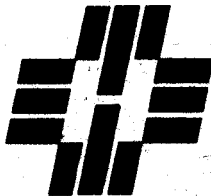


Table of Contents

File 1983-0045

Project Name Western Orthopedics - Final Plan

| | | | |
|---|---------------------------------|--|--|
| P r e s e n t | S c a n 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 | Table of Contents | |
| X | X | Review Sheet Summary | |
| | | Application form | |
| | | Review Sheets | |
| | | Receipts for fees paid for anything | |
| | | *Submittal checklist | |
| | | *General project report | |
| | | Reduced copy of final plans or drawings | |
| | | Reduction of assessor's map | |
| X | | Evidence of title, deeds | |
| X | X | *Mailing list to adjacent property owners | |
| | | Public notice cards | |
| | | Record of certified mail | |
| X | | 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 | |
| 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) | |
| DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: | | | |
| X | X | Action Sheet | X Memo from Richard A. Knackendoffel, D.O. re: basement to be used for storage only-10/21/92 |
| X | | Request for Treasurer's Certificate of Taxes Due - 8/24/83 | X X Grading Site Plan |
| X | X | Drainage Calculations - 12/9/92 | X X Letter from Katherine M. Portner to Bill Hayes, Cooper Brothers Medical Buildings, Inc. re: Submittal list-9/29/92 |
| X | | Development Application - 8/31/83 | X X Site Review Comments - 10/13/92 |
| X | X | Project Narrative - 8/31/83 | X X Staff Review - 10/16/92 |
| X | X | Utilities Composite - 9/2/83 | X Dimension Basement Plan |
| X | X | Planning Commission Public Hearing - ** - 9/27/83 | X Dimension Floor Plan |
| X | X | Planning Commission Minute - ** - 9/27/83 | X Plumbing Floor Plan |
| X | X | Ordinance No. 2152 - ** | X Elevation Map |
| X | | Public Notice Posting - 9/13/83 | X Grading Plan |
| X | | Policy Statements for 12 th Street Corridor | X Landscape Site Plan |
| X | | Lease | X Utility Site Plan |
| X | X | Letter from M. Larry Copeland, D.O. to Roger Zumwalt re: parking spaces- 11/9/92 | |
| X | | Letter from Bob Goldin, City Planner to Loran Dake, Horizons West Consulting re: approval of rezone and final plan subject to comments loing to City Council 10/19/83-4/16/84 | X X Memo from City Planning Department to Larry Copeland re: extension with stipulation that certain right of way dedication would be required-no date |



HORIZONS WEST

Development Text Management
Support Services

August 31, 1983

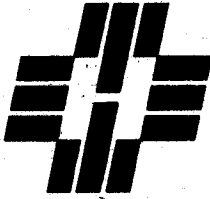
Project Narrative

Rezone B3 and RMF64 to PB and Final Development Plan

Dr. Larry Copeland has lived in Grand Junction since 1979. He has specialized in general orthopedics and sports medicine. He is the team physician for the entire athletic program at Mesa College. His current office is located in the Doctors Clinic at Collage Place and Orchard Avenue. Two years ago he purchased the southeast corner of 12th and Walnut in anticipation of a highly specialized medical practice.

The property, approximately .53 acres, is currently zoned B3 and RMF64. A doctors clinic is allowed in both of these zones. However, due to the highly specialized medical practice, we will have two medical offices under one roof. Two offices under one roof constitute a professional office building, and therefore the need to rezone to planned business. Our plans call for a single building, residential in appearance, 31 feet in height with residential type building materials. We plan to remove the two duplex units and out-buildings to accomodate the new building. Our plans are to begin construction this year and complete the project by mid 1984.

Dr. Copeland has chosen this location due to its proximity to Community Hospital. This will enable the Doctors to simply walk across the street for patient observation and emergencies. The clinic will specialize in general orthopedics, joint replacement, physical therapy, bio-mechanics and patient education.



HORIZONS WEST

Development Text Management
Support Services

September 2, 1983

TO: Various Review Agencies
FROM: L. Dake, Agent for Dr. Copeland
RE: Utilities Composite

We are proposing to build a professional office building at the southeast corner of 12th and Walnut. We did not compose a utilities composite as all the utilities are existing at the site and have served the two duplex units until recently. We recognize that it is likely that we will need to upgrade the various services. From a preliminary position, we plan to tap one or the other 6" water lines in 12th or Walnut, depending on pressure and common sense. We plan to tap the sewer line in Walnut. The public service services will be coordinated prior to building permit application.

RE: Open Space

| | |
|-----------------|----------------------|
| Site is | 23,625 sq. ft. |
| Building covers | <u>7,795 sq. ft.</u> |
| Balance | 15,830 sq. ft. |

Ratio of building coverage to open space is 49%

1 ~~38~~ SEP. 2 1983
38/2 vjm

ON THE BACK TOO
→

#45-83

Lincoln Park Osteopathic
Hospital Association
P. O. Box 220
Grand Junction, CO 81502

#45-83

Grand Junction Osteopathic
Hospital
1065 Walnut Avenue
Grand Junction, CO 81501

Faith Baptist Church
1901 N. 12th Street
Grand Junction, CO 81501
#45-83

#45-83

George A. Richardson
2101 N. 12th Street
Grand Junction, CO 81501

William Hoover/R. Burgeson
1978 E 7/8 Road
Grand Junction, CO 81501
#45-83

MKS Chiro. Enterprises
1916 N. 12th Street
Grand Junction, CO 81501
#45-83

Walnut Associates LTD
825 Rood Avenue
Grand Junction, CO 81501
#45-83

Regional Energy Ctr. Dev.
GRP Grand Junction Joint Vtr.
400 7th Street Ste. 3400
Rifle, CO 81650
#45-83

