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File 1991-0020

Name: St. Mary's Hospital - Rezone & Parking Lot

**P** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (\*\*) and will be found on the ISYS query system in their designated categories.  
**S** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.  
**e** Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.  
**n**  
**d**

X	X	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
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X		Review Sheets
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### DOCUMENT DESCRIPTION:

X	X	Planning Commission Minutes - 4/2/91		
X		Public Notice Posting		
X	X	Encumbrance Report - no date		
X	X	Impact Report		
X	X	Drainage Study - original and revised scanned		
X	X	City Council Minutes - ** - 4/17/91		
X	X	Ordinance 2509 - **		
X	X	Letter From Fred Weber to Karl Metzner and Larry Gibhart re: issues to be clarified prior to recording the lat - 6/23/92		
X		Action Sheet - no outcome typed on action sheet - approved 4/17/91		
X	X	Site Plan		
X	X	Plat of St. Mary's Minor Sub.		



Received By \_\_\_\_\_

# DEVELOPMENT APPLICATION

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

#20 91

Type of Petition	Sq. Ft.	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input checked="" type="radio"/> Rezone					
<input checked="" type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input checked="" type="radio"/> Final	SE. CORNER OF PATTERSON ST	R2F-8 PB	Parking Lot
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	NOT Remove From Office
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

*Original  
will bring in original*

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Waters of Charity of Leavenworth  
Home Health Services Corporation

St. Mary's Hospital  
Name

Western Engineering  
Name

200 S. 4th, Cantwell Hall  
Address

2635 N. 7th Street  
Address

2150 Hwy. 6+50  
Address

Leavenworth, KS 66048-5054  
City/State

Grand Junction Colorado  
City/State

Grand Junction Colorado  
City/State

913-682-1338  
Business Phone #

244-2445  
Business Phone #

242-5202  
Business Phone #

Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.



*Keith Esridge Director Engineering*  
Signature of person completing application

*February 28, 1991*  
Date

*Lueta Macrina Ryan, President*  
Signature of property owner(s)

Signature of property owner(s) - attach additional sheets if necessary





AMERICAN  
LAND TITLE  
COMPANY

550 Grand Ave.  
Grand Junction, CO 81501

(303) 242-2582 (ALTC)

ENCUMBRANCE REPORT

Our Order No. ALTC- 4644

To: Western Engineers, Inc.,  
2150 U S Hwy 6 & 50  
Grand Junction, CO  
Attn: Cecil

Gentlemen:

At your request, we have searched our Tract Indexes of County Records, as to the following described property:

A tract of land situate in the NW 1/4 of Section 11, T1S, R1W of the Ute Meridian, the perimeter of which is described as follows:

Beginning at the N 1/4 Corner of said Section 11, thence along the following twenty courses:

1. N 90°00'00" E along the north line of said Section 11 738.05  
(Continued)

And as of February 27, 1991, we find the last deed of record to be a Warranty Deed, recorded October 23, 1973, in Book 1004 at Page 257, from Sisters of Charity of Leavenworth to Sisters of Charity of Leavenworth Health Services Corporation, A Kansas Corporation. We have also searched our General Index for judgements and income tax liens against Sisters of Charity of Leavenworth Health Services Corporation, A Kansas Corporation, and as of the above date, we find: None.

We further find taxes, city liens, and other encumbrances as follows:

1. Unpatented mining claims; reservations or exceptions in Patents or in Acts authorizing the issuance thereof; water rights, claims and/or title to water, whether or not these matters are shown by public records.
2. General Taxes and Assessments which are liens, now due or payable.
3. Special assessments, liens for water and sewer service, and installation charges, if any, none now show of record.

(Continued)

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THINK SERVICE



Legal Description (continued)

- feet;
2. S 02°33'00" E 50.05 feet;
  3. S 02°33'00" E 602.14 feet to the north line of Wellington Avenue;
  4. N 89°29'00" W along Wellington Avenue 533.43 feet to the beginning of a 25 foot radius curve to the right with a central angle of 72°19' (the chord of which bears N 53°19'30" W 29.50 feet);
  5. 31.55 feet along the arc of said curve;
  6. N 17°10'00" W along the east line of 7th Street 15.49 feet;
  7. N 90°00'00" W 89.42 feet;
  8. N 23°04'54" W 131.01 feet;
  9. N 84°07'00" E 176.29 feet;
  10. S 00°00'00" E 138.59 feet;
  11. N 90°00'00" E 0.61 feet;
  12. N 73°02'00" E 98.00 feet;
  13. N 01°45'00" E 239.92 feet;
  14. S 77°10'00" W 322.78 feet;
  15. N 26°19'00" W 60.80 feet to the west line of said NW 1/4 Section 11;
  16. N 00°00'00" E 108.10 feet;
  17. N 90°00'00" E 190.30 feet;
  18. N 05°33'00" E 75.35 feet;
  19. S 90°00'00" W 197.59 feet to said west line NE 1/4 Section 11;
  20. N 00°00'00" E 180.00 feet; except road right-of-way.

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#20 91



Exceptions (continued)

4. An Easement in favor of Grand Valley Irrigation Company, for Water Lines, recorded September 18, 1946, in Book 453, at Page 215, Official Records.
5. An Easement in favor of City of Grand Junction, for Sewer Lines, recorded September 11, 1964, in Book 873, at Page 999, Official Records.
6. An Easement in favor of Theodore N. Naff, for Gas Line, recorded May 4, 1965, in Book 882, at Page 829, Official Records.
7. An Easement in favor of City of Grand Junction, for Sewer Lines, recorded May 4, 1965, in Book 882, at Page 830, Official Records.
8. An Easement in favor of Mountain States Telephone and Telegraph Company, for Communication Lines, recorded August 7, 1975, in Book 1043, at Page 174, Official Records.
9. An Easement in favor of City of Grand Junction, for Sewer Line, recorded October 7, 1977, in Book 1122, at Page 659, Official Records.
10. An Easement in favor of Mountain States Telephone and Telegraph Company, for Communication Lines, recorded July 12, 1982, in Book 1381, at Page 869, Official Records.
11. Covenants, conditions, restrictions and easements (deleting therefrom any based on race, color, national origin or creed):  
Recorded: February 14, 1977  
Book 1094 at Page 559  
A copy of which is hereto attached.  
  
Amendment and/or Modification of said Covenants:  
Recorded: February 26, 1979  
Book 1188 at Page 712  
A copy of which is hereto attached.

(Continued)

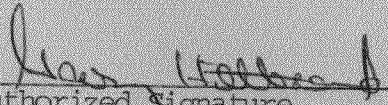
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Exceptions (continued)

This report is based on a search of our Tract Indexes of the County Records. This is not a title or ownership report and no examination of the title to the property described has been made. It is not to be used as a basis for closing any transaction affecting title to said premises. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the Company is not responsible beyond the amount paid for any errors or omissions contained herein.

AMERICAN LAND TITLE COMPANY

  
Authorized Signature

REZONE APPLICATION

ST. Mary's  
From Office

AREA OF REQUESTED ACTION

Approximately eight (8) acres owned by St. Mary's Hospital located in the Northeast corner of Section 11, Township 1 South, Range 1 West of the Ute Principal Meridian. The property is bounded by Patterson Road on the North and the West edge is Seventh Street. The East adjoiner is the Wellington Medical Complex and the South property line is Wellington Avenue.

PURPOSE OF REQUESTED ACTION

The continuing expansion of St. Mary's Hospital and Medical Center requires the relocation of employee vehicle parking. The enlarged building footprint has eliminated portions of available parking and created a critical shortage of parking area. The purpose of this request is provide space for employee parking so that St. Mary's customers and visitors may park in areas more proximal to the building. The several parcels of the described property are being combined into a one lot subdivision in order to simplify this request.

ADJACENT LAND USE AND ZONING

The land use to the area immediate to Seventh and Patterson is limited to:

The Wellington Medical Center (to the East) and a portion of the Yocum Subdivision (to the South) are zoned B-1 limited business.

The property North of Patterson Road is Residential Single Family with a density of 4 units per acre.

The remaining portion of the land adjacent to the Yocum Subdivision is zoned Residential Single Family allowing 8 units per acre.

The proposed zoning change will be compatible to the West side of Seventh Street because of St. Mary's Hospitals current zoning of Planned Business.

