURE



Pavement Markings

STRIPING - 12EA @ 18.5' = 222'

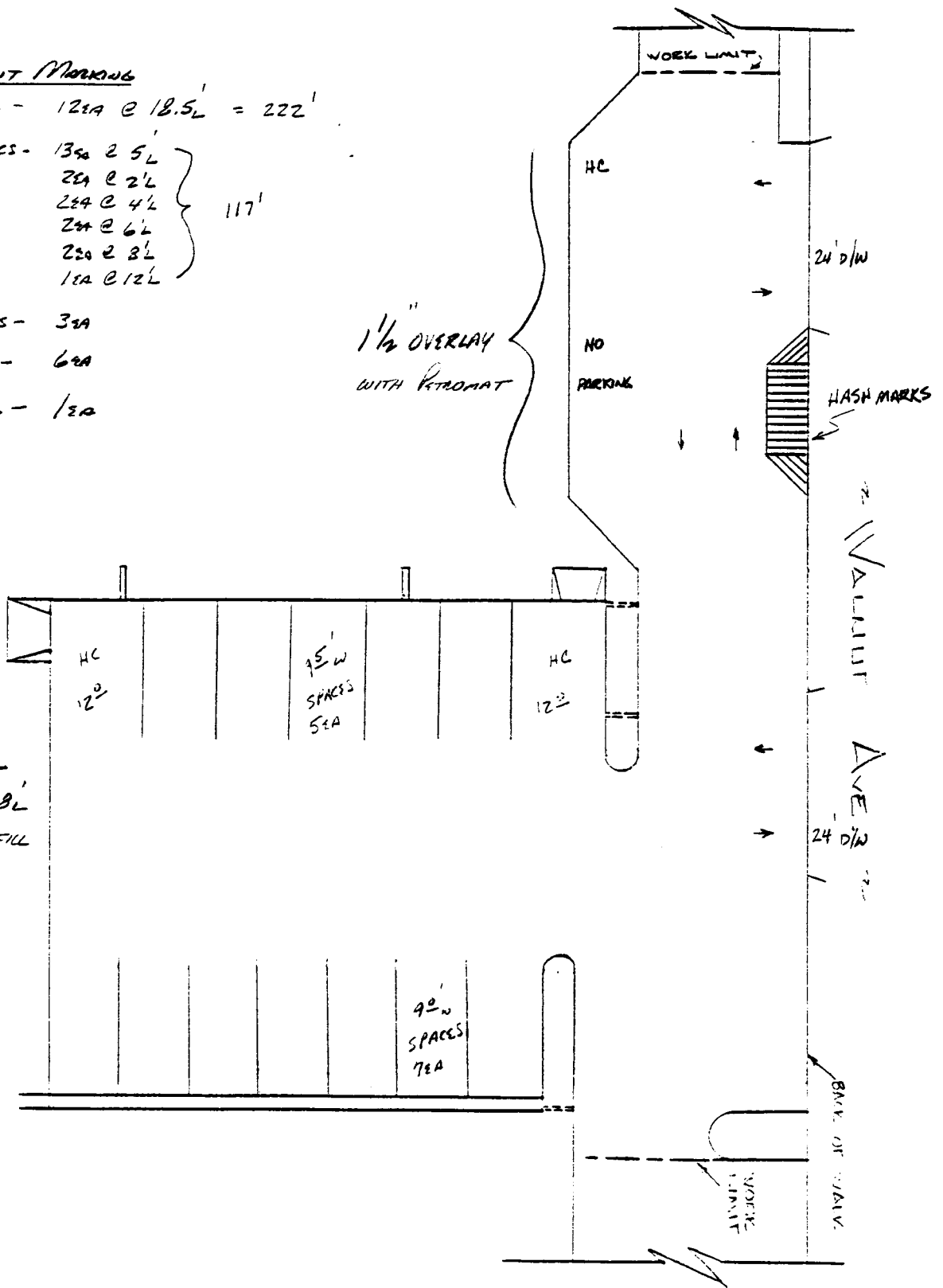
HASHMARKS - 13EA @ 5'
 2EA @ 2'
 2EA @ 4'
 2EA @ 6'
 2EA @ 8'
 1EA @ 12' } 117'

HANDICAPS - 3EA

ARROWS - 6EA

12" No PARKING - 1EA

1 1/2" OVERLAY
 WITH PETROMAT



EXCAVATE SOFT
 AREA 24' x 98'
 X 1' DEEP AND FILL
 WITH PIT ROW
 STABILIZATION
 MATERIAL

October 18, 1989

Grand Junction Planning Department
City Hall
250 N. 5th Street
Grand Junction, CO 81501-2668

RE: COMMUNITY HOSPITAL
ICU ADDITION

Dear Planning Department,

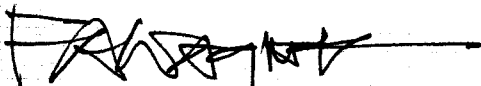
We are approaching construction start on the Community Hospital ICU addition located on the North side of the present building, East of the Emergency Care Center. The addition is one-story fire-resistive construction matching the previous building design in type and material uses. The addition's area is 3141 square feet.

