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File 1981-0101

Project Name: Grand Jct. Osteopathic Hosp. - Conditional Use - Expans.

Date 5/2/02

P r e s e n t	S c e 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>
X	X	*Summary Sheet - Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
X	X	*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X	X	Letter from Roger Zumwalt, Osteopathic Hosp. to Bob Golden, Planner re: request to modify parking situation on Walnut Ave. - 9/3/82
X	X	Planning Commission Minutes - ** - 1/5/82
X	X	Ordinance No. 2047- **
X		Letter from Roger Zumwalt to Bob Golden re: sidewalk completion-1/18/82
X		Letter from Riley to Alex Candelaria re: Legal description of sewer easement which is being abandoned along with description of new easement-4/2/82
X		Diagram of easement to be vacated
X	X	Development Application - 11/13/81
X		Deed
X	X	Site Plans - Proposed Additions and Alterations
X		Location and Vicinity Map

I. DESCRIPTION OF THE PROPOSED PROJECT

The project consists of constructing a one story addition for the Obstetrics Division to the existing Northeast Medical Service Wing; the addition of a new mechanical room to the existing medical service and recovery area and intensive care unit area; the construction of a new service dock, stairwell and elevator onto the south side of the existing maintenance and general storage area; and a new two story medical service and special care facility onto the south side of the existing main entry and lobby. The site of this new construction is one hospital which is located between Walnut Ave. and Orchard Ave and between College Place and 12th street and contains 4.77 acres more or less. The existing main building, which is now used for treatment purposes, will be converted to Radiology, Laboratory and Administrative uses, and the existing medical service uses will be transferred to the new two story addition. The lower level of the new two story addition will be used for a dining room, kitchen, and large conference/class rooms.

The new facilities will require little grading of the site, since the building locations were chosen to take advantage of the existing topography. Some excavation will be done to provide for footings and site adjustments adjacent to the new buildings, and to facilitate proper surface drainage.

The existing paved parking facility will be used in place and restriped to reflect the new traffic circulation. Three minor additions are proposed to provide for the parking requirements. Nine new parking spaces near the new ambulance entry, and five spaces and the necessary driveway near the southeast corner of the new two story addition. Additionally four of the existing seven curbs cuts along Walnut Ave. will be closed.

Sanitary sewers for the site are existing City of Grand Junction sewers which are adequate in size for the new facilities. There will be a relocation of a portion of the 6" lateral sewer around the new two story addition. This work will not affect any off-site traffic since most of the excavation will be on-site and the new manhole in 11th Street is in a City right-of-way which presently is not paved, and is on a cul-de-sac.

Present stormwater drainage on the site will remain as now existing.

Construction will involve the excavation and placing of the relocated sanitary sewer, the excavation and placing of footings and foundations, erection and completion of the building, placement of new paving and finally the dressing and/or landscaping of construction area.

Normal "good construction procedures" will be utilized such as erosion control, traffic considerations, dust and tracking control and proper addressing of cut/fill transportation or disposal.

Walnut Associates LTD #101-81
825 Rood
Grand Junction, CO 81501

George A. Richardson #101-81
2101 N. 12th Street
Grand Junction, CO 81501

Doctors Clinic Building
1060 Orchard Avenue
Grand Junction, CO 81501
#101-81

Theresse W. Heetland #101-81
1039 Walnut Avenue
Grand Junction, CO 81501

Paniela S. Ocenasek #101-81
2029 College Place
Grand Junction, CO 81501

Janice M. Rehder
2017 College Place
Grand Junction, CO 81501
#101-81

Albert L. Lindsay #101-81
2007 College Place
Grand Junction, CO 81501

Steven J. & Shelley J. Kammer #101-81
1941 College Place
Grand Junction, CO 81501

Charles W. & Charlotte Garner
761 25 3/4 Road
Grand Junction, CO 81501
#101-81

Paul R. & Alice M. Baker #101-81
1921 College Place
Grand Junction, CO 81501

John Richard & George C. Hage #101-81
1020 Orchard Avenue
Grand Junction, CO 81501

Floyd E. & Wilma Lee Chandler #101-81
571 Grand Valley Drive
Grand Junction, CO 81501