## AREA IMPACT

The area proposed for rezoning consists of residential structures and vacant land. This project will not change the stature of the neighborhood and should have limited impact on surrounding areas.

## TRAFFIC ANALYSIS

The addition of this parking area will increase traffic volume only in proportion to the numbers of increased staff at St. Mary's Hospital. The present vehicle count on Patterson Road is 17,750 and the total on Seventh Street is approximately 15,600. The initial phase of this project will accommodate about 60 vehicles. This increase will have very little effect on the traffic volumes of Patterson Road and Seventh Street.

The proposed project will use two existing access points, one located on Wellington Avenue and the other on Seventh Street. The current plan will not have access from Patterson Road and seeks to use Wellington Avenue as the primary access point. The access from Seventh Street will remain.

## PROJECT DEVELOPMENT

The initial phase of this project will be construction of an asphalt parking lot. The capacity of this initial lot will be approximately 60 vehicles. The ensuing plan calls for removal of the existing structures and the construction of additional parking spaces.



Gene Taylor  
633 Fletcher Lane  
Grand Junction, CO 81505

W. Broderson  
2376 N. 7th Street  
Grand Junction, CO 81501

Weston Edfast  
604 26½ Road  
Grand Junction, CO 81506

Annie Muhr  
633 Fletcher Lane  
Grand Junction, CO 81505

J. N. Darnell, Jr.  
3339 C Road  
Palisade, CO 81526

Olga Henry  
2711 N. 8th Court  
Grand Junction, CO 81506

Glen Wilson  
2666 F Road  
Grand Junction, CO 81506

J. E. Darby  
3339 C Road  
Palisade, CO 81526

W.A.M.B.C.I. No. 1  
c/o Alpha Investments  
790 Wellington Ave., #205  
Grand Junction, CO 81501

S. R. Rutter  
2705 8th Court  
Grand Junction, CO 81501

Bishop of Pueblo  
c/o Diocese of Pueblo  
1001 Grand Avenue  
Pueblo, CO 81003

W.A.M.B.C.I. No. 2  
c/o Dr. Gilbert Madison  
2525 N. 8th, #5  
Grand Junction, CO 81501

W. H. Hatmaker  
2656 F Road  
Grand Junction, CO 81506

St. Mary's Hospital  
P.O. Box 1628  
Grand Junction, CO 81502

R. B. Christensen  
100 Mountain View Road  
Watsonville, CA 85076

Guest House Motel  
c/o Cindy & Tony DiGretorio  
2425 N. 7th Street  
Grand Junction, CO 81501

Carmen Burkhard  
c/o T. N. Haff  
P. O. Box 366  
Nucla, CO 81424

Rae O. Marasco  
653 26½ Road  
Grand Junction, CO 81506

E. Easten  
1900 Quentin Road  
Brooklyn, NY 11229

Robert Lubinski  
2709 N. 8th Court  
Grand Junction, CO 81506

# 20 91

F. A. Murphy  
951 Walnut  
Grand Junction, CO 81501

Gretchen Davis  
2709 N. 8th Court  
Grand Junction, CO 81506

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Carr Treasure  
2604 N. 7th Street  
Grand Junction, CO 81501

Kenneth Allen  
603 Viewpoint Drive  
Grand Junction, CO 81506

Item 2 -- The parking is being provided for the daytime shift, thus the lighting requirements are minimal. Presently, there are 5 existing lights surrounding the proposed Project. Public Service Company of Colorado has provided St. Mary's with a lighting plan for the Project. The Hospital will add more lighting as it becomes necessary.

Streets:

Items 1 & 2 -- The access on 7th Street will be closed off. A "hammerhead" turnaround will be provided at the end of the parking lot.

Items 3 & 4 -- The dimensions of 20 feet radius and 25 feet driveways are typical City Standards. All design and construction will adhere to City of Grand Junction Standards.

Item 5 -- Recommended changes to parking layout have been incorporated into the Plan.

Item 6 -- There are future extensions to be constructed as the number of employees increases. Three of the current structures are slated to be razed. At this time, addition of permanent structures such as raised medians and planter boxes will limit flexibility with future additions. These items will definitely be top priority as the project is finalized.

Item 7 -- The parking area will be paved and bordered with concrete curb and/or gutter.

Item 8 -- It is a standard operating procedure with St. Mary's Engineering Department to stencil, sign and block handicap parking spaces.



Item 9 -- See attached shift hours and schedules.

Drainage:

Items 1 & 2 -- The proposed Drainage Plan has been expanded to incorporate changes made in entrance/exit changes as requested by the City. Future drainage will be addressed and compensated for when future design and development occur. These issues are discussed in the revised Drainage Study Report.

Parking Lots:

Items 1 & 3 -- The structural pavement section and parking dimensions are included on the revised Drawings. Once again, all design and construction will conform to City of Grand Junction Standards and Specifications.

Item 2 -- It has been determined that an Improvement Agreement is not required for this Project.

**Grand Junction Drainage:**

The present outlet has been buried (plugged) for quite some time. It is the intent to retain stormflows for 24 to 48 hours before manually releasing water into the existing system. The current design is for retention of runoff for the entire property, including portions not owned by the Hospital. The drainage from the parking areas will be directed to the retention areas with a combination of asphalt, curbs, gutters and valley pans. Silting of the retention area will be minimized by providing erosion protection measures such as paved, armored or grassed drainage

ways. St. Mary's will maintain the retention areas. These issues are discussed in more detail in the revised Drainage Study Report.

**Community Development:**

Item 1 -- Existing landscape features have been annotated on the Drawing.

Item 2 -- Specific landscape areas are designated on the Plan. Again, there are areas left void temporarily to allow for the versatility of future expansion of the parking area. St. Mary's Hospital has a landscape contractor with whom they consult for this type of Project. A Landscape Plan with specific species and details will be submitted before any construction begins.

Item 3 -- Dimensions have been added to the Drawing. All design and construction shall conform to the City of Grand Junction Specifications.

Item 4 -- Screening along Patterson Road will consist of a varied vegetation pattern. Assorted tree species will be interspersed with smaller shrubbery. This will be located in the right-of-way between the existing City sidewalk and the proposed sidewalk. The screening will begin at the northwest corner of the Project and continue east until the elevation difference between the Patterson Road sidewalk and the Project sidewalk reaches 4 feet. St. Mary's Hospital has already provided a chainlink fence the length of the north property line. An alternate would be the lacing of this fence to provide the screen.

Item 5 -- Differentiation between the existing driveway and the existing sewer easement has resolved the question.



**ST. MARY'S HOSPITAL**  
**EMPLOYEE SHIFT SCHEDULE FOR PARKING LOT**

Arrival Schedule

6:30 - 9:00 A.M.	25% of Parking
7:30 - 9:00 a.m.	50% of Parking
Student Parking (shift varies)	25% of Parking

Lunch Hour

11:00 a.m - 1:00 p.m.	"Lunch Hour"
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Departure Schedule

3:30 - 5:30 p.m.	25% of Parking
3:30 - 6:00 p.m.	50% of Parking
Student (shift varies)	25% of Parking

TOTAL PARKING            +/- 130

Staff Makeup

Department Directors/Supervisors  
Vice Presidents  
Students  
Contract Employees

**DRAINAGE STUDY  
FOR ST. MARY'S HOSPITAL PARKING AREA  
Grand Junction, Colorado**

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#20 91

**SCOPE**

The site proposed for additional parking for St. Mary's Hospital is located southeast of the intersection of 7th Street and Patterson Road in Grand Junction. The site is bounded on the north by Patterson Road, on the west by 7th Street, on the south by Wellington Avenue, and on the east by an existing medical office complex. This site is not entirely under the ownership of St. Mary's Hospital, however, nearly all of the drainage within this area drains to a common point; therefore, this drainage study encompasses the entire area.

**SURFACE DRAINAGE CHARACTERISTICS**

The site generally slopes toward the middle of the site in an east/west direction and then down toward the southwest corner of the property. Surface water drains to a low spot in the south of the property which acts as a retention basin draining into a 10 inch PVC pipe. The PVC pipe drains from there into an open channel running to the southeast corner of the property. Currently the surface water ponds in the ditch and the retention basin and has no active way of getting off the property because a 12 inch concrete pipe culvert located at the southwest corner of the property has been buried and plugged. We assume that it was originally the intent of this culvert to carry storm water away from the site. The culvert drains into a manhole in Wellington Avenue which is part of the storm water system. From there water drains down to approximately the intersection of 7th Street and Bookcliff Avenue where it discharges into the Buthorn Drainage System. The Buthorn System is currently at maximum capacity;



therefore, the discharges from this property must be controlled so that they remain at or below historic discharges.