Quinton DeWeese Etal
611 Viewpoint Drive
Grand Junction, CO 81503
#45-83

Alma Harrison
1251 Walnut
Grand Junction, CO 81501
#45-83

Edward Brooks
1261 Walnut
Grand Junction, CO 81501
#45-83

Richard & Caryl Rambolt
1275 Walnut
Grand Junction, CO 81501
#45-83

Dorothy Layman
1285 Walnut
Grand Junction, CO 81501
#45-83

Roy Brewer
2035 N. 13th Street
Grand Junction, CO 81501
#45-83

James Mackley/Lara Agnes
1250 Pinyon
Grand Junction, CO 81501
#45-83

#45-83

Elsie Bailey
1260 Pinyon
Grand Junction, CO 81501

Janette Dykes #45-83
1270 Pinyon
Grand Junction, CO 81501

Preston Latham
1280 Pinyon
Grand Junction, CO 81501
#45-83

Rex & Wanda Newkirk
2005 N. 13th Street
Grand Junction, CO 81501
#45-83

Gladys McNulty
999 Bookcliff Apt. B-8
Grand Junction, CO 81501
#45-83

Dana Lundy
1255 Pinyon
Grand Junction, CO 81501
#45-83

John Fulfer
1265 Pinyon
Grand Junction, CO 81501
#45-83

Roy Shults
2974 OxBow Rd.
Grand Junction, CO 81501
#45-83

Josephine Clamp
904 Elm
Grand Junction, CO 81501
#45-83

Gwen Bacon Etal
1295 Pinyon
Grand Junction, CO 81501
#45-83

Fred Kugeler
2182 Lassen Ct.
Grand Junction, CO 81501
#45-83

Jack Berry
417 N. 7th Street
Grand Junction, CO 81501
#45-83

Catherine Rogers
1290 Walnut Avenue
Grand Junction, CO 81501
#45-83

Harry Rogers
1290 Walnut Avenue
Grand Junction, CO 81501
#45-83

Eacel Hodges
4823 Hillcrest
Boise Ida. 83705
#45-83

James Burns
2032 N. 22nd Avenue
Grand Junction, CO 81501
#45-83

*
M. Larry Copeland
639 19 $\frac{1}{2}$ Road
Grand Junction, CO 81503
#45-83


*
Loran Dake
P. O. Box 1932
Grand Junction, CO 81502
#45-83

Michael Shafer
605 N. 7th Street
Grand Junction, CO 81501
#45-83

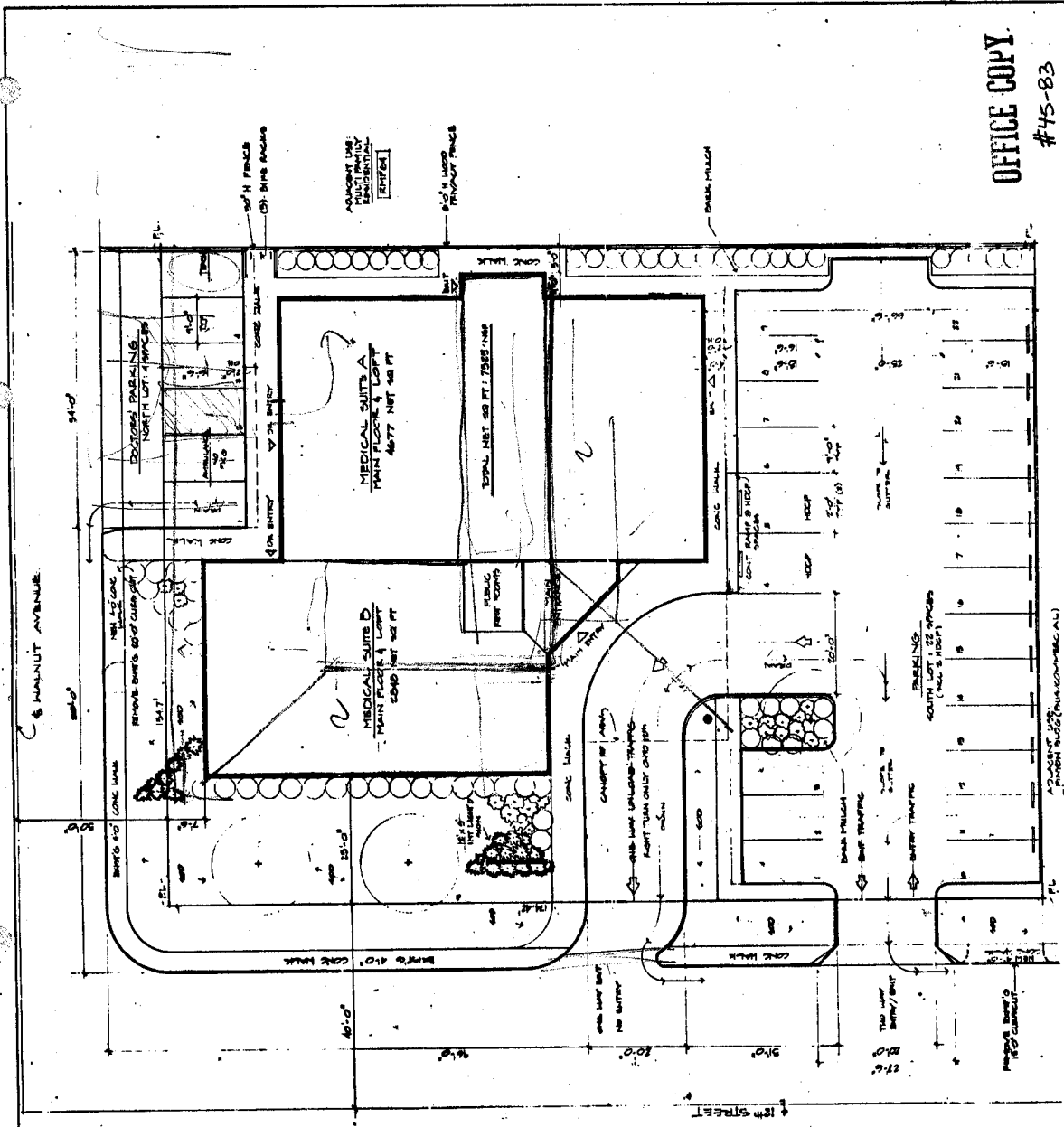
MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628

#45-83

ROBERT D. JAKSIS/ARCHITECT
 1000 20th ST
 DENVER, CO 80202
 303-733-1168
 SEAL OF COLORADO
 ROBERT D. JAKSIS
 ARCHITECT
 B-1168
 EXPIRES 12/31/88

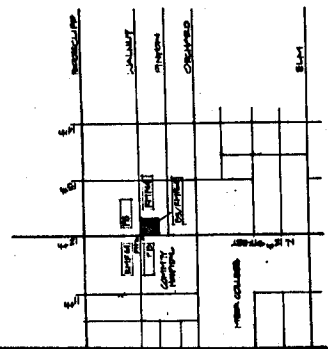

**ORTHOPEDICS, SPORTS MEDICINE
AND FITNESS CENTER**

| | |
|---------|---|
| DATE | NOV 1983 |
| BY | RJ |
| PROJECT | ORTHOPEDICS, SPORTS MEDICINE AND FITNESS CENTER |
| SCALE | AS SHOWN |
| SHEET | 1 |







OFFICE COPY
 #45-83

REZONE & FINAL DEVELOPMENT PLAN SITE PLAN
 1:50'



VICINITY MAP

LANDSCAPING LEGEND

-  GREEN AREA (S)
-  LIMITED SHRUB
-  SHRUB
-  CONIFER

DRAINAGE CALCULATIONS FOR
DESIGN OF PARKING LOT DETENTION

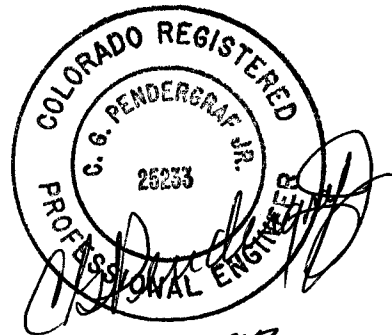
TO SERVE

WESTERN ORTHOPEDICS &
SPORTS MEDICINE BUILDING

NORTH 12TH STREET & WALNUT AVENUE
GRAND JUNCTION, COLORADO

Summary - Pg 9

RETURN w/ RESUBMITTAL



11-9-92

CHECK PRINT

HISTORIC RUNOFF - 2 YEAR STORM

$$D.A. = 0.62 \text{ AC.}$$

100% RESIDENTIAL (1/2 AC./UNIT)

$$C = 0.40$$

TC OVERLAND

$$L = 237 \text{ FT.}$$

$$S = 1.56 \%$$

$$K = 0.511 \text{ (RESIDENTIAL)}$$

$$TC_0 = (.511)((237)^{.37}/(.0156)^2) = 8.88 \text{ MIN.}$$

TC CHANNEL

NONE

TC TOTAL

$$8.88 + 0 = 8.9 \text{ MIN.}$$

INTENSITY

$$i_2 = 1.60 \text{ IN./HR.}$$

RUNOFF

$$Q_{2h} = (.4)(1.6)(.62) = 0.40 \text{ C.F.S.}$$

HISTORIC RUNOFF - 100 YEAR STORM

$$D.A. = 0.62 \text{ Ac.}$$

100% RESIDENTIAL (1/2 Ac. / UNIT)

$$C = 0.55$$

TC OVERLAND

$$L = 237 \text{ FT.}$$

$$S = 1.56 \%$$

$$K = 0.511 \text{ (RESIDENTIAL)}$$

$$TC_o = (.511)((237)^{.37}/(.0156)^2) = 8.88 \text{ MIN.}$$

TC CHANNEL

NONE

TC TOTAL

$$8.88 + 0 = 8.9 \text{ MIN.}$$

INTENSITY

$$i_{100} = 4.01 \text{ IN./HR.}$$

RUNOFF

$$Q_{100h} = (.55)(4.01)(.62) = 1.37 \text{ C.F.S.}$$

DEVELOPED RUNOFF - 2 YEAR STORM

$$D.A. = 0.62 \text{ AC.}$$

$$\begin{array}{ll} 25.0\% & \text{GREEN LANDSCAPING} @ C = 0.25 \\ 75.0\% & \text{PAVED OR ROOF} @ C = 0.90 \end{array}$$