Robert L. Lipson #101-81
505 Skyway Drive
Grand Junction, CO 81501

Jack D. & Camelia V. Berry #101-81
417 N. 7th
Grand Junction, CO 81501

Sirloin Stockade, Inc. #101-81
1920 N. 12th Street
Grand Junction, CO 81501

~~Bookcliff Pharmacy #101-81
1232 Orchard Avenue
Grand Junction, CO 81501 U.D.~~

L. Dewese Quinton, ETAL #101-81
611 Viewpoint Drive
Grand Junction, CO 81501

~~M. Larry Copeland #101-81
639 12 1/2 Road U.D.
Grand Junction, CO 81503~~

Eacel Hodges #101-81
4823 Hillcrest Drive
Boise, ID 83705

Grand Junction Osteo Hospital #101-81
1065 Walnut Avenue
Grand Junction, CO 81501

HBE Corporation
717 Office Parkway
St. Louis, MO 63141
attn: Lynn A. Riley #101-81

N.E. 1/4, N.E. 1/4, S.E. 1/4, S.E. 1/4
SECTION 11, TWP 1 SOUTH,
RNG. 1 WEST OF UTE MERIDIAN

COLLEGE PLACE
N 0° 02' E
294.59'

WALNUT AVENUE
EAST 595.2'

PROPERTY NOW OR FORMERLY
OF GRAND JUNCTION OSTEOPATHIC
HOSPITAL - 1065 WALNUT AVE.
GRAND JUNCTION, COLO.