For the purposes of the drainage analysis, the site was divided into two basins, generally consisting of the east and west halves of the property. This was done because nearly all of the proposed improvements will be located on the west half of the property.

Table 1 shows the percentages of various ground covers for each of the two basins. Both for existing and proposed future conditions.

#### **DRAINAGE EVALUATION METHODOLOGY**

The drainage basin was evaluated for 2 storm values consisting of the minor storm (or the 10-year storm) and the major storm (or the 100-year storm). In order to provide a comparison, the runoff characteristics were evaluated using 2 methods. These consisted of the rational method and the SCS tabular method. The SCS tabular method was chosen because it provides a method for obtaining runoff hydrograph data. Design storm values were obtained from two sources -- the storm values for the rational method were obtained from "Design Guidelines for Storm Water Management in Mesa County, Colorado"; the storm values for the SCS tabular method were obtained from NOAA Atlas II "Precipitation - Frequency Atlas of the Western United States, Volume 3 - Colorado." The determination of the runoff coefficients in the rational method as well as the curve number values used in the SCS tabular method are presented in Table 2. The soil group number required for the SCS tabular method was evaluated based on information compiled by the Soil Conservation Service and presented in a report entitled "Soil Survey, Grand Junction Area, Colorado." Lag times were determined to be less than 10 minutes; therefore, a minimum value of 10 minutes was used for the rational method. Actual concentration times calculated

# ST. MARY'S HOSPITAL PARKING

GROUND SURFACE COVER TYPE	EXISTING CONDITIONS			PROPOSED CONDITIONS		
	BASIN 1 (WEST)	BASIN 2 (EAST)	BASIN 2	BASIN 1	BASIN 2	BASIN 2
	AREA (SQ. FT.)	PERCENT	AREA (SQ. FT.)	PERCENT	AREA (SQ. FT.)	PERCENT
BARE GROUND	72375	47	125,300	66	51,600	33
GRAVEL DRAINS	44700	29	14,500	8	11,600	8
LAWNS	11650	8	43025	22	11650	8
ROOFS	13050	9	3600	2	13050	9
ASPHALT	8000	5	3850	2	61875	40
CONCRETE	3750	2	0	0	3750	2
TOTAL	158525	100	190275	100	153525	100
AREA OUTSIDE DRAINAGE BASIN	8850		57625		0	0
					190275	100

