



PROJECT NARRATIVE: Community Hospital  
Minor Change to Final Development Plan

The purpose of this narrative is to discuss the proposed Minor Change to the Final Development Plan of the Rezone from RMF-64 to Planned Business for Community Hospital located at 1065 Walnut Street, Grand Junction, Colorado. The Final Development Plan indicates that three additions to the building are to be made over the next three years, as well as site work consisting of a "helipad", a new exit lane at the southeast corner of the east parking lot, and parking and landscaping improvements. The construction of these items is to be phased as described in the original project narrative (submitted for Rezone RMF-64-PB) with the first of these additions (emergency care center) having already been constructed.

The new construction program consists of new administrative offices and lobby, a new out-patient surgery facility and some internal remodeling. The new administrative wing will be built at the east end of the hospital and will create a new main entrance. The out-patient surgery facility will be built at the west end of the hospital and will connect and become part of the surgery suite. The development schedule will be discussed later in this narrative.

The following items describe the proposed Minor Change to the Final Development Plan:

A. Building Size:

We propose to delete Addition C (phase 4) a 41-bed medical surgical unit (12,820 sq. ft.) and Addition B Obstetrics/Gynecology unit (3,394 sq. ft.). We will then build a new administrative wing (6,425 sq. ft.) to be located where

Mika Oray  
243-2122

#19-83

Addition C was to be and a new out-patient surgery facility (3,731 sq. ft.) to be located at the west end of the hospital.

The total square footage (footprint) of the two proposed additions, the existing emergency care center addition (Addition A), and the original hospital building is 52,428 sq. ft., which is 6,058 less than that approved by the Final Development Plan.

- B. Parking: It should be noted that the number of employees will not change as a result of staffing the new additions).

We propose to provide parking as indicated on the Site Plan. The minimum number of parking spaces will be as required by Section 5-5-1 (I) of the Grand Junction Zoning and Development Code. The actual number of parking spaces will be a combined number of existing spaces, new spaces, and spaces provided in the remodeled parking areas. (Refer to the Site Plan for the actual number of required and actual parking spaces).

We also propose to create an "Enter Only/Exit Only" condition for the out-patient parking lot, as indicated on the preliminary site plan. We feel that the double use of the ambulance entrance will not create traffic problems since each is a low traffic frequency area and both have good visibility in all directions.

Site distance requirements as set forth in the Grand Junction Zoning and Development Code will be complied with, as indicated on the site plan.

C. Access/Egress:

As described above we propose to create an "Enter Only/Exit Only" condition for the out-patient surgery facility parking lot. The entrance and exit lanes will be well marked with signage (see Signage) and the lanes will be angled so as to keep the "Entrance Only" curb cut as far from the intersection as possible, and to prohibit traffic from turning west on Walnut Street from the "Exit Only" curb cut.

Also, to relieve congestion in the east parking lot (lot A), we will provide the approved "Exit Only" lane at the southeast corner of the parking lot.

D. Helipad:

It is necessary to delete the helipad from the program.

E. Signage:

New signage will be located as shown on the preliminary site plan and shall be of the same scale and design as that approved by the Final Development Plan.

F. Landscaping:

We intend to landscape the areas on the preliminary site plan. However, a formal landscaping plan and materials list will be provided at a later date.

G. Sewer:

There is an existing sewer line running north to south in the east parking lot that falls within the building line of the new administrative wing. We have discussed this condition with representatives of the Planning Department and have decided that the best solution is to re-route the sewer line around the new building. The new sewer line will be located far enough from the building to allow equipment access, if needed.

H. Development Schedule:

We are currently in the contract document stage of the project and anticipate completion of Construction Documents by the end of March , 1986. Construction should start by the end of May, 1986 and be completed by MAY, 1987. During this period, the landscaping and parking improvements will be done as construction schedule and weather permit.

# REVIEW SHEET SUMMARY

FILE NO. #19-83 TITLE HEADING Minor Change DUE DATE

ACTIVITY -- PETITIONER - LOCATION - PHASE - ACRES Community Hospital/1085 Walnut

Representative: Mike Oney 2754 Campus Dr.