I am enclosing a floor plan of the ICU addition, a floor plan of the entire facility and a site plan of the property owned by Community Hospital. I did a parking count analysis in February after reviewing the plan with Mike Sutherland. I am enclosing a copy of the letter to the hospital administrator that outlines my findings. I am indicating a preliminary landscaping plan on the addition's plan. The hospital normally contracts for the landscaping separately.

I am submitting this information so that you can review the design for compliance with Zoning and Development Code.

If you have any questions, please call.

Sincerely,

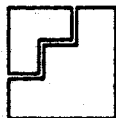


Frank A. Wagner
Architect

FAW/sb

Enc.

FRANK A. WAGNER ARCHITECT A.I.A. 115 NO. 5TH ST., SUITE 440 GRAND JUNCTION, CO 81501 • (303) 243-2122



February 3, 1989

Roger Zumwalt, Administrator
Community Hospital
2021 North 12th Street
Grand Junction, CO 81501

RE: PARKING REQUIREMENTS FOR COMMUNITY HOSPITAL PROPERTY

Dear Roger,

Yesterday I met with Mike Sutherland on the parking requirements for the hospital and the clinic. We surveyed the site and have up-dated the total site plan.

The general parking requirements are:

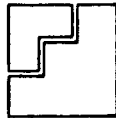
| | |
|--|---------|
| Hospital/ | |
| 1 space for every 2 beds..... | 40 cars |
| 1 space per 330 SF..... | 50 cars |
| Clinic/ | |
| 2 spaces for each 3 employees/shift..... | 90 cars |
| TOTAL REQUIRED.....180 CARS | |

The actual count is as follows:

139 cars for hospital without gravel parking.
179 cars for hospital with gravel parking.
113 cars for clinic.

TOTAL ACTUAL WITH GRAVEL..... 292 CARS

FRANK A. WAGNER ARCHITECT A.I.A. 115 NO. 5TH ST., SUITE 440 GRAND JUNCTION, CO 81501 • (303) 243-2122



Roger Zumwalt
February 3, 1989
-2-

It appears we have no parking count problem. Mike did not seem concerned that we were losing parking on the North side of the building.

I did not talk with him about landscaping requirements. We will probably have to do a study on this also.

Mike said that we would have to do a minor change process, but, it would be a staff review only, not requiring a public hearing.