ST. MARY'S  
PARKING  
DRAINAGE  
CHARACTERISTICS  
TABLE 1

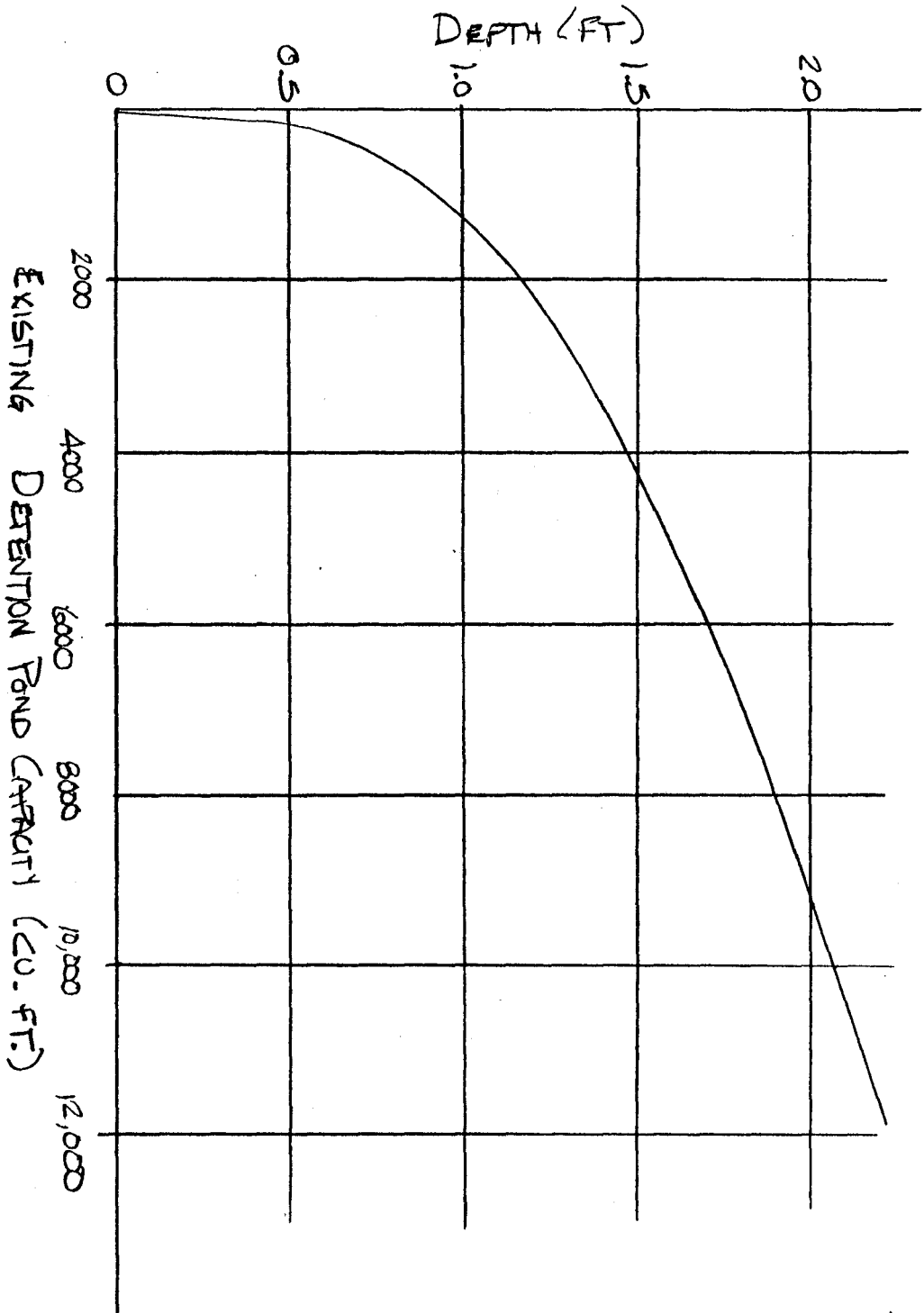


# ST. MARY'S HOSPITAL PARKING

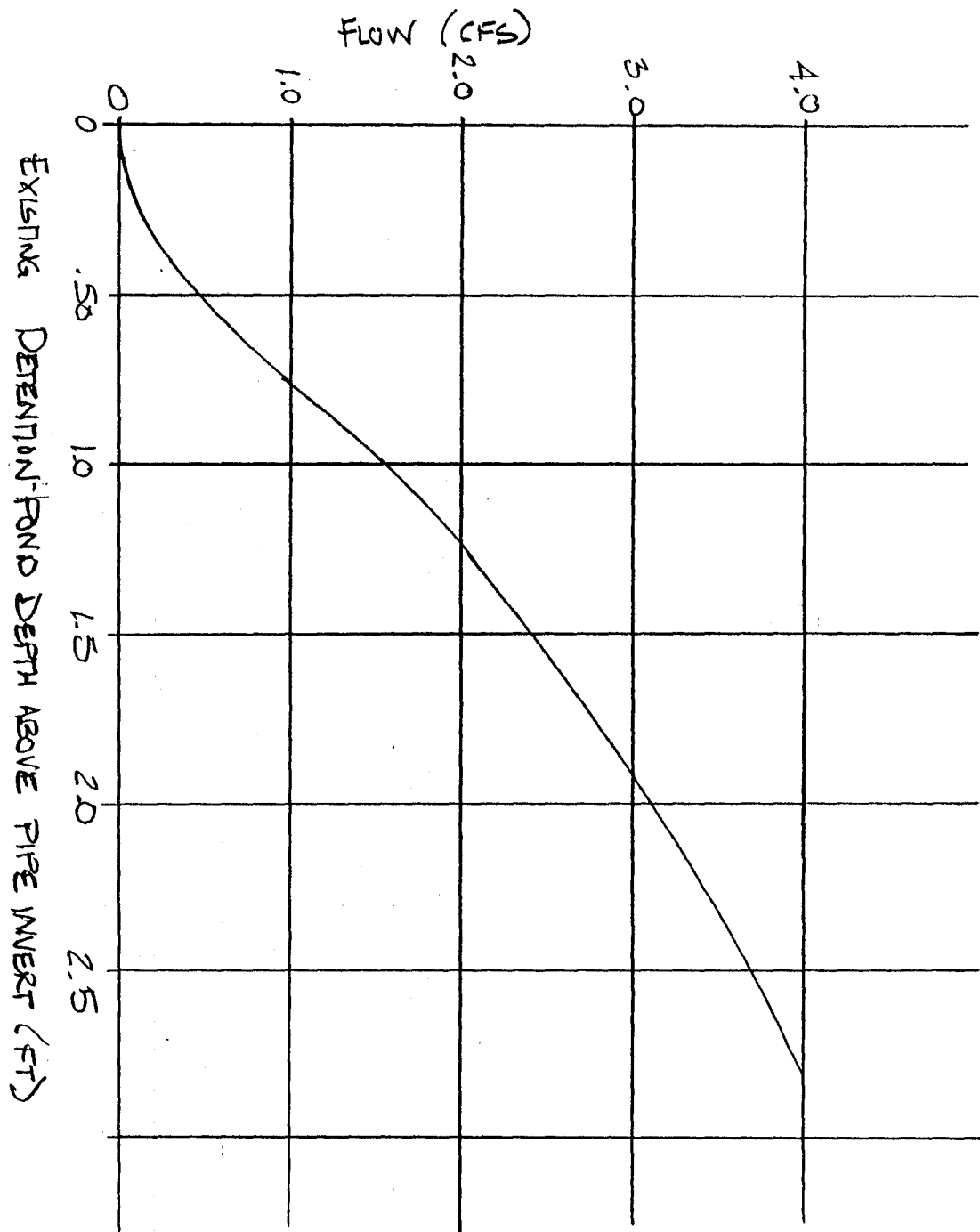
GROUND COVER	RATIONAL RUNOFF COEFFICIENT	EXISTING CONDITIONS				PROPOSED CONDITIONS			
		BASIN 1		BASIN 2		BASIN 1		BASIN 2	
		% AREA	WEIGHTING FACTOR	% AREA	WEIGHTING FACTOR	% AREA	WEIGHTING FACTOR	% AREA	WEIGHTING FACTOR
BARE	.30	47	.141	66	.198	33	.099	62	.186
GRAVEL	.50	29	.145	8	.040	8	.040	8	.040
LAWNS	.18	8	.014	22	.040	8	.014	22	.040
ROOFS	.85	9	.077	2	.017	9	.077	2	.017
ASPHALT	.85	5	.043	2	.017	40	.340	6	.051
CONCRETE	.90	2	<u>.018</u>	0	<u>0</u>	2	<u>.018</u>	0	<u>0</u>
WEIGHTED COEFFICIENT			<u>.438</u>		<u>.312</u>		<u>.588</u>		<u>.334</u>

GROUND COVER	SCS CURVE NUMBER	EXISTING CONDITIONS				PROPOSED CONDITIONS			
		% AREA	WEIGHTING FACTOR	% AREA	WEIGHTING FACTOR	% AREA	WEIGHTING FACTOR	% AREA	WEIGHTING FACTOR
BARE	84	47	39.5	66	55.4	33	27.7	62	52.1
GRAVEL	87	29	25.2	8	7.0	8	7.0	8	7.0
LAWNS	70	8	5.6	22	15.4	8	5.6	22	15.4
ROOFS	98	9	8.8	2	2.0	9	8.8	2	2.0
ASPHALT	98	5	4.9	2	2.0	40	39.2	6	5.9
CONCRETE	98	2	<u>2.0</u>	0	<u>0</u>	2	<u>2.0</u>	0	<u>0</u>
WEIGHTED CURVE NUMBER			86.0		81.8		90.3		82.3

ST. MARY'S  
 PARKING  
 DRAINAGE  
 PARAMETERS  
 TABLE 2



ST MARY'S PARKING  
 EXISTING DETENTION POND  
 STORAGE CURVE  
 FIGURE 2



ST MARY'S PARKING  
 EXISTING DETENTION POND  
 DISCHARGE CURVE  
 FIGURE 3



**DRAINAGE STUDY**  
**FOR ST. MARY'S HOSPITAL PARKING AREA**  
**Grand Junction, Colorado**  
**Revised: April 1, 1991**

**SCOPE**

The site proposed for additional parking for St. Mary's Hospital is located southeast of the intersection of 7th Street and Patterson Road in Grand Junction. The site is bounded on the north by Patterson Road, on the west by 7th Street, on the south by Wellington Avenue, and on the east by an existing medical office complex. This site is not entirely under the ownership of St. Mary's Hospital, however, nearly all of the drainage within this area drains to a common point; therefore, this drainage study encompasses the entire area.

**SURFACE DRAINAGE CHARACTERISTICS**

The site generally slopes toward the middle of the site in an east/west direction and then down toward the southwest corner of the property. Surface water from 84 percent of the area drains to a low spot in the south of the property which acts as a retention basin draining into a 10 inch PVC pipe. The PVC pipe drains from there into an open channel running to the southeast corner of the property. Currently the surface water ponds in the ditch and the retention basin and has no active way of getting off the property because a 12 inch concrete pipe culvert located at the southwest corner of the property has been buried and plugged. We assume that it was originally the intent that this culvert carry storm water away from the site. The culvert drains into a manhole in Wellington Avenue which is part of the City's storm water system. From there the storm water system drains to approximately the intersection of 7th Street and Bookcliff Avenue where it discharges into the Buthorn Drainage System. The Buthorn System is currently at maximum capacity; therefore, the runoff from this property for

each storm must be retained on-site until the storm has sufficiently passed to the point that the Buthorn System can carry the water. Approximately 14 percent of the area drains onto Wellington, all of which belongs to St. Mary's. The remaining 2 percent drains onto 7th Street. It is impractical to retain the runoff on-site from the 2 percent which currently drains to 7th Street. However, the runoff from the area which currently drains onto Wellington can be intercepted and diverted into the proposed retention basin. In this way, the discharge into the Buthorn System will actually be decreased as a result of this Project.

For the purposes of the drainage analysis, the site was divided into two basins, generally consisting of the east and west halves of the property. This was done because nearly all of the proposed improvements will be located on the west half of the property.

Table 1 shows the percentages of various ground covers for each of the two basins. Both for existing and proposed future conditions.

#### **DRAINAGE EVALUATION METHODOLOGY**

The drainage basin was evaluated for 2 storm values consisting of the minor storm (or the 10-year storm) and the major storm (or the 100-year storm). In order to provide a comparison, the runoff characteristics were evaluated using 2 methods. These consisted of the rational method and the SCS tabular method. The SCS tabular method was chosen because it provides a method for obtaining runoff hydrograph data. The Modified Rational Method was used to provide comparison hydrograph data. This was done using an assumed rainfall duration of 30 minutes for the Modified Rational Method hydrographs. Design storm values were obtained from two sources - - the storm values for the rational method were obtained from "Design Guidelines for Storm Water Management in Mesa County,

It is seen that the results of the 2 methods compare surprisingly well. The peak flows determined by the Rational Method are greater than those resulting from the SCS Method by 3 to 10 percent. However, the total runoff volumes determined by the SCS Method are greater than those from the Modified Rational Method by 6 to 14 percent.

#### **PROPOSED DRAINAGE FACILITIES**

The plan to control drainage from this site includes intercepting runoff and draining it into a retention basin located in the southern portion of the site. The proposed retention pond is shown on the Drainage Plan and the capacity data is shown on Figure 4, attached. To provide for draining the pond, the existing concrete culvert running from the site into the storm drainage system will be unplugged and cleaned. Manual control for the outlet from the basin will be provided at the southwest corner of the site and will consist of an overflow wall with a siphon. The crest of the wall and siphon will be set at the elevation of the maximum stage for the retention pond so that the siphon must be started manually. This will prevent the possibility of any unintentional discharges to the storm drain system. The pond will not be drained until at least 48 hours after the end of any storm event. The maximum capacity of the proposed retention pond is about 29,000 cubic feet, about 40 percent greater than needed to retain the 10-year storm. This represents approximately the volume required to retain the runoff from a storm with a recurrence interval of about 25 years. For any storm events which may exceed the capacity of the retention basin, overflow from the basin will pass through an armored, low section in the basin dike along Wellington and flow into Wellington. Water will also flow over the weir wall in the control structure.