EXISTING 15' W. EASEMENT TO REMAIN

15' W. EASEMENT TO BE VACATED

NEW 15' W. EASEMENT

12TH STREET

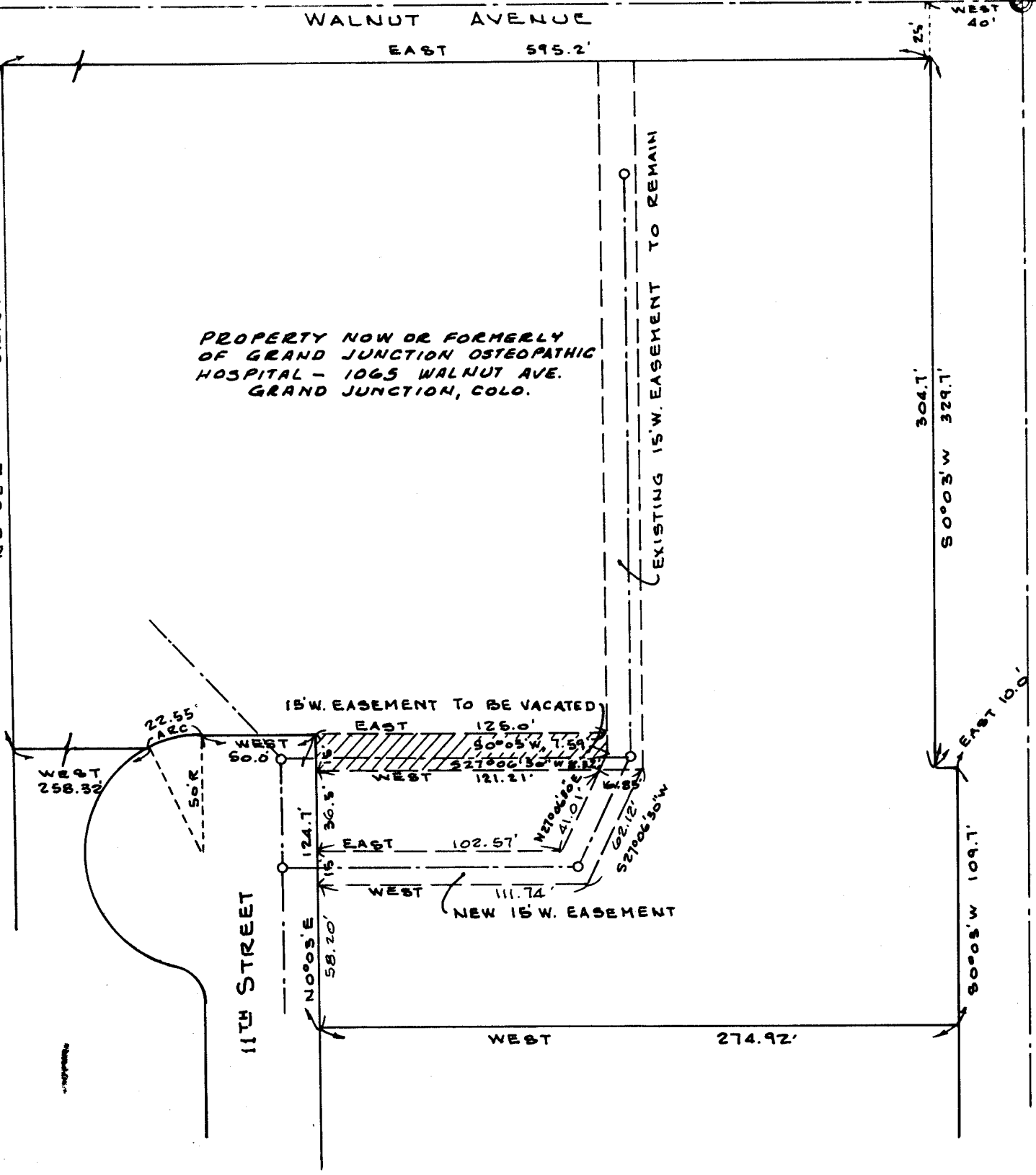
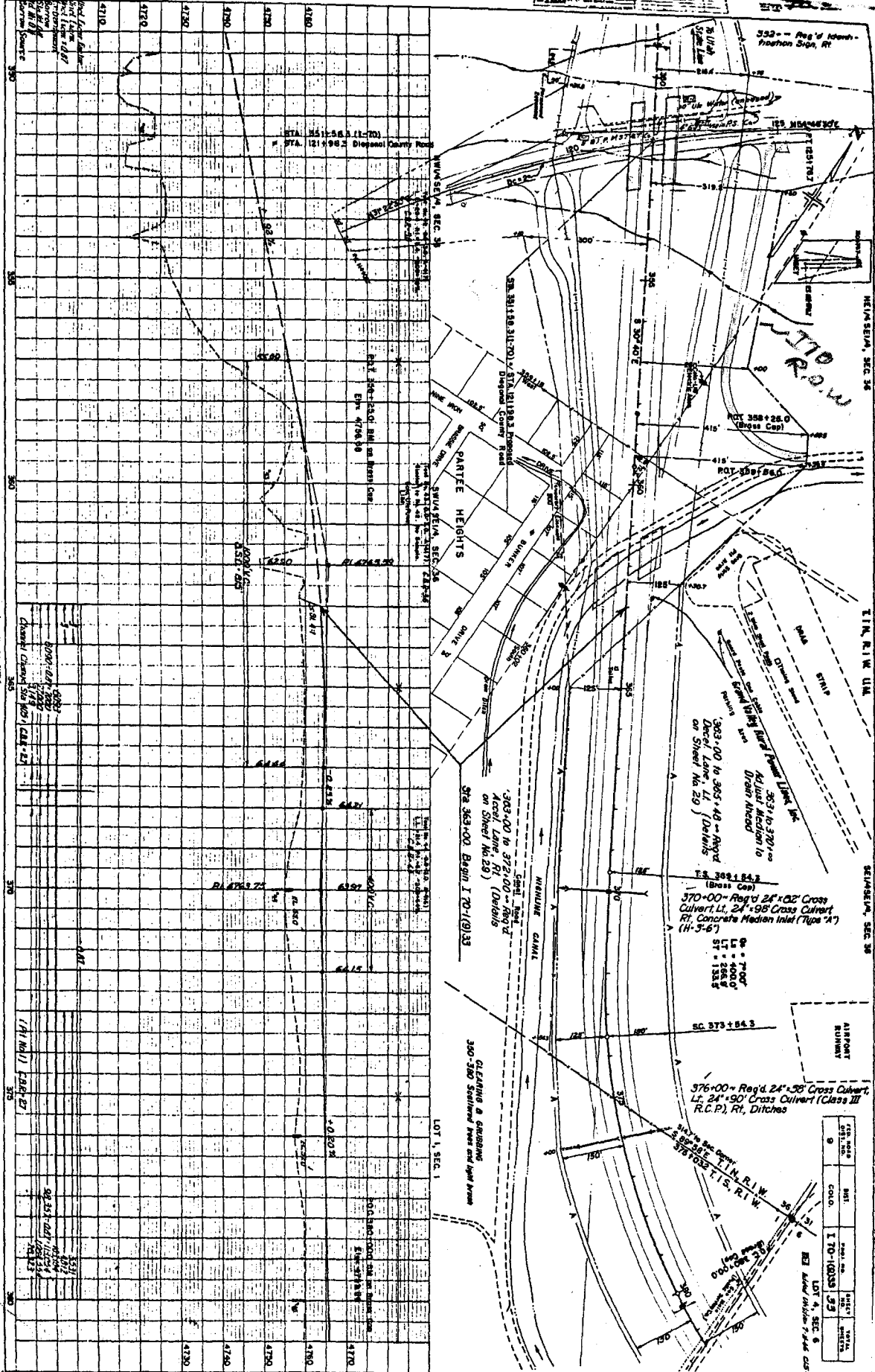