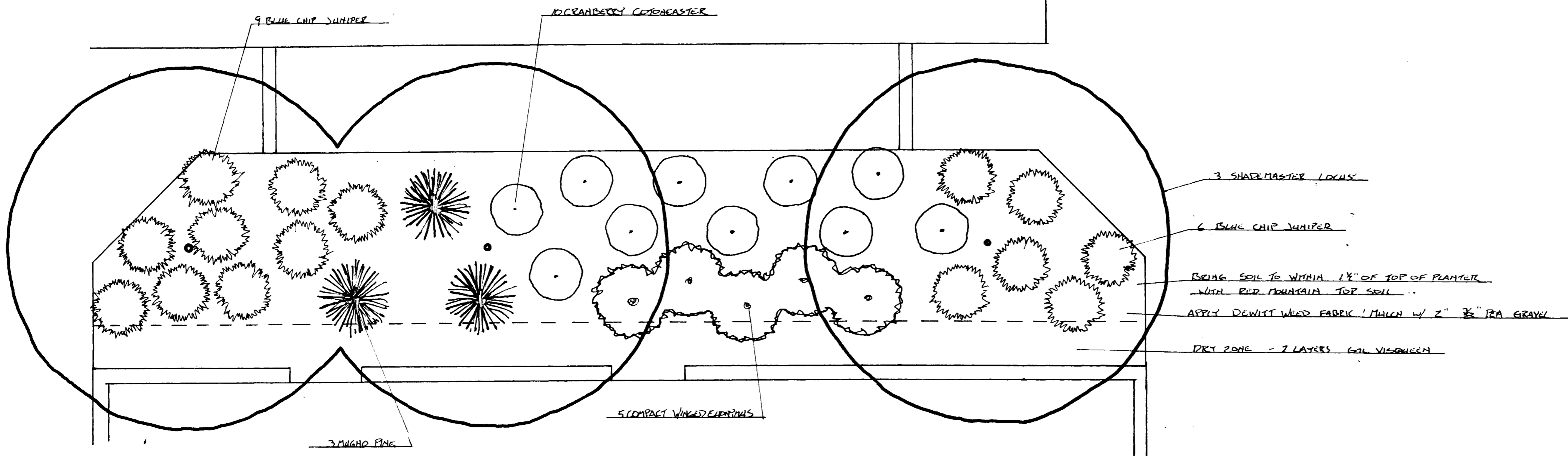
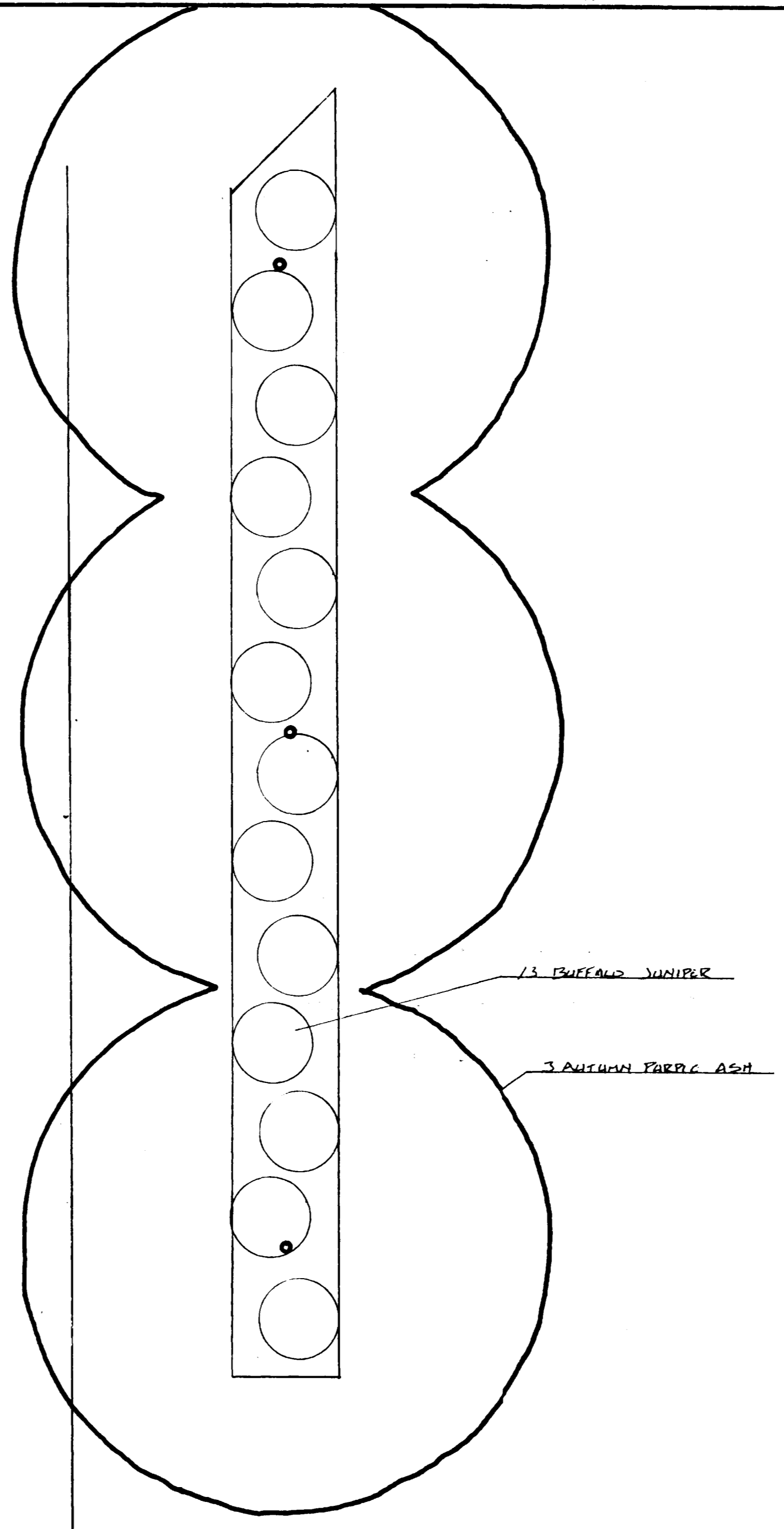
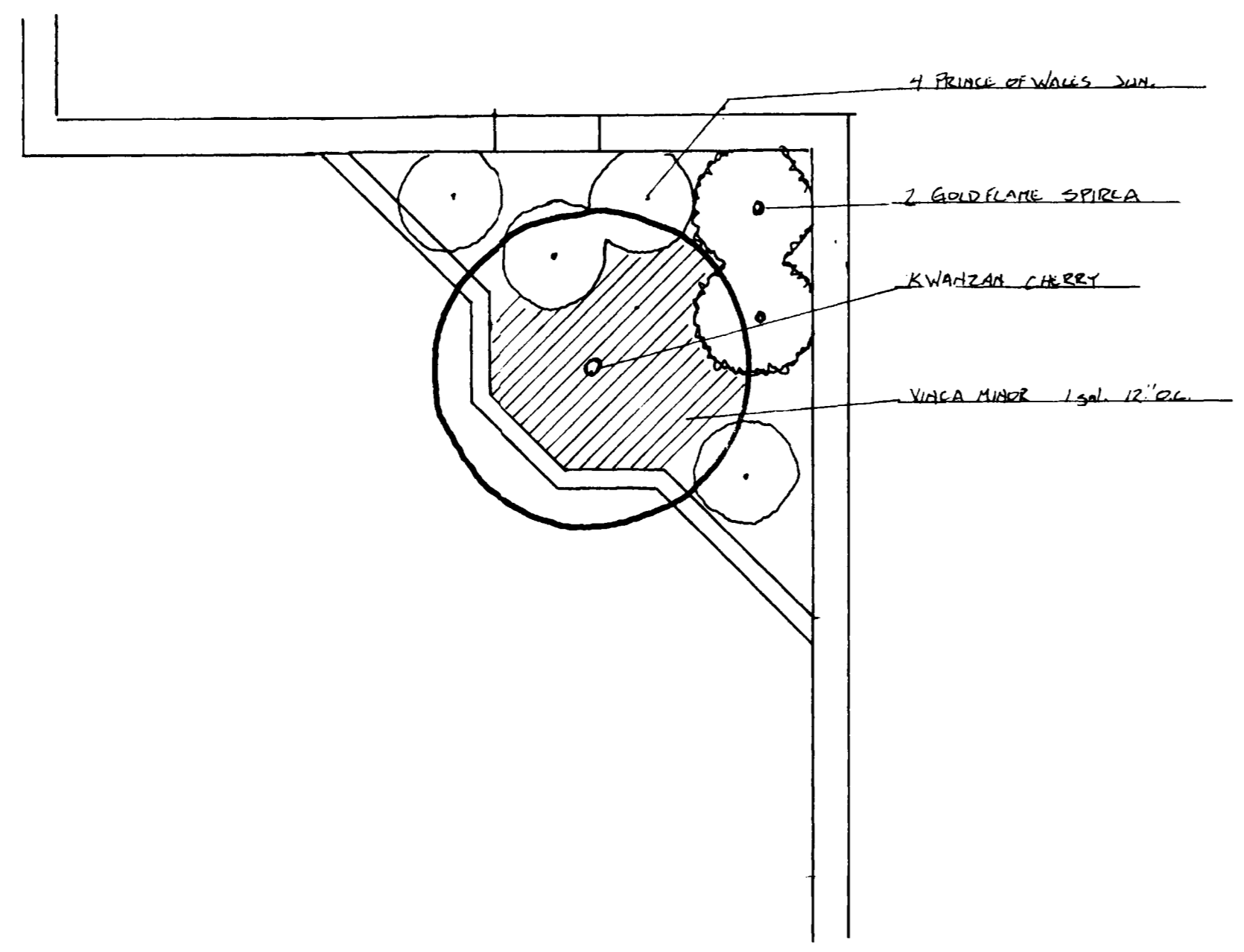
I would also consider this work outside of basic service, therefore I will be billing you for some minor additional service.