The proposed basin will have enough capacity to retain storm flows from an event with a 10-year recurrence interval even after



some additional development of the property. If potential flows from future developments exceed the capacity of the retention pond, it can be enlarged by excavating additional areas or by increasing the height of the dikes.

The retention pond and outlet control will be maintained by personnel from St. Mary's Hospital. The siphon capacity will be sufficient to drain the entire retention basin volume within a 24-hour period.

ST. MARY'S HOSPITAL PARKING

GROUND COVER	EXISTING CONDITIONS				PROPOSED CONDITIONS				
	RATIONAL RUNOFF COEF.	BASIN 1		BASIN 2		BASIN 1		BASIN 2	
		AREA	WEIGHTING FACTOR	AREA	WEIGHTING FACTOR	AREA	WEIGHTING FACTOR	AREA	WEIGHTING FACTOR
Bare Ground	.30	47%	.141	66%	.198	33%	.099	71%	.213
Gravel	.50	29%	.145	8%	.040	8%	.040	6%	.030
Lawns	.18	8%	.014	22%	.040	8%	.014	17%	.031
Roofs	.85	9%	.077	2%	.017	9%	.077	1%	.009
Asphalt	.85	5%	.043	2%	.017	40%	.340	5%	.043
Concrete	.90	2%	.018	0%	0	2%	.018	0%	0
WEIGHTED COEFFICIENT			.438		.312		.588		.326

GROUND COVER	EXISTING CONDITIONS				PROPOSED CONDITIONS				
	SCS CURVE NUMBER	BASIN 1		BASIN 2		BASIN 1		BASIN 2	
		AREA	WEIGHTING FACTOR	AREA	WEIGHTING FACTOR	AREA	WEIGHTING FACTOR	AREA	WEIGHTING FACTOR
Bare Ground	84	47%	39.5	66%	55.4	33%	27.7	71%	59.6
Gravel	87	29%	25.2	8%	7.0	8%	7.0	6%	5.2
Lawns	70	8%	5.6	22%	15.4	8%	5.6	17%	11.9
Roofs	98	9%	8.8	2%	2.0	9%	8.8	1%	1.0
Asphalt	98	5%	4.9	2%	2.0	40%	39.2	5%	4.9
Concrete	98	2%	2.0	0%	0	2%	2.0	0%	0
WEIGHTED CURVE NUMBER			86.0		81.8		90.3		82.6