EXHIBIT "A"

Project No.	100-100-100
Sheet No.	100-100-100
Date	10-1-50
Scale	1" = 100'
Author	J. H. Smith
Check	J. H. Smith
Appr.	J. H. Smith

Station	370+00
Structure	Cross Culvert
Notes	24' x 98' Concrete Median Inlet (Type 'A')



MATERIAL LIST

Structure No.	9
Sheet No.	100-100-100
Section	LOT 4 SEC 6
Notes	See attached sheets for details.

REVIEW SHEET SUMMARY

FILE NO. 101-81 DUE DATE 12/14/81
 ACTIVITY Expansion of Conditional Use and Variance to front yard setback on
 PHASE Walnut Ave. ACRES _____
 LOCATION SW Corner of 12th Street and Walnut Avenue
 PETITIONER G.J. Osteopathic Hospital
 PETITIONER ADDRESS 1065 Walnut Ave., Grand Junction, CO 81501
 ENGINEER HBG Corp., 717 Office Parkway, St. Louis, MO

OVERALL CONSIDERATIONS

OVERALL COMPATABILITY

CONSISTENCY

ADJACENT PROPERTY

CHANGE IN THE AREA

TRAFFIC IMPACT

Under old regulations this was an allowed use, under new regulations it is a conditional use within the zone. 12th Street is an area of transition. To vary the setback would set a precedent, because the entire block has the potential of requesting the same request.

HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/3/81	City Police	We do not anticipate any problems.
12/10/81	Transportation Engineer	There should be a aisle at the south end of the center parking stalls for vehicle circulation.
12/11/81	City Fire	<p>This office has no objections to this expansion for conditional use.</p> <p>We would request that we be provided with additional information, type of construction, square footage, and site plans, for the purpose of determining required fire flow.</p> <p>Our records show approximately 2000 g.p.m. available water in the area. Additional fire hydrants may be required. The building will be required to be sprinklered, with approved fire alarm and fire detection system and meet all other requirements of the 1979 uniform fire code, and building code.</p>
12/14/81	City Engineer	The new sanitary sewer should be an 8 inch pipe. The existing curb cuts on Walnut designated for closure should be replaced with curb, gutter and sidewalk in accordance with City Standard ST-1. A permit will be required from the City Engineer for this work in the street. Power of attorney for paving the alley should be granted. Any missing sidewalk on College Place should be installed when the Walnut Avenue curb cuts are closed.
12/14/81	City Utilities	The minimum size for public sewers is 8 inch diameter pipe. Since there is an existing 6 inch pipe the City will pay for difference in cost of installing 8 inch pipe in the relocated sewer provided the city approves the cost estimate prior to construction. In any event, plans for the public sewer must be submitted to

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
	City Utilities Continued	and approved by the City Engineer prior to construction. A 15 foot easement for the relocated sewer must be provided.
12/14/81	Public Service	Gas & Electric: No objections to expansion of conditional use and variance of front yard set back. HT 12/3/81 THI 12/7/81
12/15/81	Staff Comments	What about any landscaping - maintenance and upkeep? Need detailed plan. Proposed screening if any. Will the "house" (existing) be utilized, if not, will it be screened? Any bike racks proposed? No handicapp parking shown - will need it to be oversized and designated with ramps where necessary. Need curb blocks to prevent cars from overhanging onto sidewalks on Walnut and 12th St. What about designated crosswalks from parking lot to building? Trash pick-up to be coordinated with appropriate agency. Parking near west entry off Walnut in question as to the hazard it could create with ambulance entry. Any additional signage proposed?