$$\text{AVG. } C = 0.74$$

TC OVERLAND

$$L = 60 \text{ FT.}$$

$$S = 1.75\%$$

$$K = 0.372 \text{ (PAVED)}$$

$$TC_o = (.372)((60)^{.37}/(.0175)^{.2}) = 3.78 \text{ MIN.}$$

TC CHANNEL

$$L = 222 \text{ FT.}$$

$$S = 1.10\%$$

$$K = 0.006 \text{ (PAVED)}$$

$$TC_c = (.006)((222)^2/.011)^{.385} = 2.18 \text{ MIN.}$$

TC TOTAL

$$TC = 3.78 + 2.18 = 6.0 \text{ MIN.}$$

INTENSITY

$$i_2 = 1.83 \text{ IN./HR.}$$

RUNOFF

$$Q_2 = (.74)(1.83)(.62) = 0.84 \text{ C.F.S.}$$

DEVELOPED RUNOFF - 100 YEAR STORM

$$D.A. = 0.62 \text{ AC.}$$

$$\begin{array}{ll} 25\% \text{ GREEN LANDSCAPING} & @ C = 0.40 \\ 75\% \text{ PAVED OR ROOF} & @ C = 0.95 \end{array}$$

$$\text{AVG. } C = 0.81$$

TC OVERLAND

$$\begin{array}{l} L = 60 \text{ FT.} \\ S = 1.75 \% \\ K = 0.372 \text{ (PAVED)} \end{array}$$

$$TC_o = (.372)((60)^{.37}/(.0175)^{.2}) = 3.80 \text{ MIN.}$$

TC CHANNEL

$$\begin{array}{l} L = 222 \text{ FT.} \\ S = 1.10 \% \\ K = 0.006 \text{ (PAVED)} \end{array}$$

$$TC_c = (.006)((222)^{.37}/.011)^{.385} = 2.18 \text{ MIN.}$$

TC TOTAL

$$TC = 3.80 + 2.18 = 6.0 \text{ MIN.}$$

INTENSITY

$$i_{100} = 4.65 \text{ IN./HR.}$$

RUNOFF

$$Q_{100d} = (.81)(4.65)(.62) = 2.34 \text{ C.F.S.}$$

BYPASS RUNOFF - 2 YEAR STORM

$$D.A. = 0.17 \text{ AC.}$$

$$\begin{array}{ll} 75.2\% \text{ GREEN LANDSCAPING} & @ C = 0.25 \\ 24.8\% \text{ PAVED} & @ C = 0.90 \end{array}$$

$$\text{AVG. } C = 0.41$$

TC OVERLAND

$$L = 24 \text{ FT.}$$

$$75\% \text{ RESIDENTIAL } @ K = 0.511$$

$$25\% \text{ PAVED } @ K = 0.372$$

$$S = 3.50\%$$

$$\text{AVG. } K = 0.476$$

$$TC_o = (0.476)((24)^{0.57}/(0.035)^{1.2}) = 3.02 \text{ MIN.}$$

TC CHANNEL

$$L = 309 \text{ FT.}$$

$$S = 0.85\%$$

$$K = 0.0035 \text{ (CURBED ST.)}$$

$$TC_c = (0.0035)((309)^2/0.0085)^{0.385} = 1.81 \text{ MIN.}$$

TC TOTAL

$$TC = 3.02 + 1.81 = 4.8 \text{ MIN.}$$

$$\text{USE MINIMUM } TC = 5.0 \text{ MIN.}$$

INTENSITY

$$i_2 = 1.95 \text{ IN./HR.}$$

RUNOFF

$$Q_{2y} = (0.41)(1.95)(0.17) = 0.14 \text{ C.F.S.}$$

BYPASS RUNOFF - 100 YEAR STORM

$$D.A. = 0.17 \text{ AC.}$$

$$\begin{array}{ll} 75.2\% \text{ GREEN LANDSCAPING} & @ C = 0.40 \\ 24.8\% \text{ PAVED} & @ C = 0.95 \end{array}$$

$$\text{AVG. } C = 0.54$$

TC OVERLAND

$$L = 24 \text{ FT.}$$

$$75\% \text{ RESIDENTIAL} @ K = 0.511$$

$$25\% \text{ PAVED} @ K = 0.372$$

$$S = 3.50\%$$

$$\text{AVG. } K = 0.476$$

$$TC_o = (.476)((24)^{.37}/(.035)^{.2}) = 3.02 \text{ MIN.}$$

TC CHANNEL

$$L = 309 \text{ FT.}$$

$$S = 0.85\%$$

$$K = 0.0035 \text{ (CURBED ST.)}$$

$$TC_c = (.0035)((309)^2/.0085)^{.385} = 1.81 \text{ MIN.}$$

TC TOTAL

$$TC = 3.02 + 1.81 = 4.8 \text{ MIN.}$$

$$\text{USE MINIMUM } TC = 5.0 \text{ MIN.}$$

INTENSITY

$$i_{50} = 4.95 \text{ IN./HR.}$$

RUNOFF

$$Q_{100_{by}} = (.54)(4.95)(.17) = 0.45 \text{ C.F.S.}$$

RUNOFF TO DETENTION - 2 YEAR STORM

$$D.A. = 0.45 \text{ AC.}$$

$$\begin{array}{ll} 6.0\% \text{ GREEN LANDSCAPING} & @ C = 0.25 \\ 94.0\% \text{ PAVED OR ROOF} & @ C = 0.90 \end{array}$$

$$AVG. C = 0.86$$

TC OVERLAND

$$L = 60 \text{ FT.}$$

$$S = 1.75\%$$

$$K = 0.372 \text{ (PAVED)}$$

$$TC_o = (.372)((60)^{.37}/(.0175)^{.2}) = 3.78 \text{ MIN.}$$

TC CHANNEL

$$L = 222 \text{ FT.}$$

$$S = 1.10\%$$

$$K = 0.006 \text{ (PAVED)}$$

$$TC_c = (.006)((222)^2/.011)^{.385} = 2.18 \text{ MIN.}$$

TC TOTAL

$$TC = 3.78 + 2.18 = 6.0 \text{ MIN.}$$

INTENSITY

$$i_2 = 1.83 \text{ IN./HR.}$$

RUNOFF

$$Q_{2p} = (.86)(1.83)(.45) = 0.71 \text{ C.F.S.}$$

RUNOFF TO DETENTION - 100 YEAR STORM

$$D.A. = 0.45 \text{ AC.}$$

$$\begin{array}{ll} 6.0\% \text{ GREEN LANDSCAPING} & @ C = 0.40 \\ 94.0\% \text{ PAVED OR ROOF} & @ C = 0.95 \end{array}$$

$$\text{AVG. } C = 0.92$$

TC OVERLAND

$$L = 60 \text{ FT.}$$

$$S = 1.75\%$$

$$K = 0.372 \text{ (PAVED)}$$

$$TC_o = (.372)((60)^{.37}/(.0175)^{.2}) = 3.78 \text{ MIN.}$$

TC CHANNEL

$$L = 222 \text{ FT.}$$

$$S = 1.10\%$$

$$K = 0.006 \text{ (PAVED)}$$

$$TC_c = (.006)((222)^2/.011)^{.385} = 2.18 \text{ MIN.}$$

TC TOTAL

$$3.78 + 2.18 = 6.0 \text{ MIN.}$$

INTENSITY

$$i_{100} = 4.65 \text{ IN./HR.}$$

RUNOFF

$$Q_{100p} = (.92)(4.65)(.45) = 1.93 \text{ C.F.S.}$$

SUMMARY OF RUNOFF CALCS

HISTORIC RUNOFF

$$Q_{2h} = 0.40 \text{ C.F.S.}$$
$$Q_{100h} = 1.37 \text{ C.F.S.}$$

DEVELOPED RUNOFF

$$Q_{2d} = 0.84 \text{ C.F.S.}$$
$$Q_{100d} = 2.34 \text{ C.F.S.}$$

BYPASS RUNOFF

$$Q_{2by} = 0.14 \text{ C.F.S.}$$
$$Q_{100by} = 0.45 \text{ C.F.S.}$$

RUNOFF TO DETENTION

$$Q_{2p} = 0.71 \text{ C.F.S.}$$
$$Q_{100p} = 1.93 \text{ C.F.S.}$$

MAXIMUM RELEASE RATE

$$Q_{2MAX} = 0.40 - 0.14 = 0.26 \text{ C.F.S.}$$
$$Q_{100MAX} = 1.37 - 0.45 = 0.92 \text{ C.F.S.}$$