If you have any questions, please call.

Sincerely,

FRANK A. WAGNER
ARCHITECT

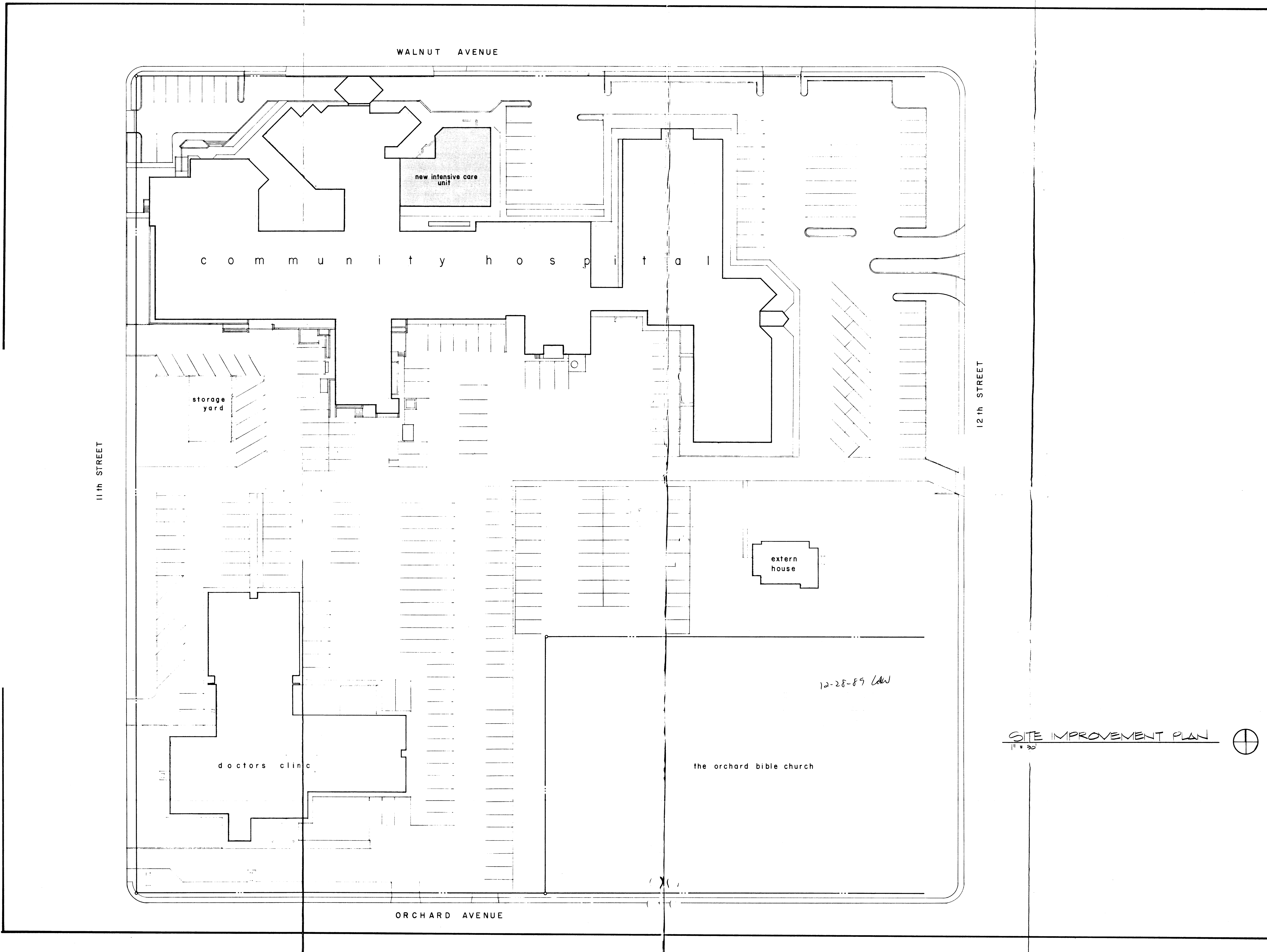
FAW/mv

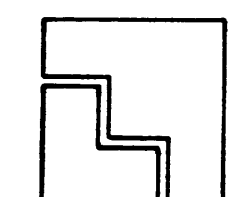



COMMUNITY HOSPITAL

SCALE 1/4" = 1'-0"

CHARLIE CATTON
 755 24 8000 GARDEN ST CO



| | |
|---|----------------------------|
|  FRANK A. WAGNER AIA 115 NO. FIFTH ST. SUITE 440 GRAND JUNCTION, COLORADO 81501 | |
|  Community Hospital <small>An Anesthesiology Facility</small> <small>2021 North Twelfth, Grand Junction, Colorado 81501</small> | |
| BUILDING ADDITION | INTENSIVE CARE UNIT |
| project no: 8802 date: drawn by: MO,FW,FG revisions: | |
| MASTER SITE PLAN sheet | |
| X1 of | |