*Site Review Sheets
Mr. Bell*

Mailed summary review to petitioner & engineer. 12/21/81

1/20/82

Minutes of
1/5/82

COMMISSIONER LITTLE: "MADAM CHAIRMAN, I MOVE THAT FILE #101-81 CONDITIONAL USE FOR THE GRAND JUNCTION OSTEOPATHIC HOSPITAL BE SENT TO CITY COUNCIL FOR APPROVAL, PER STAFF COMMENTS (LANDSCAPING PLANS, INTERNAL CIRCULATION, PARKING, TRASH PICKUP, SEWER, EASEMENT, ETC.).

COMMISSIONER LITTLE: "FILE 101-81, CONSIDERATION OF GROUNDS FOR FRONT YARD SETBACK, I MOVE WE FORWARD TO CITY COUNCIL AND RECOMMEND APPROVAL.

COMMISSIONER LITTLE: "MADAM CHAIRMAN, CONCERNING FILE 101-81, I MOVE THAT 15' UTILITY EASEMENT BE GRANTED SIMULTANEOUSLY WITH REQUEST FOR VACATION OF EXISTING EASEMENT PER STAFF REVIEW."

Frederick S. Scott

Architect

RECEIVED MESA COUNTY
DEVELOPMENT DEPARTMENT

JAN 04 1982

717 Office Parkway
St. Louis, Mo. 63141
Phone 314-567-9000

December 31, 1981

Mr. Alex Candelaria
City/County Planning Development
559 White Avenue - Room 60
Grand Junction, Colorado 81501

RE: Grand Junction Osteopathic Hospital
Grand Junction, Colorado

Dear Mr. Candelaria:

The following is an item-by-item response to the Review Sheet Summary, dated 12/14/81.

OVERALL CONSIDERATION

The proposed addition along Walnut Avenue, which will facilitate a variance, is placed in the most strategic area to satisfy State Public Health Regulations. The existing patient rooms are being relocated in order to expand the ancillary services. To accomplish this a new wing is being added to provide 44 medical/surgical beds, along with a special care unit. The existing nursing wing on the northeast end of the project is of proper size and configuration to accommodate the obstetric function of the hospital. Part of the obstetric function is the addition of a new labor and delivery suite. The location of this suite is dictated by the circulation routes of the existing facility. State Health codes require that labor and delivery suites be located such that unrelated hospital traffic does not circulate through them. The design as presented is the optimum solution for this project.

CITY POLICE

No response required.

TRANSPORTATION ENGINEER

An aisle will be added to the south end of the center parking stalls for vehicular circulation.

CITY FIRE

The new additions will be of fire resistive construction as required by Building and Fire Codes. The new additions will be sprinklered as per the 1979 Uniform Building Code. It will contain approved fire alarm and fire detection systems as required by Building Codes.

Square Footage:

Existing and new additions -	EXISTING	53,692
	NEW	33,620

CITY ENGINEER

The new sanitary sewer line will be 8" pipe.

The existing curb cuts on Walnut designated for closure will be replaced with curb, cutter and sidewalk in accordance with City Standard ST-1.

A permit will be obtained from the City Engineer.

Power of attorney pertaining to alley work will be granted by the hospital.

A sidewalk does not currently exist along the College Place property line. It is felt that to place a sidewalk along this boundary would not be in the best interest of the hospital or the community for the following reasons:

- A. There is no public entry to the hospital from this side of the property.
- B. When emergency helicopter landings are necessary, the southwest corner of the property is the optimum spot for touchdown. Pedestrians in the area would be a hazard to the emergency operation.

It is requested that this condition be withdrawn from the Conditional Use.

CITY UTILITIES

Cost estimates for installing 8" pipe in lieu of 6" pipe for the sanitary sewer will be provided to the City prior to the start of construction. During the contract document stage the plans for the sewer extension will be submitted to the City Engineer.

A 15' utility easement will be granted simultaneously with the request for a vacation of the existing easement at the sewer line, which is to be abandoned.

PUBLIC SERVICE

No response required.

STAFF COMMENTS

Landscaping and screening is not within the scope of our services.

The existing house is not used as a residence, but used as a hospital function. It will continue as it presently exists, and no screening is contemplated.

STAFF COMMENTS (continued)

A bike rack will be provided.

Handicapped parking will be provided in accordance with applicable codes.

Curb blocks along Walnut and 12th Street will be provided where paving abuts sidewalk and it is necessary to prevent vehicles from overhanging the sidewalk.

The parking layout and traffic flow does not warrant designated crosswalks. We request that this condition be removed from the Conditional Use.

Trash pick-up will be coordinated with the appropriate agency.