22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



REQUIRED STORAGE - 2 YEAR STORM

$$Q_{MAX} = 0.26 \text{ C.F.S.}$$

$$Q_0 = (.55)(.26) = 0.14 \text{ C.F.S.}$$

$$C_d = 0.86$$

$$T_{Cd} = 6.0 \text{ MIN.}$$

$$T_{Ch} = 8.9 \text{ MIN.}$$

$$K = 8.9/6 = 1.48$$

$$A = 0.45 \text{ AC.}$$

CRITICAL DURATION

$$T_{d_2} = \left[\frac{((633.4)(.86)(.45)) / ((.14) - (((.14)^2(6)) / ((81.2)(.86)(.45))))}{((.14) - (((.14)^2(6)) / ((81.2)(.86)(.45))))} \right]^{.5} - 15.6$$
$$= 26.8 \text{ MIN.}$$

INTENSITY AT CRITICAL DURATION

$$I_{d_2} = 40.6 / (26.8 + 15.6) = 0.96 \text{ IN. / HR.}$$

RUNOFF AT CRITICAL DURATION

$$Q_{d_2} = (.86)(.96)(.45) = 0.37 \text{ C.F.S.}$$

STORAGE VOLUME

$$V_2 = (66) \left[\frac{((.37)(26.8)) - ((.14)(26.8)) - ((.14)(6))}{((.148)(.14)(6)) / 2 + (((.14)^2(6)) / ((2)(.37)))} \right] = 403 \text{ CU. FT.}$$

REQUIRED STORAGE - 100 YEAR STORM

$$Q_{MAX} = 0.92 \text{ C.F.S.}$$

$$Q_0 = (.55)(.92) = 0.51 \text{ C.F.S.}$$

$$C_d = 0.92$$

$$T_{Cd} = 6.0 \text{ MIN.}$$

$$T_{Ch} = 8.9 \text{ MIN.}$$

$$K = 8.9/6 = 1.48$$

$$A = 0.45 \text{ AC.}$$

CRITICAL DURATION

$$T_{d_{100}} = \left[\frac{((2925)(.92)(.45)) / ((.51) - (((.51)^2(6)) / ((81.2)(.92)(.45))))}{25} \right]^5 - 25$$
$$= 26.1 \text{ MIN.}$$

INTENSITY AT CRITICAL DURATION

$$I_{d_{100}} = 117 / (26.1 + 25) = 2.29 \text{ IN./HR.}$$

RUNOFF AT CRITICAL DURATION

$$Q_{d_{100}} = (.92)(2.29)(.45) = 0.95 \text{ C.F.S.}$$

STORAGE VOLUME

$$V_{100} = (66) \left[((.95)(26.1)) - ((.51)(26.1)) - ((.51)(6)) \right. \\ \left. + \left(\frac{((1.48)(.51)(6))}{2} + \frac{((.51)^2(6))}{(2)(.95)} \right) \right] = 760 \text{ CU. FT.}$$