PETITIONER ADDRESS

ENGINEER

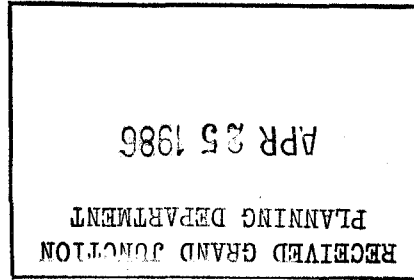
DATE REC.	AGENCY	COMMENTS
3-23-85	Public Works	<p>Proposed curb cut on College Place - no dimensions shown; scales about 18 feet long; minimum width should be 6 feet. Sidewalk at the corner should be extended to the new driveway apron. There is no sidewalk along the east side of College Place. Does the Hospital have any plans to install this sidewalk?</p> <p>First curb cut east of College Place on Walnut - the old portion of this driveway is badly deteriorated and should be replaced along with a broken section of sidewalk at the east end of the curb cut. Second curb cut has deteriorated and should be replaced.</p> <p>Third and fifth curb cuts east of College Place on Walnut - these curb cuts should both be removed and replaced with curb, gutter and sidewalk as they do not fit the new parking plan.</p> <p>The proposed new curb cut on 12th Street is not necessary with the existing driveway only 120 feet to the north. Policy is to keep curb cuts on 12th Street to a minimum.</p> <p>When 11th Street was vacated in 1983, we had asked for curb cut modification along Orchard Avenue. This was never done. Refer to Review Comments of 6-10-83 below.</p> <p>6-10-83 Review Comments. We will need a 20 foot utility easement centered on the 8 inch sewer line in N 11th Street. The curb returns at 11th and Orchard should be removed and a standard driveway section should be constructed for access. The unused driveway on Orchard west of 11th Street should be closed. The deteriorated curb, gutter and sidewalk should be replaced between the 11th Street driveway and the one to be closed to the west.</p>
4-2-86	Planning Dept.	<ol style="list-style-type: none"><li>1) Recommend that at least two curb cuts on Walnut be closed after parking revisions render them useless.</li><li>2) Due to the removal of sod and landscaping at the corner of Walnut and College Place, we request that the asphalt area (approximately 200 feet west of 12th Street) along Walnut be removed and replaced with vegetation.</li><li>3) A final landscape plan must be submitted prior to installation. No Certificate of Occupancy will be released until all site work is completed.</li></ol>



FRANK A WAGNER  
ARCHITECT

April 22, 1986

Mesa County Planning Department  
Mesa County Court House  
6th & Rood Avenue  
Grand Junction, CO 81501



Attn: Mike Sutherland

Re: Community Hospital - Minor Change Response

Dear Mike:

This is the written response to your review sheet summary received in our office April 14, 1986. We have met with you and Don Newton to clearly identify the comments and determine the corrective action. The following comments are responding in the same order as submitted to our office.

Public Works

- . College Place curb cut will be 16' long, sidewalk from the corner will be extended to new driveway entry.
- . First curb cut east of College Place will remain as is until Community can include repair into their budget.
- . Third & Fifth curb cuts will be removed & replaced with curb, gutter and sidewalk.
- . The proposed curb cut on 12th will be put in this construction project. The cut will be straight curb at an angle 16' wide placed just north of the power pole. Signage will be provided for exit only.
- . The 11th St. vacation will be closed with a sidewalk and curb section and a curb cut access. The work will be done after the construction equipment is finished moving from the front of the new building.

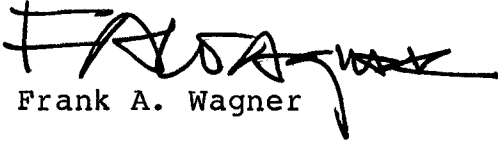


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2 4 3 - 2 1 2 2    G R A N D    J U N C T I O N ,    C O .    8 1 5 0 6

Planning Department

- 1) Noted above.
- 2) The landscape area proposed will be shown on a new site plan now being prepared by my office. The Hospital wants to provide some additional parking and access through that area. We have a plan to combine both the wishes of the Hospital and Planning Department.
- 3) A final landscape plan will be submitted.

Sincerely,

  
Frank A. Wagner

xc: Roger Zumwalt  
1065 Walnut Avenue  
Grand Junction, CO 81501

xc: Mark Francis  
Francis Construction

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

APR 25 1986



M E M O R A N D U M

TO: Mike Sutherland  
City Planner

FROM: Don Newton *JDN*  
City Engineer

DATE: April 29, 1986

RE: Response to Review Comments on Community Hospital  
Changes

I concur with all of the curb cut changes listed in Mr. Wagner's response letter with the exception of one item that is missing. I had agreed that the proposed curb cut on 12th Street would be allowed only if the existing unused curb cut to the south is closed and replaced with curb, gutter and sidewalk. There is no mention of closing this curb cut in the response letter.

DN:pb



Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

May 8, 1986

Mr. Frank Wagner  
2754 Compass Drive, Suite #375  
Grand Junction, CO 81506

RE: Minor Change Request for Community Hospital

Dear Frank:

Thank you for submitting the revised site plan for the Community Hospital project.

It appears that all of the concerns of the Planning and Engineering Departments have been addressed. Your letter of April 22, 1986 did not mention the closure of the unused curbcut on 12th Street, but it was shown on Mike's drawing of May 1, 1986.