The ambulance does not necessarily have to enter from the curb cut at the west end of Walnut Avenue. It is felt that the frequency of occurrence of a conflict between a private vehicle and an ambulance is minimal. However, we will reevaluate the design during the construction document phase of the project.

Additional signage is not within our scope of the project.

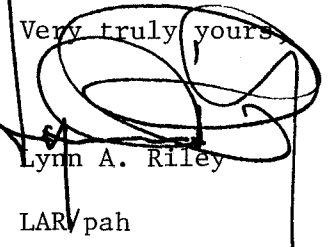
MOUNTAIN BELL

No response required.

Hopefully, this resolves all comments. I will attend the meeting to answer any questions.

Thank you for your cooperation.

Very truly yours,



Lynn A. Riley

LAR/pah

cc: Ron L. Bonds, President - Grand Junction Osteopathic Hospital

Application sheet

Acres 4.8

File No. #101-81

Units _____

conditional use

Zone RMF-64

Density _____

Easement Vacation (per City Eng)

Tax Parcel Number

2945-111-00-971

Activity Grand Junction Osteopathic Hospital

Phase _____

Common Location 1065 Walnut Avenue, Grand Junction, Colorado

Date Submitted 12/1/81 ~~November 16, 1981~~ Date Mailed Out 12/2/81 Date Posted 12/4/81
10 day Review Period Return by 12/14/81 MCC Information Sent _____

Date Adjacent Property Owners Notified of MCPC/GJPC _____ Date Adjacent Property Owners Notified of MCC/CIC _____

review agencies	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
Development Dept.																																		
County Road																																		
County Health																																		
County Surveyor																																		
County Parks/Recreation																																		
County Engineer																																		
Transportation Engineer																																		
City Engineer																																		
City Utilities																																		
City Parks/Recreation																																		
City Police Dept.																																		
County Sheriff																																		
Floodplain Administration																																		
Comprehensive Planning																																		
G.J. Dept. of Energy																																		
Fire <u>CITY</u>																																		
Irrigation																																		
Drainage																																		
Water (Ute, Clifton)																																		
Sewer																																		
G.V. Rural Power																																		
Mountain Bell																																		
Public Service (2 sets)																																		
Soil Conservation																																		
State Highway Dept.																																		
State Geological																																		
State Health Dept.																																		
Transamerica																																		
Water & Power Resources																																		
Mack, Mesa, Collbran, Palisade, Fruita, DeBeque, G.J., Mesa Cnty.																																		
OTHER:																																		
GJPC - <u>7/20/81</u>																																		
CIC - <u>7/20/81</u>																																		
totals																																		

BOARDS

1/5/82 GJPC Approved - no review of setback & C.U. subject to review, comments of curb, gutter & sidewalk on College Pl.

1/20/82 CC Appr CA

1/20/82 CC easement vacation appr. per City Eng

STAFF

12/3/81 Have sign deposit - in sign v box

12/2/81 We need deed for 20' extra ROW on 12th St off south 109.7' of east section. D and 10' on remainder

Open Space Dedication (acreage) _____ 5% O. S. Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____
 Date Resolution Mailed _____

City County Development Department

CU file
A

Grand Junction OSTEOPATHIC HOSPITAL

September 3, 1982

Bob Golden, City/County Planner
City/County Planning Department
250 N. 5th. St.
Grand Junction, CO 81501

Dear Mr. Golden:

Regarding our meeting this day with City Traffic Engineer, Mr. Jim Bragdon, I wish to submit this request to modify the existing vehicular parking situation on Walnut Avenue, which borders the hospital's northern most property line.

As you know, the hospital intends to engage in a major capital construction project next year. Significant location revisions of the hospital's interior patient service will occur. One of these changes will place our Emergency/Ambulance facilities on the north side of our building. We are concerned with the accessibility of emergency vehicles and helicopter landings to our Emergency Room facilities. Since parking on both sides of Walnut Avenue is now permitted, we are requesting No Parking zones be established on the south side of Walnut Avenue and the east side of College Place to eliminate the potential health and safety hazards associated with the relocation of our emergency facilities.

As requested, we will notify you and/or the Traffic Engineering office when curb cuts are relocated so that establishment of the No Parking zones can occur. Your comments as to permitting this change are appreciated.

If there are any questions or concerns, please feel free to contact me.

Sincerely,

Roger C. Zurwalt
Roger C. Zurwalt
Administrator