AVAILABLE STORAGE CAPACITY

$$a) D = 0.1 \text{ FT.}$$

$$A = 87 \text{ S.F.}$$

$$V = (0 + 87 + ((0)(87))^{\cdot 5})(.1/3) = 2.9 \text{ C.F.}$$

$$\text{TOTAL VOLUME} = 0 + 2.9 = 2.9 \text{ C.F.}$$

$$b) D = 0.2 \text{ FT.}$$

$$A = 372 \text{ S.F.}$$

$$V = (87 + 372 + ((87)(372))^{\cdot 5})(.1/3) = 21.3 \text{ C.F.}$$

$$\text{TOTAL VOLUME} = 2.9 + 21.3 = 24.2 \text{ C.F.}$$

$$c) D = 0.3 \text{ FT.}$$

$$A = 845 \text{ S.F.}$$

$$V = (372 + 845 + ((372)(845))^{\cdot 5})(.1/3) = 59.3 \text{ C.F.}$$

$$\text{TOTAL VOLUME} = 24.2 + 59.3 = 83.5 \text{ C.F.}$$

$$d) D = 0.4 \text{ FT.}$$

$$A = 1415 \text{ S.F.}$$

$$V = (845 + 1415 + ((845)(1415))^{\cdot 5})(.1/3) = 111.8 \text{ C.F.}$$

$$\text{TOTAL VOLUME} = 83.5 + 111.8 = 195.3 \text{ C.F.}$$

$$e) D = 0.5 \text{ FT.}$$

$$A = 1965 \text{ S.F.}$$

$$V = (1415 + 1965 + ((1415)(1965))^{\cdot 5})(.1/3) = 168.2 \text{ C.F.}$$

$$\text{TOTAL VOLUME} = 195.3 + 168.2 = 363.5 \text{ C.F.}$$

$$f) D = 0.6 \text{ FT.}$$

$$A = 2382 \text{ S.F.}$$

$$V = (1965 + 2382 + ((1965)(2382))^{\cdot 5})(.1/3) = 217.1 \text{ C.F.}$$

$$\text{TOTAL VOLUME} = 363.5 + 217.1 = 580.6 \text{ C.F.}$$

$$g) D = 0.7 \text{ FT.}$$

$$A = 2710 \text{ S.F.}$$

$$V = (2382 + 2710 + ((2382)(2710))^{\cdot 5})(.1/3) = 254.4 \text{ C.F.}$$

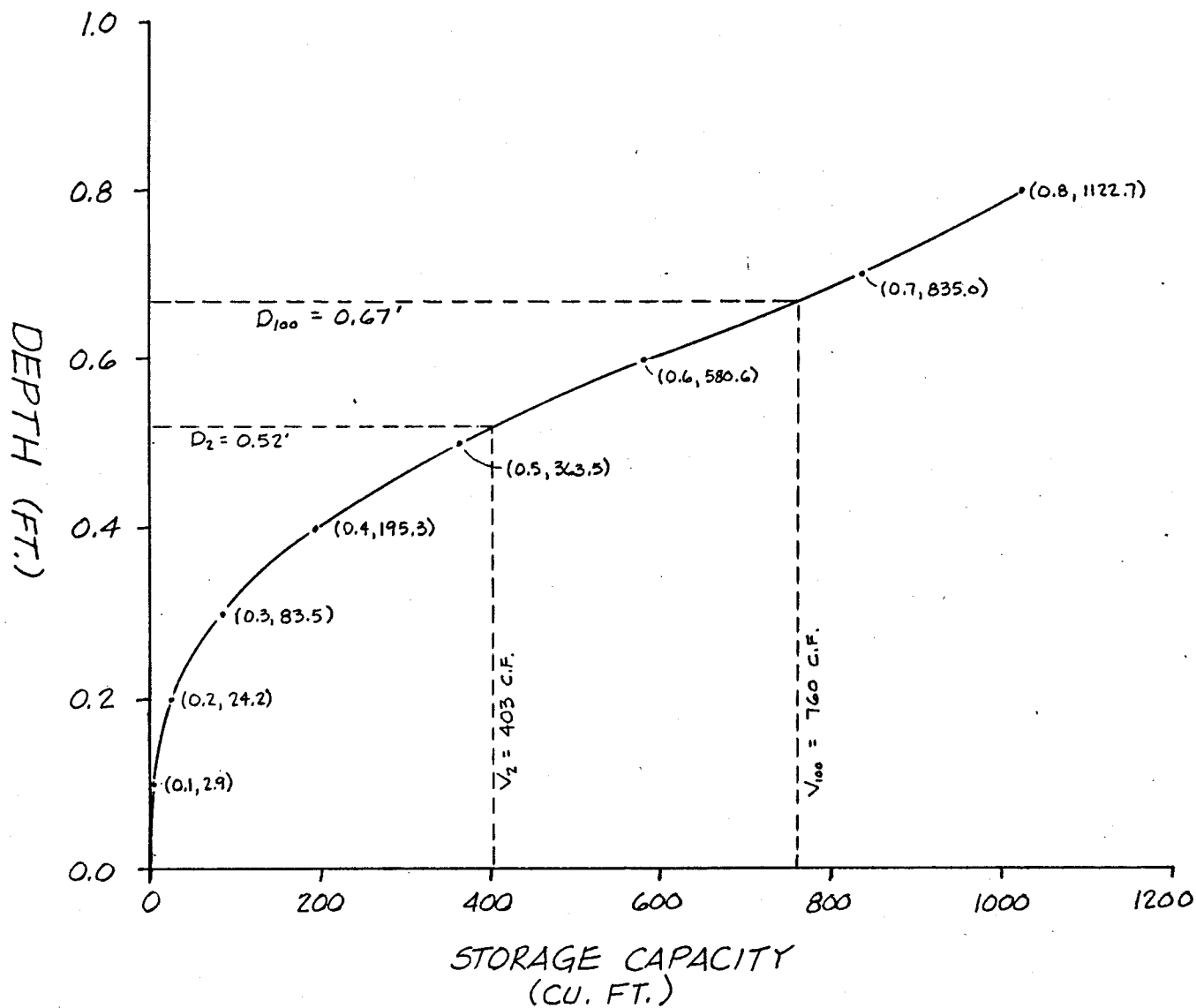
$$\text{TOTAL VOLUME} = 580.6 + 254.4 = 835.0 \text{ C.F.}$$

$$h) D = 0.8 \text{ FT.}$$

$$A = 3048 \text{ S.F.}$$

$$V = (2710 + 3048 + ((2710)(3048))^{\cdot 5})(.1/3) = 287.7 \text{ C.F.}$$

$$\text{TOTAL VOLUME} = 835.0 + 287.7 = 1122.7 \text{ C.F.}$$



OUTLET DESIGN - 2 YEAR STORM

$$Q_{2 \text{ MAX}} = Q_{2h} - Q_{2by} = 0.26 \text{ C.F.S.}$$

DEPTH OF STORAGE @ CRITICAL DURATION = 0.52 FT.

USING WEIR EQ.:

$$L_{REQ} = ((.26)/((3)(.52)^{3/2})) + ((.2)(.52)) = 0.33 \text{ FT.}$$

USE 4" WIDE CURB OPENING

$$Q_{CAP} = (3)(.3333 - ((.2)(.52)))(.52)^{3/2} = 0.26 \text{ C.F.S. } \checkmark$$

OUTLET DESIGN - 100 YEAR STORM

$$Q_{100 \text{ MAX}} = Q_{100h} - Q_{100by} = 0.92 \text{ C.F.S.}$$

DEPTH OF STORAGE @ CRITICAL DURATION = 0.67 FT.

USING WEIR EQ.:

$$Q_{4"} = (3.157)(.3333 - ((.2)(.52/.67)(.67)))(.67)^{3/2} = 0.39 \text{ C.F.S.}$$

$$L_{ADD} = ((.92 - .39)/((3.157)(.67 - .52)^{3/2})) + ((.2)(.67 - .52)) = 3.01 \text{ FT.}$$

USE 3' ADD'L. LENGTH

$$Q_{ADD} = (3.157)(3 - ((.2)(.67 - .52)))(.67 - .52)^{3/2} = 0.53 \text{ C.F.S.}$$

$$\text{TOTAL } Q = .39 + .53 = .92 \text{ C.F.S. } \checkmark$$

$$Q = 2.8 L_{extra}^{.15} \text{ }^{.15}$$

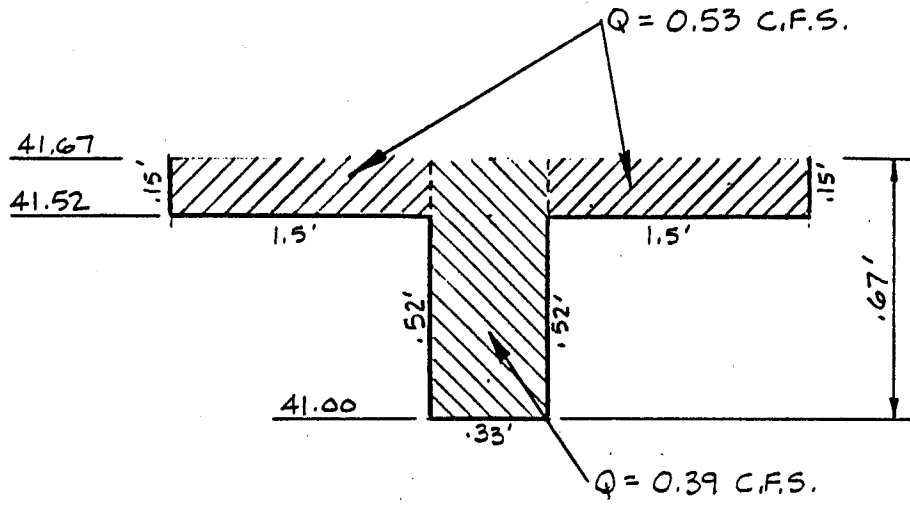
$$.52 = 2.8 L_{extra}^{.15} \text{ }^{.15}$$

$$L_{extra} = 3.2'$$

DEPENDS UPON RATE OF RAIN
DETERMINING THIS WOULD BE
BY DESIGNER

Francis Formula (for weirs)
is based upon variables to be taken into
account from 1880's to 1900's. It is not
flow. Use basic weir formula as presented
Q = CLH^{1.5}