St. Mary's Parking  
Drainage Characteristics

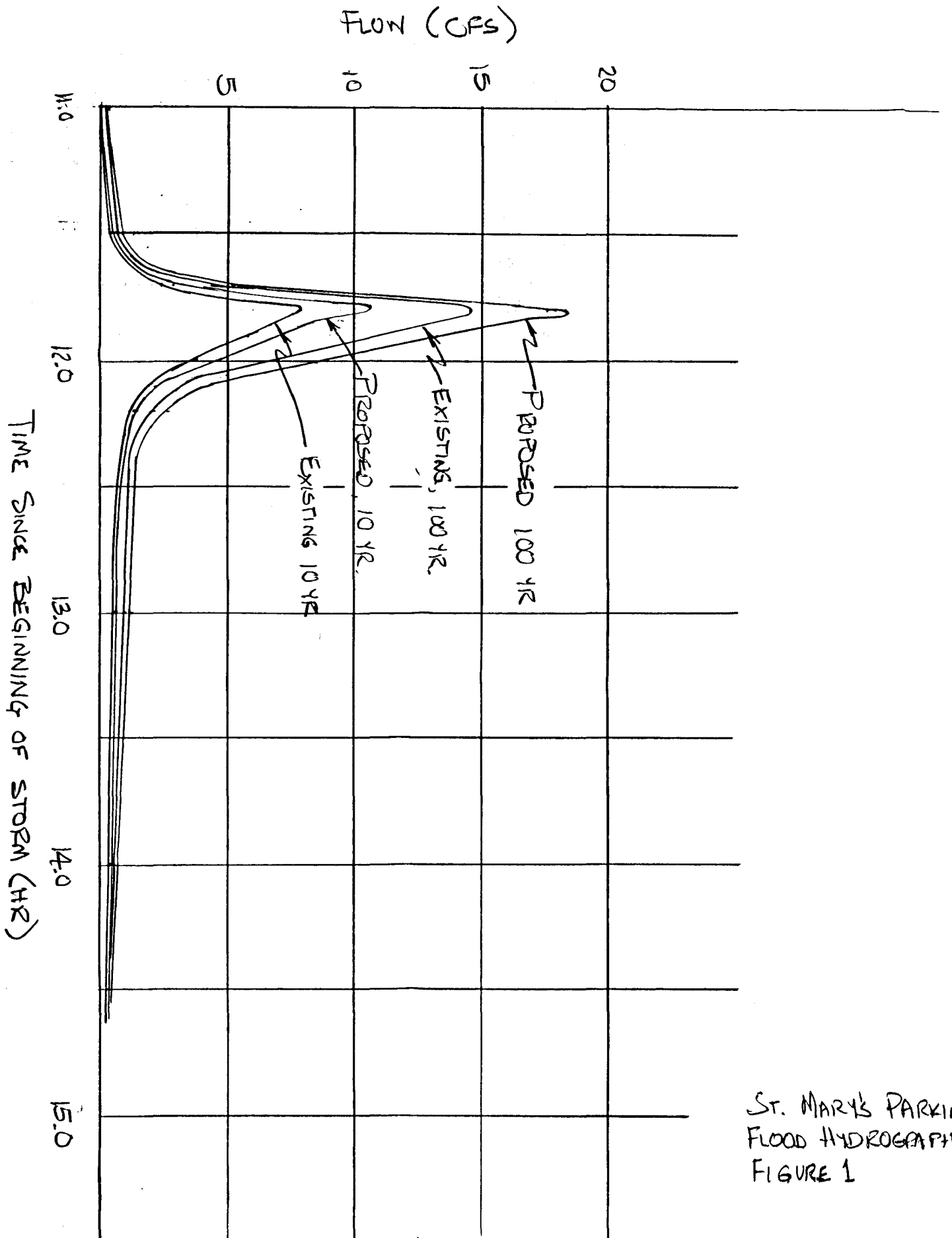
TABLE 2

ST. MARY'S HOSPITAL PARKING

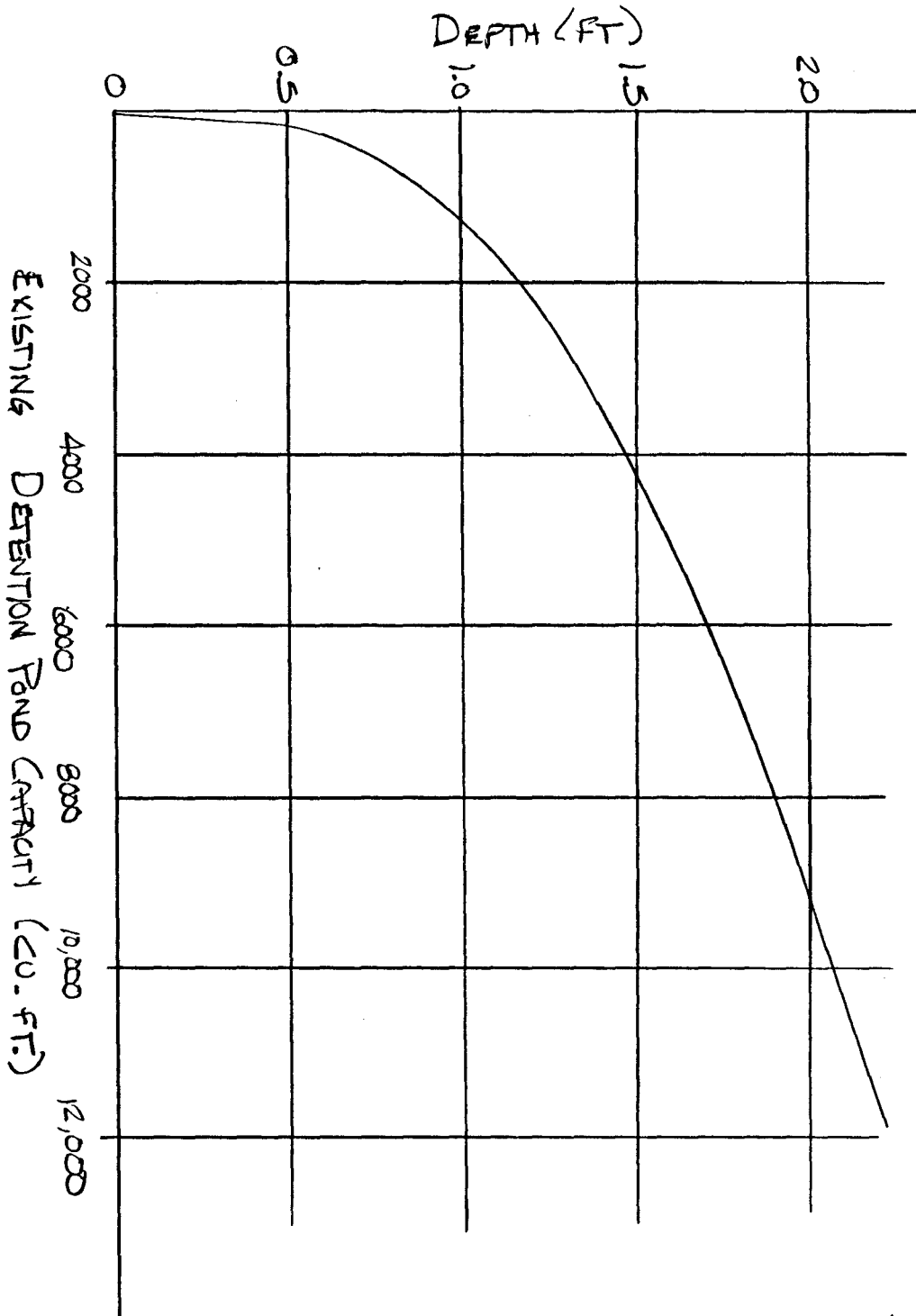
	EXISTING CONDITIONS		PROPOSED CONDITIONS	
	BASIN 1	BASIN 2	BASIN 1	BASIN 2
AREA (Acres)	3.52	4.37	3.52	5.69
Tc*	4.3 Min.	7.2 Min.	4.3 Min.	7.2 Min.
10-Year Rainfall				
Rational Method	2.7 In/Hr	2.7 In/Hr	2.7 In/Hr	2.7 In/Hr
SCS Method	1.8 In/24Hr	1.8 In/24Hr	1.8 In/24Hr	1.8 In/24Hr
100-Year Rainfall				
Rational Method	4.0 In/Hr	4.0 In/Hr	4.0 In/Hr	4.0 In/Hr
SCS Method	2.6 In/24Hr	2.6 In/24Hr	2.6 In/24Hr	2.6 In/24Hr
Antecedent Moisture Factor (10 Yr.)	1.25	1.25	1.25	1.25
Runoff (SCS Method)				
10-Year	.70 In	.51 In	1.06 In	.53 In
100-Year	1.33 In	1.06 In	1.65 In	1.09 In
10-Year Peak Flow				
Rational Method	4.17 cfs	3.68 cfs	5.59 cfs	5.01 cfs
SCS Method	3.85 cfs	3.29 cfs	5.20 cfs	4.60 cfs
100-Year Peak Flow				
Rational Method	7.73 cfs	6.82 cfs	10.35 cfs	9.27 cfs
SCS Method	7.32 cfs	6.85 cfs	9.05 cfs	9.35 cfs
10-Year Runoff Volume				
Rational Method	7,520 C.F.	6,620 C.F.	10,060 C.F.	9,020 C.F.
SCS Method	8,110 C.F.	6,930 C.F.	10,950 C.F.	9,690 C.F.
100-Year Runoff Volume				
Rational Method	13,910 C.F.	12,280 C.F.	18,630 C.F.	16,690 C.F.
SCS Method	15,420 C.F.	14,430 C.F.	19,060 C.F.	19,690 C.F.

\* For the Rational Method, a minimum time of concentration value of 10 minutes was used.