The proposed revision for the area along Walnut Avenue is acceptable as a combined parking and landscape area, although not ideal in my judgment. With every increase in paved surfaces on this block, there is an increase of drainage water going into an already overburdened storm sewer. Many residents in the area experience water backup problems during rain storms, so wherever possible, the runoff effects should be mitigated.

As mentioned previously, I will be expecting a final landscaping plan prior to installation of any plantings. Upon satisfactory completion of all site improvements, the Certificate of Occupancy will be released to the Hospital.

This letter will serve as final approval of the proposed Minor Changes to the development plan for Community Hospital. I appreciate the cooperation you all have shown on this project and wish you the best of luck!

Sincerely,

A handwritten signature in cursive script that reads "Michael E. Sutherland".

Michael E. Sutherland  
City Development Officer

MES/tt  
xc: Mr. Roger Zumwalt  
File #19-83

M E M O R A N D U M

TO: Mike Sutherland  
City Planning Department

FROM: Don Newton *DN*  
City Engineer

DATE: May 12, 1986

RE: Community Hospital Site Plan

I have received a revised plan (dated May 1, 1986) for the proposed curb cut modifications on Orchard Avenue, 12th Street, 11th Street and Walnut Avenue. The plan is approved by this office for construction. A curb, gutter and sidewalk permit will be required prior to construction in the public right-of-way.

DN:pb

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAY 12 1986

09-10-92

TO: KATHY PORTNER  
CITY HALL

FROM: LIFECARE AMBULANCE  
P.O. BOX 1974  
GRAND JUCT CO 81502

RE: AMBULANCE AT HOSPITAL

DEAR KATHY,

PER YOUR REQUEST, FOLLOWING YOU WILL FIND A DESCRIPTION OF LIFECARES PROPOSAL TO BASE AN AMBULANCE OUT OF COMMUNITY HOSPITAL EMERGENCY ROOM. LIFECARE PLANS TO BASE AN ALS AMBULANCE AT THIS FACILITY AND RUN 911 CALLS. OUR EMPLOYEES WILL WORK IN THE EMERGENCY ROOM DOING WHATEVER IS NEEDED TO ASSIST WITH PATIENT CARE. WHEN THEY ARE NEEDED FOR A 911 CALL, THEY WILL DEPART FROM COMMUNITY HOSPITAL AND RESPOND WITH THE FIRE DEPARTMENT ON THE CALL. THEY WILL BE RUNNING CODE 3, USING LIGHTS AND SIRENS WHEN THEY RESPOND. WITH THIS IN MIND, AND THE FACT THAT AMBULANCES HAVE BEEN RESPONDING IN AND OUT OF COMMUNITY EMERGENCY ROOM FOR YEARS, THERE SHOULD BE NO CHANGE IN THE NOISE LEVEL OTHER THAN IT WILL OCCUR MORE OFTEN. OUR EMPLOYEES WILL REFRAIN FROM USING THE SIREN UNTIL THEY REACH A MAJOR STREET OR INTERSECTION, (IE: 12th ST OR 7th ST UNLESS OTHERWISE NEEDED.) LIFECARE AMBULANCE WILL BE KEPT PARKED OUTSIDE THE EMERGENCY ENTRANCE AND WILL BE RESPONDING FROM THERE. IN TIME, WE HOPE TO CONSTRUCT A TYPE OF GARAGE OR BAY AREA TO KEEP THE AMBULANCE PROTECTED FROM THE WEATHER. WHEN THIS OCCURS, WE WILL APPLY FOR THE APPROPRIATE PERMITS.

SINCERELY,

*David Anderson*  
DAVID ANDERSON  
PRESIDENT  
LIFECARE AMBULANCE  
P.O. BOX 1974  
GRAND JUCT CO 81502  
(303) 243-0211



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

September 21, 1992

David Anderson  
Lifecare Ambulance  
P.O. Box 1974  
Grand Junction, CO 81502

Dear Mr. Anderson:

This is in response to your proposal to base an ambulance out of Community Hospital Emergency Room. I understand that you plan to base an ALS ambulance at the facility and run 911 calls. Your employees will work in the emergency room when they are not responding to calls. The ambulance will be kept parked outside the emergency entrance in the open.

Community Hospital is in a Planned Business Zone which was approved for the existing hospital use. The proposal to station an ambulance at the hospital is clearly an accessory use and will be allowed without further review. As stated in your letter dated 9/10/92, ambulances have been responding in and out of Community Emergency room for years and having the ambulance stationed there should have no greater impact on the neighborhood. The area where the ambulance unit is stored may not interfere with traffic flow or parking on the site. Future construction of a garage or bay area for the unit would require site plan review as a minor change to the original development plan.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner  
Senior Planner