OUTLET DESIGN



22-141 50 SHEETS
22-142 100 SHEETS
22-144 200 SHEETS



OUTLET DISCHARGE AT VARIOUS DEPTHS

$$@ D = 0.1 \text{ FT.}$$

$$Q = (2.72)(.33 - ((.2)(.1)))(.1)^{3/2} = 0.03 \text{ C.F.S.}$$

$$@ D = 0.2 \text{ FT.}$$

$$Q = (2.8)(.33 - ((.2)(.2)))(.2)^{3/2} = 0.07 \text{ C.F.S.}$$

$$@ D = 0.3 \text{ FT.}$$

$$Q = (2.86)(.33 - ((.2)(.3)))(.3)^{3/2} = 0.13 \text{ C.F.S.}$$

$$@ D = 0.4 \text{ FT.}$$

$$Q = (2.92)(.33 - ((.2)(.4)))(.4)^{3/2} = 0.18 \text{ C.F.S.}$$

$$@ D = 0.5 \text{ FT.}$$

$$Q = (3)(.33 - ((.2)(.5)))(.5)^{3/2} = 0.24 \text{ C.F.S.}$$

$$@ D = 0.6 \text{ FT.}$$

$$Q_1 = (3.08)(.33 - ((.2)(.52)))(.6)^{3/2} = 0.32 \text{ C.F.S.}$$

$$Q_2 = (3.08)(3 - ((.2)(.08)))(.08)^{3/2} = 0.21 \text{ C.F.S.}$$

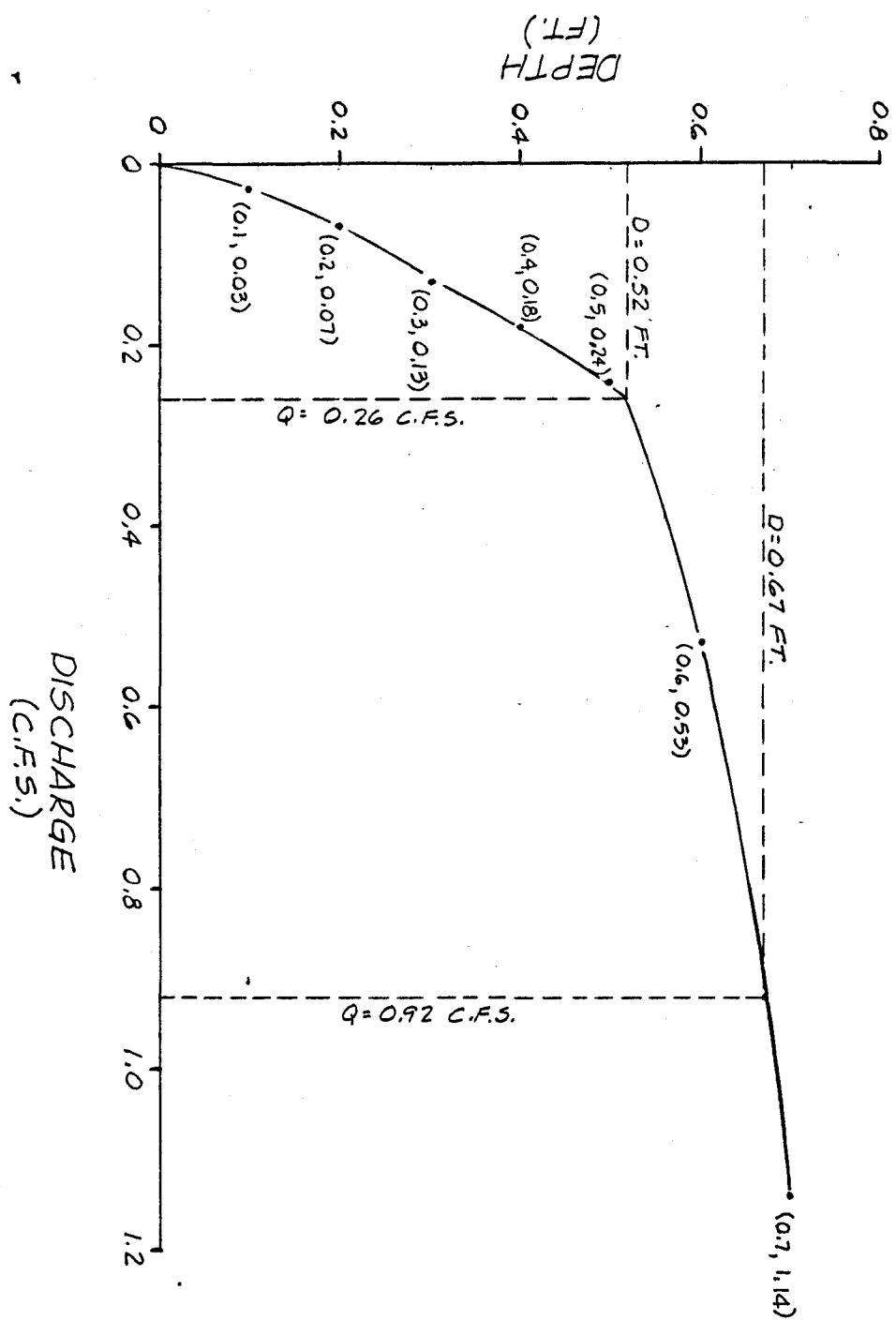
$$\text{TOTAL } Q = .32 + .21 = 0.53 \text{ C.F.S.}$$

$$@ D = 0.7 \text{ FT.}$$

$$Q_1 = (3.19)(.33 - ((.2)(.52)))(.7)^{3/2} = 0.42 \text{ C.F.S.}$$

$$Q_2 = (3.19)(3 - ((.2)(.18)))(.18)^{3/2} = 0.72 \text{ C.F.S.}$$

$$\text{TOTAL } Q = .42 + .72 = 1.14 \text{ C.F.S.}$$



REVIEW SHEET SUMMARY

FILE NO. 45-83 TITLE HEADING Rezone B-3 & RMF-64 to PB & Ortho. Sports Med. & Fit. Ctr. - Final DUE DATE 9/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Dr. M. Larry Copeland.

Location: Southwest Corner of 12th and Walnut Streets. A request to change from residential multi-family uses and retail business uses to planned business uses. Final plan for an orthopedics, sports medicine, and fitness center on approximately .53 acre.

PETITIONER ADDRESS 639 19 1/2 Road, Grand Junction, CO 81503

ENGINEER Loran Dake, P.O. Box 1932, Grand Junction, CO 81502

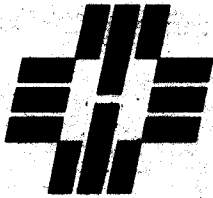
| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|-------------------|---------------------------|---|
| 9/6/83 | City Public Works | The provision for unloading traffic at the front door should be handled differently. Left turns will be made and the two driveways on 12th will add to traffic hazards. Those wishing to drop off and park will make a U turn into the south driveway. The perpendicular parking with backing out into Walnut is also dangerous. |
| 9/6/83 | City Fire Dept. | This office has no objections to the proposed rezone and plan as submitted. All work is to conform to the Uniform Fire and Building codes. We will require a fire flow survey prior to any construction. |
| 9/7/83 | City Parks/ Recreation | None - looks okay. |
| 9/12/83 | Comprehensive Planning | This proposal is consistent with the adopted 12th Street Policy and draft policies being developed as part of the Grand Junction Comprehensive Plan. Recommend approval if specific site design issues are resolved. Examples of major problems are traffic circulation, parking and curb cuts on 12th Street. |
| 9/13/83 (LATE) | City Engineer | Traffic circulation and parking areas have problems. See Transportation Engineers comments. Utility poles near the center of the existing lots serve duplex east of site. Is this an easement? How will service be maintained? South existing driveway on 12th Street serves as access to duplex to southeast of site. Will access need to be maintained? |
| 9/12/83 | City Planning | IMPACT STATEMENT: The parcels of land involved in this petition are zoned B3 and RMF 64. The request is to develop an Orthopedics, Sports Medicine and Fitness Center under a rezone of Planned Business. The clinic is an allowed use in the B3 zone, however, it is considered a "Special Use" (i.e. not a use by right) in the RMF 64 zone. Zoning to the north of the petition is Planned Business. B-3 zoning is in effect to the south, RSF-8 is located to the east, and RMF 64 zoning is in place to the west. The 12th Street Corridor Policy states that office uses and low traffic generating business uses are appropriate along 12th Street from Patterson to North Avenue. The policy also states that development should be done in a Planned Development context -- not to exceed 300' in depth from the 12th Street right-of-way. This proposal is compatible with the policy. SITE PLAN: 1. Two curb cuts are proposed off of 12th Street. One curb cut is to provide ingress and egress. The other curb cut is shown on the site plan as a right turn only exiting onto 12th Street. According to the 12th Street Corridor Policy, Item H, curb cuts along the entire length of 12th Street should be minimized. Also, sharing of curb cuts is encouraged. As it appears on the site plan, |