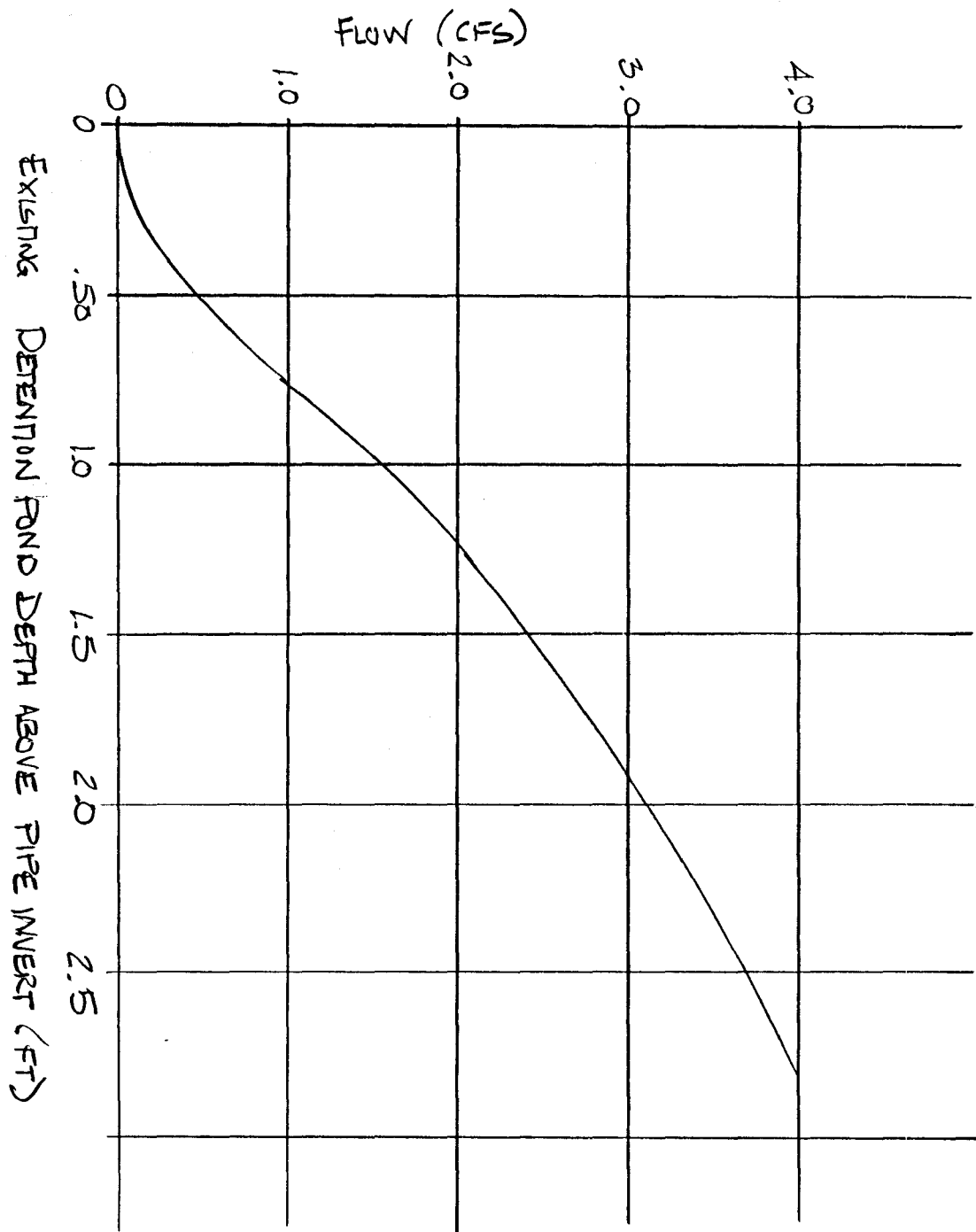




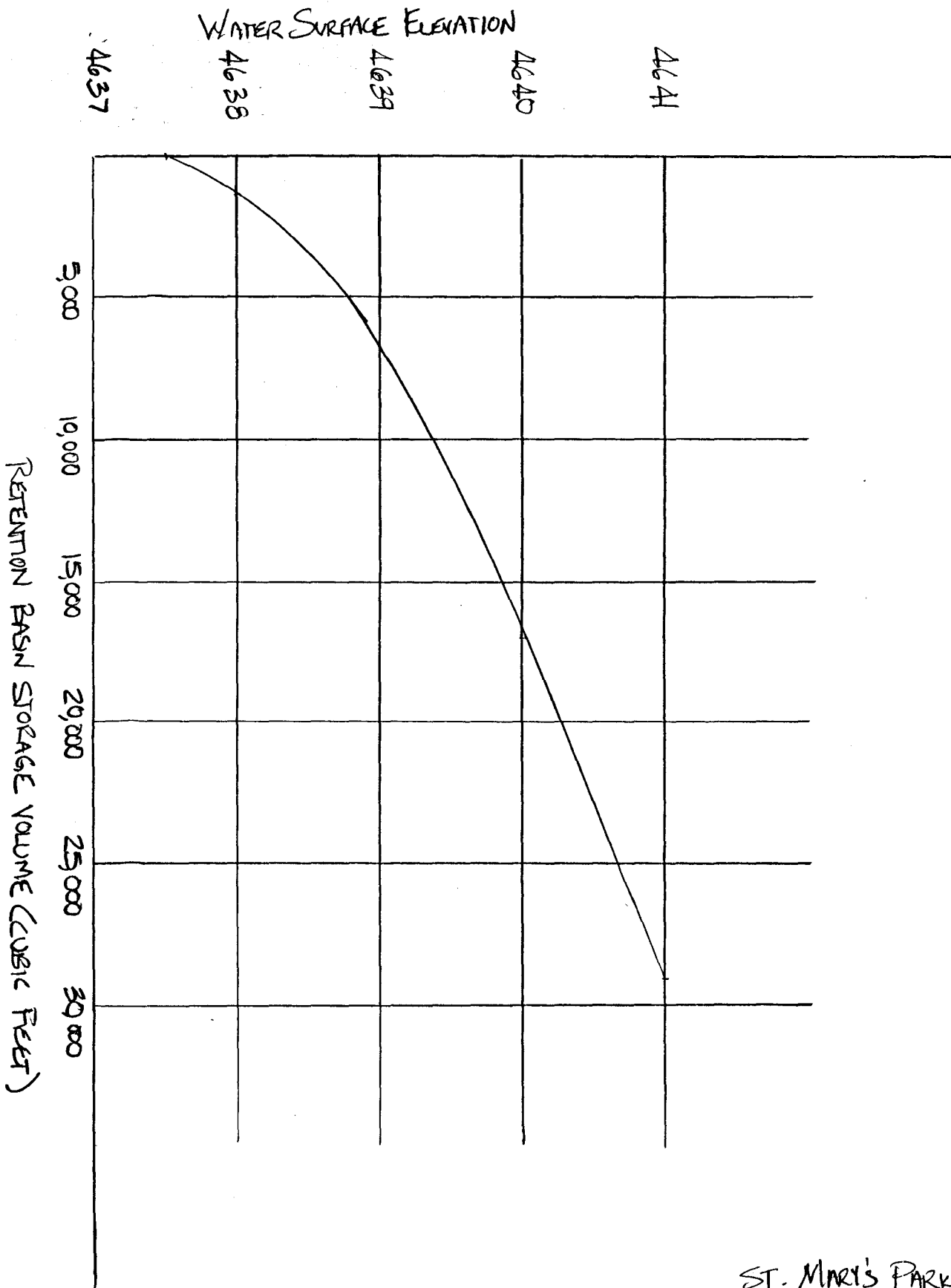
ST. MARY'S PARKING  
FLOOD HYDROGRAPHS  
FIGURE 1



ST MARY'S PARKING  
 EXISTING DETENTION POND  
 STORAGE CURVE  
 FIGURE 2



ST MARY'S PARKING  
 EXISTING DETENTION POND  
 DISCHARGE CURVE  
 FIGURE 3



ST. MARY'S PARKING  
 PROPOSED RETENTION POND  
 STORAGE CURVE

FIGURE 4



REVIEW SHEET SUMMARY

(Page 1 of 3)

FILE NO. #20-91

TITLE HEADING: Rezone & Parking Lot

ACTIVITY: Rezone from RSF-8 to PB & Final Plan for a Parking Lot for St. Mary's Hospital

PETITIONER: Sisters of Charity

RESPONSE NECESSARY

REPRESENTATIVE:

by March 29, 1991

LOCATION: Southeast corner of 7th Street & Patterson Road

PHASE: Final

ACRES:

PETITIONER'S ADDRESS: St. Mary's Hospital (303) 244-2169

ENGINEER: Western Engineers, Inc. (303) 242-5202

STAFF REPRESENTATIVE: Karl Metzner (303) 244-1439

-----  
NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.  
-----

POLICE DEPARTMENT 03/18/91  
Martyn Currie 244-3562

No problems noted.

CITY PARKS & RECREATION 03/06/91  
Don Hobbs 244-1545

None - No fees required.

U.S. WEST 03/05/91  
Leon Peach 244-4964

No comments at this time.

PUBLIC SERVICE 03/07/91  
Carl Barnkow 244-2658

GAS: No objections to rezone and parking lot.

ELECTRIC: PSCo has overhead electric facilities within the boundaries of this project. Some of these will require relocation to facilitate completion of project. Developer should contact PSCo to coordinate these relocations and to address additional easements that may be required as this project develops.

CITY FIRE DEPARTMENT 03/06/91  
George Bennett 244-1400

We do not have a problem with this rezone and parking lot proposal at this time. If any plans for development of structures is planned in the future, a further review by our office is required. Please contact our office should you have any questions.

*Called  
Don W 3/20  
to remind  
him.*

CITY PROPERTY AGENT 03/13/91  
Tim Woodmansee 244-1565

This property was assessed for improvements made under Street I.D. 1984, Phase B. As evidenced by a document recorded in Book 1679 at Page 542, the owners elected to defer the assessment, except for that portion representing the costs for curb, gutter and sidewalk, until development on the lands. The street I.D. file indicates that the amount of the deferment at that time was \$22,902.60. The City Attorney should be made aware of this deferrment.

All information on the plat appears to accurate.

PUBLIC WORKS 03/19/91  
Bill Cheney - Utilities Engineer 244-1590  
Dave Tontoli - Transportation Engineer 244-1567  
Don Newton - City Engineer 244-1559

Utilities

1. Access to the sanitary sewer manhole located east of the north parking lot approximately 130' south of Patterson will need to be maintained.
2. What type of lighting is proposed for the parking lots?

Streets

1. Left hand turning movements on to 7th Street from the south proposed parking lot will not be allowed.
2. Deceleration lane should be installed at curb cut on 7th Street or this curb cut should be closed.
3. Access radii on driveways shall be 20' minimum.
4. Access width on driveways shall be 25' minimim.
5. See attached site plan for recommended changes to parking layout.
6. Raised medians (planter boxes) should be included as part of design requirements.
7. Parking area shall be paved.
8. Handicap parking stalls should be stenciled and signed, with bumper blocks to protect sign knock downs.
9. Schedules, shift hours, and the number of employees per shift need to be submitted for determination of turning restricitons and/or signalization requirements.

Drainage

1. The "Drainage Plan" is incomplete. Figure 1 has not been submitted with the packet, the plan is not certified by a P.E. and the narrative that addresses detention or retention needs to be expanded. How will future drainage from all of Lot 1 be handled?
2. Show pipes from retention/detention ponds to storm sewer or drainage way.

**ITEM:** #20-91 (Page 1 of 1)  
**PETITIONER:** Sisters of Charity  
**PROPOSAL:** A request to rezone from RSF-8 to PB and a Final Plan.  
**PRESENTED BY:** Bennett Boeschstein

---

**COMMENTS:** SEE REVIEW AGENCY SUMMARY SHEET COMMENTS

---

**Motions for the Rezone**

**APPROVAL:** "Mr. Chairman, on item #20-91, a request to rezone from RSF-8 (Residential Single Family - not to exceed eight units per acre) to PB (Planned Business), I move that we forward this on to City Council with the recommendation of approval subject to the Review Agency Summary Sheet comments and the following conditions:" (STATE CONDITIONS IF ANY).