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|--------------------------|--|
| | City Planning (Cont.) | <p>vehicles would enter the 2-way curb cut and unload the patients at the main door. The driver of the vehicle would then be forced to use the right-turn only onto 12th Street, and loop around again to re-enter the parking area. The City Transportation Engineer needs to be contacted for further information concerning the feasibility of this traffic design vs. an alternative design. Has the use of Walnut as the major ingress/egress been explored? 2. The number of parking spaces shown on the site plan is adequate for the square footage of the structure; however, employee parking still needs to be addressed. 3. The Doctor's Parking Area requires that those vehicles back straight onto Walnut Avenue. The City Transportation Engineer needs to be contacted concerning the feasibility of this movement. 4. A quit-claim deed will be needed for an additional 10' of right-of-way off of 12th Street. 12th Street is classified as a principal arterial, which requires a 100' right-of-way. 5. Landscaping per the plan is more than adequate. How will this be maintained? 6. Signage must comply with City sign regulations. 7. The development timeframe is acceptable. 8. Trash pickup should be verified with the City Sanitation Engineer. 9. Is lighting of the proposal anticipated? If so, the lighting should be directional so that no intrusion into the neighborhood occurs. 10. Screening/buffering of the development to the east meets City regulations. 11. Are the (3) bike racks to be used mainly by the doctors and employees only, or for the general public as well? You might consider placing one of the bike racks nearer the main entry of the building. It would be more convenient and possibly utilized by patients if in a highly visible location. 12. All fire and building codes must be complied with. 13. All other agency concerns must be resolved</p> |

Review Sheet Summary mailed 9/14/82.

| | | |
|---------|-------------------------|---|
| 9/12/83 | Public Service | <p>Gas: No objections.</p> <p>Electric: Existing overhead power lines will need to be relocated at developer's expense. Arrangements will need to be made to serve other customers that are presently served from this line.</p> |
| 9/13/83 | Transportation Engineer | <p>There should only be one access point on 12th Str. There will be no 90° parking off of Walnut Avenue. Consideration should be given to re-orienting the building so that access to the parking lot is from Walnut Ave. This would be much safer than having access from 12th Street.</p> |

Review Sheet Summary Mailed 9/14/83



HORIZONS WEST

Development Text Management
Support Services

Mike Schaeffer

September 23, 1983

City Development Department
Attn: Bob Golden & Janet Stephens
559 White Avenue #60
Grand Junction, CO 81501

Re: File #45-83 Rezone & Final Development Plan - Dr. M. Larry
Copeland

Bob & Janet:

As part of the normal review process, I hereby respond to the review
sheet comments as follows:

Public Works:

The plan has been revised as of Wednesday, 9-21-83, eliminating
the provision for unloading traffic at the front door. We have
also eliminated the perpendicular parking off of Walnut, redesigned
as a typical parking standard lot.

Fire Dept:

All work will conform to uniform fire and building codes.

Comp Planning:

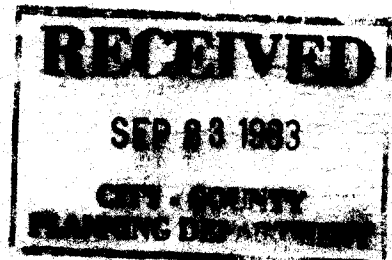
As per revised plan, we have redesigned the traffic circulation,
parking and curb cuts.

City Engineer:

OK, see revised plan

Utility poles will be relocated as per Public Service request.
South existing driveway on 12th Street serves as an unofficial drive-
way to the duplexes. Conversations with the owner indicate that
they will approach the south end of their property from the alley
right-of-way originating at north 13th Street.

P.O. Box 1932 Grand Junction, CO 81502 (303) 245-5878



Page 2 - September 23, 1983
Bob Golden & Janet Stephens

Planning:

- 1 - 3 OK, see revised plan
- 4 Quit claim deed will be given for additional 10' of ROW on 12th Street
- 5 Landscaping will be maintained by underground pressurized domestic water system.
- 6 Signage will comply with city regulations
- 7 OK
- 8 I have met with Bill Reeves, City Sanitation Department to determine the most appropriate trash detail. We will be using a trash compactor, the results being a typical once a week residential type trash pick up. There will be no dumpster on site. This approach is acceptable by the City Sanitation Department.
- 9 All exterior lighting will be low profile and will not intrude into the residential neighborhood.
- 10 - 13 OK

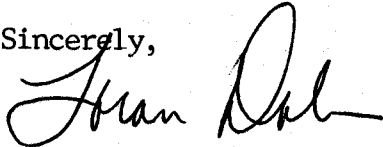
Public Service:

OK

Transportation Engineer:

OK, see revised site plan

Sincerely,



Loran Dake
Agent for M. Larry Copeland



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643

To: M. Larry Copeland #45-83

From: City Planning Department

Re: ROW dedication and extension requests.

The Grand Junction Planning Commission granted an extension with the stipulation that certain right of way dedication would be required. Enclosed is the quit claim deed we have drawn up indicating the right of way required from your development.

If you could sign and notarize the deed, return it in the enclosed self addressed, stamped envelope, we would appreciate it.

Upon receipt of the quit claim deed, your extension will be official and valid for 1 year till May of 1986.

The City staff, Planning Commission, and City Council extend our thanks for your cooperation.

If you have questions please call me at 244-1648.

Thanks

Bob Goldin
Sr. City Planner.

*Deed delivered
to City Clerk to be recorded.*



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 29, 1992

Bill Hayes
Cooper Brothers Medical Buildings Inc.
7100 N. Classen Blvd., Bldg. 500
Oklahoma City, OK 73116

Dear Mr. Hayes:

We have reviewed your proposed site plan for Western Orthopedics and Sports Medicine to be located at 2020 N. 12th Street, Grand Junction, Colorado. Several additional items are required for us to adequately review the proposal. The City Development Engineer has indicated on the enclosed checklist titled "Special and Conditional Use Submittal" the additional items needed for his review. Those items he has initialed are not needed. We also need a complete and detailed landscaping plan and parking plan. Review of the project cannot continue until all additional items are submitted.

I am also returning your check. The review fee is \$80.00 to be submitted with your additional information.

If you have any questions please call me at 244-1446.

Sincerely,

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

Katherine M. Portner
Senior Planner

SPECIAL & CONDITIONAL USE SUBMITTAL

West. Orthopedic & Sports Medicine

Project Name

Submittal No.

Submittal Date

ENGINEERING CHECKLIST

The following checklist is an abbreviated form based primarily on Section 4-7 of the Development Code, which should be referred to for additional information. Items marked "Not Req'd" are not necessary for the initial submittal, but may be required as a result of agency review.

| CODE ITEM | DESCRIPTION | Received | | Not Rec'd | Not Req'd |
|----------------|--|----------|--------|-----------|-----------|
| | | Complete | Incomp | | |
| 4-7-1 & 5-6-13 | Existing Features Proposed Improvements | | | | |
| 4-7-2 A | Elevation or Perspective Drawings | | | | |
| B | Development Schedule and Phasing | | | | |
| C | Agreements, Provisions, and Covenants | | | | GRW |
| E-i | Grading and Drainage Plan & Report | | | | |
| E-ii | Utility Composite: Sewer, Water, Gas, Electric TV, Telephone, Storm Drain, Irrigation, Ditches | | | | |
| E-iii | Detention Facility Maintenance Agreement | | | | GRW |
| E-iv | Irrigation Plan or Narrative | | | | |
| E-v | Level I Environmental Site Assessment | | | | GRW |
| E-vi | Level II Environmental Site Assessment (if recommended by Level I ESA) | | | | GRW |
| E-vii | CDOT Access Permit | | | | GRW |
| E-viii | Section 404 Permit | | | | GRW |
| E-ix | Power of Attorney for Annexation and I.D. | | | | GRW |
| E-x | Traffic Impact Study | | | | GRW |
| E-xi | Best Management Practices Plan | | | | GRW |
| E-xii | Water Supply, Water Usage, and Sewage Generation Estimates | | | | |
| E-xiii | Improvements Agreement and Guarantee | | | | |
| E-xiv | | | | | |
| E-xv | | | | | |
| E-xvi | | | | | |

EVALUATION OF SUBMITTAL

Submittal is: accepted conditionally accepted rejected as incomplete

E-xiii Surface improvements removed and replacement in the R.O.W.

SITE REVIEW COMMENTS
FOR
WESTERN ORTHOPEDICS AND SPORTS MEDICINE
OCTOBER 13, 1992

1. Handicap ramps at entrance curb returns shall be per City standards and not per the Drop Curb Detail 3 on Sheet A.1.1. Except for at the handicap ramp, curb returns shall have vertical curbs.
2. A trash receptacle or dumpster space must be provided.
3. The curb/grade and curb/walk details (1 and 2 on Sheet A.1.1) should be identified as spill curbs or show a slope arrow pointing away from the curb and toward the pavement with a note to slope per plan.
4. The Engineering submittal checklist previously submitted from us indicated that a Grading and Drainage Plan and Report were required. We did not receive a report, nor was City criteria followed as evidenced by the fact that the site is graded to drain directly off-site. We do not allow an increase in runoff due to development under both the 2-year and 100-year storm runoff conditions. Runoff may be released at pre-development rates as a maximum. Note that this maximum rate would occur at peak detention ponding: the average release rate during runoff accumulation will likely be significantly less. Attached are copies of the detention sections of the City Criteria Manuals which should clarify runoff criteria and detention basin sizing and design.

By way of consideration only, we suggest looking at the possibility of detention on the south parking lot. This could be achieved by sloping the entire parking area to the south, where a curb, which may need to be higher than 6 inches, contains the runoff. Metered release at a maximum of historic runoff rate could be conveyed west through the parking lot curb and under the sidewalk using a City Standard drain trough and enter the 12th Street gutter. Certainly other options exist, but this type of surface drain is allowed.

5. A red-lined grading plan is attached. Although the plan will likely require revision to meet City detention/retention requirements, the concepts red-lined thereon still apply; that is, gutter elevations at entrances and ties to existing grades are required; swales, grade changes and slopes should be shown; and perimeter grades should tie in to existing grades at lot boundaries unless facilities are proposed which allow for grade separation. For your benefit, a copy of our grading criteria is attached.
6. Page 8 of the Geotechnical Report recommends use of a perimeter drain system per Figure 7 therein, with drains having a minimum slope of 1%. Sheet S-1 shows a drain in Section 1, with reference to "mechanical". However, we are unable to find the drain design on the mechanical drawings or elsewhere. The perimeter drain must be designed and submitted; otherwise, a recommendation is required from a

registered geotechnical engineer which indicates that with the proposed design, a perimeter drain is not necessary or merited.

Reviewed by: Gerald Williams
Development Engineer
244-1591

STAFF REVIEW

FILE #45-83

DATE: October 16, 1992

REQUEST: New construction of a medical office building.

LOCATION: South-east corner of 12th Street and Walnut Avenue.

APPLICANT: Western Orthopedics & Sports Medicine/Cooper Medical Bldgs, Inc.

EXISTING LAND USE: Vacant land and a duplex.

PROPOSED LAND USE: Medical Office

SURROUNDING LAND USE:

NORTH-- Residential/Business Transitional

EAST -- Duplex Residential

SOUTH-- Residential

WEST -- Community Hospital

EXISTING ZONING: Planned Business

PROPOSED ZONING: Planned Business

SURROUNDING ZONING:

NORTH-- RMF-64

EAST -- RMF-64

SOUTH-- B-3

WEST -- Planned Business

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:

The 12th Street Corridor Guideline identifies this area as transitional and being appropriate for professional and medical offices.

STAFF ANALYSIS:

Background

The property located on the south-east corner of 12th and Walnut was rezoned in 1983 to Planned Business (File #45-83). The proposed use at that time was a similar facility as is being proposed now.

Parking

The parking requirement for professional/medical offices is 1 space per 300 square feet of gross floor area (section 5-5-1.I.16 of the Zoning and Development Code). The total square footage of the proposed building is 9,366, requiring 32 parking spaces. Only 29 are being proposed, with 2 of those being located in the public ROW. While parking may be allowed in the public ROW with a revocable permit, they cannot count toward the total number of spaces required.

Parking areas must be screened from adjacent residential zones or uses. A detail must be shown for the proposed privacy fence along the east property line. The property to the south of the parking area is zoned business but has a residential use, therefore screening will be required. Landscaping would be preferred along that property line as a buffer.

Landscaping

The minimum business zone landscaping requirements are 10% of the gross land area plus 5% of the parking area. Therefore, at a minimum, at least 2,568 square feet of landscaping is required. About 1,800 square feet is shown on the property. Although we encourage landscaping in the ROW with a revocable permit, it cannot count toward the total landscaping required. The requirement would be met by extending the proposed shrubbery and trees all along the north and west side of the building with the area between the shrubbery and sidewalk being in grass. An underground, pressurized irrigation system is required.

Just as a suggestion, Creeping Mahonia and Periwinkle (items K and M on the Landscaping Plan) may not grow well on the south side of the building. Some possible replacements would be Sedum, low growing Sage (*Artemisia ludoviciana*) and sunny perennial flowers (*Gallardia*, Shasta Daisy, Daylily, Blue Flax, Snow-in-Summer, etc.).

Other

A bike rack is required and a dumpster site must be located on the site plan.

STAFF RECOMMENDATION:

Revised plans addressing all of the above comments as well as the attached Site Review Comments must be submitted to Community Development for further review.



M. Larry Copeland, D.O., F.A.O.A.O., F.A.C.O.S.
Richard A. Knackendoffel, D.O.

Western Orthopedics & Sports Medicine

• Fracture Care • Joint Replacement • Arthroscopic Surgery • Spine Surgery • Hand & Foot Surgery •
• Pediatric Orthopedics • Musculoskeletal Diseases •

November 9, 1992

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

RE: Lease of two parking places at 12th & Pinyon

Dear Mr. Zumwalt:

We agree that should it become necessary for the hospital to sell the office building next to us, on which we are leasing two parking spaces, the hospital can replace them with two parking spaces on other hospital land.

Thank you for your help.

Sincerely yours,

M. Larry Copeland, D.O.

M. Larry Copeland, D.O.

MLC:jlt

*ok
RLB
11/9/92*

45-83

PENDERGRAF ENGINEERING FEB 26 1996
11902 N. Pennsylvania
Suite C-6
Oklahoma City, Oklahoma 73120
(405)755-1543 • Fax (405)749-0585

LETTER OF TRANSMITTAL

| | |
|---------------------|---------|
| DATE <u>2-22-96</u> | JOB NO. |
| ATTENTION | |
| RE: | |
| | |
| | |
| | |
| | |
| | |

To: City of Grand Junction, Colo.

GENTLEMEN:

- WE ARE SENDING YOU Attached Under separate cover via _____ the following items:
- Shop Drawings Prints Plans Samples Specifications
 Copy of Letter Change Order _____

| COPIES | DATE | NO. | DESCRIPTION |
|--------|------|-----|-------------|
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |
| | | | |

THESE ARE TRANSMITTED as checked below:

- For approval Approved as submitted Resubmit _____ copies for approval
 For your use Approved as noted Submit _____ copies for distribution
 As requested Returned for corrections Return _____ corrected prints
 For review and comment _____
 FOR BIDS DUE _____ 19 _____ PRINTS RETURNED AFTER LOAN TO US

REMARKS The Drainage Calculations for Design of parking Lot Retention - To serve Western Orthopedics & Sports Medicine Building - was found in one of our files - sorry for the delay

COPY TO _____

SIGNED _____