**DENIAL:** "Mr. Chairman, on item #20-91, a request to rezone from RSF-8 (Residential Single Family - not to exceed eight units per acre) to PB (Planned Business), I move that we recommend denial for the following reasons: (STATE REASONS).

**Motions for the Final Plan**

**APPROVAL:** "Mr. Chairman, on item #20-91, a request for a Final Plan on approximately eight acres, I move that we approve this subject to the Review Agency Summary Sheet comments and the following conditions:" (STATE CONDITIONS IF ANY).

**DENIAL:** "Mr. Chairman, on item #20-91, a request for a Final Plan on approximately eight acres, I move that we deny this for the following reasons: (STATE REASONS).

ORDINANCE NO. 2509

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY AT THE NORTHWEST CORNER OF PATTERSON ROAD AND 25 ROAD

WHEREAS, the Council finds that the applicant has complied with applicable regulations of the City's Development Code, and that the Planning commission has recommended that the rezoning request be granted;

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

That the zoning category on the following lands be changed as indicated:

The West four acres of the East 3/4 of the South 1/2 SE 1/4 SE 1/4 Section 4, T1S R1W and all of Patterson Parkwest Subdivision as recorded in Book 13, Page 473 of the records of the Mesa County Clerk and Recorder.

Is hereby zoned PC.

PASSED and ADOPTED this 20th day of March, 1991.

\_\_\_\_\_  
President of the Council

Attest:

\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2509, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 20th day of February, 1991, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 21st day of March, 1991.

\_\_\_\_\_  
Neva B. Lockhart, CMC  
City Clerk

Published: February 26, 1991

Final Publication: March 22, 1991

Effective: April 21, 1991



ORDINANCE NO. \_\_\_\_\_

CHANGING THE ZONING ON CERTAIN LANDS WITHIN THE CITY OF GRAND  
JUNCTION LOCATED ON THE SOUTHEAST CORNER OF 7TH STREET AND  
PATTERSON ROAD (F ROAD)

The City Council for the City of Grand Junction finds that the applicant has complied with all applicable provisions and regulations of the City's Zoning and Development Code for re-zoning and that the zoning change meets criteria B through G of section 4-4-4 and that the Planning Commission has recommended that the re-zoning request be granted.

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

That the zoning category and classification of the lands herein described be changed as indicated:

The property located on the Southeast corner of 7th Street and Patterson Road (F Road) in the City of Grand Junction, County of Mesa, State of Colorado, and legally described by the attached description;

IS HEREBY RE-ZONED FROM B-1 TO PB in accordance with the Zoning and Development Code of the City of Grand Junction.

PASSED AND ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 1991.

Attest:

\_\_\_\_\_  
President of the Council

\_\_\_\_\_  
City Clerk

SUBDIVISION BOUNDARY

Including Right-of-Way

A tract of land situate in the NW1/4 of Section 11, T18, R1W of the Ute Meridian, the perimeter of which is described as follows:

Beginning at the N1/4 Corner of said Section 11, thence along the following twenty courses:

1. N90°00'00"E along the north line of said Section 11 738.05 feet;
2. S02°33'00"E 50.05 feet;
3. S02°33'00"E 602.14 feet to the north line of Wellington Avenue;
4. N89°29'00"W along Wellington Avenue 533.43 feet to the beginning of a 25 foot radius curve to the right with a central angle of 72°19' (the chord of which bears N53°19'30"W 29.50 feet);
5. 31.55 feet along the arc of said curve;
6. N17°10'00"W along the east line of 7th Street 15.49 feet;
7. N90°00'00"W 89.42 feet;
8. N23°04'54"W 131.01 feet;
9. N84°07'00"E 176.29 feet;
10. S00°00'00"E 138.59 feet;
11. N90°00'00"E 0.61 feet;
12. N73°02'00"E 98.00 feet;
13. N01°45'00"E 239.92 feet;
14. S77°10'00"W 322.78 feet;
15. N26°19'00"W 60.80 feet to the west line of said NW1/4 Section 11;
16. N00°00'00"E 108.10 feet;
17. N90°00'00"E 190.30 feet;
18. N05°33'00"E 75.35 feet;
19. S90°00'00"W 197.59 feet to said west line NE1/4 Section 11;
20. N00°00'00"E 180.00 feet; except right-of-way described elsewhere on this plat.

RIGHT-OF-WAY DESCRIPTION

The following right-of-way description is intended to correct previous descriptions in Book 900,, Page 9; Book 1050, Page 309; Book 1501, Pages 439 - 440 (exc. Parcel No. 3) and combine them with newly dedicated right-of-way located along Seventh Street and Patterson Road in the NE1/4 of Section 11, T18, R1W of the Ute Meridian more particularly described as follows:

TRACT No. 1

Beginning at the N1/4 Corner of said Section 11; thence along the following seven courses:

1. N90°00'00"E along the north line of said Section 11 738.05 feet;
2. S02°33'00"E 50.05 feet;
3. S90°00'00"W 680.28 feet;
4. S45°00'00"W 14.14 feet;
5. S00°00'00"W 120.00 feet;
6. S90°00'00"W 50.00 feet to the west line of said NE1/4 Section 11;
7. N00°00'00"E 180.00 feet to the beginning.  
Containing 1.00 acres.

TRACT No. 2

Commencing at the N1/4 Corner of Section 11, T18, R1W of the Ute Meridian; thence S00°00'00"W 255.00 feet to the beginning; thence along the following six courses:

1. N90°00'00"E 50.00 feet;
2. S00°00'00"E 17.42 feet to the beginning of a 380.28 foot radius curve to the left with a central angle of 20°41'17" (the chord of which bears S10°20'38"E 136.56 feet);
3. 137.31 feet along the arc of said curve;
4. S77°10'00"W 48.79 feet;
5. N26°19'00"W 60.80 feet to the west line of said NE1/4 Section 11;
6. N00°00'00"E 108.10 feet to the beginning.  
Containing 0.19 acres.

TRACT No. 3

Commencing at the N1/4 Corner of Section 11, T18, R1W of the Ute Meridian; thence S00°00'00"W 363.10 feet; thence S26°19'00"E 145.80 feet to the beginning; thence along the following 5 courses:

1. N84°07'00"E 52.52 feet;
2. S32°09'59"E 78.24 feet to the beginning of a 384.33 foot radius curve to the right with a central angle of 10°00'46" (the chord of which bears S27°09'36"E 67.08 feet);
3. 67.16 feet along the arc of said curve;
4. S90°00'00"W 73.15 feet;
5. N23°04'54"W 131.01 feet to the beginning.  
Containing 0.19 acres.

#20 91

Remove  
From Office

MESA COUNTY SURVEYING  
FRED A. WEBER  
P.O. BOX 20000.5026  
GRAND JUNCTION, CO 81502  
PH 244-1822

June 23, 1992

## SUBDIVISION REVIEW.

SUBDIVISION NO SB-40-92

SURVEYOR: RICHARD MASON  
WESTERN ENGINEERS  
2150 HWY 6 & 50  
GRD JCT, CO 81505  
PH 242-5202

THE FOLLOWING ISSUES NEED TO BE CLARIFIED PRIOR TO  
RECORDING THE PLAT:

1. LOTS 1&2 OF THE WELLINGTON MEDICAL SUBDIVISION FILING NO. 1  
APPEAR TO BE REVERSED ON ST. MARY'S MINOR SUB.
2. A STATEMENT OF SCALE IN ADDITION TO A BAR SCALE IS REQUIRED  
BY STATE STATUTE.
3. COUNTY REGULATIONS REQUIRE THE POINT OF BEGINNING BE DESIGNATED.
4. OWNERSHIP OF THE "POSSIBLE GORE" SHOULD BE RESOLVED.
5. THE COVER SHEET APPEARS TO BE MISSING "NE 1/4" IN TWO PLACES;  
1) "A TRACT OF LAND SITUATE IN THE NW 1/4 (,NE 1/4) OF ...  
2) LINE 15: "...WEST LINE OF SAID NW 1/4 (,NE 1/4), SECTION 11;

PLEASE, CONTACT THIS OFFICE IF WE CAN BE OF FURTHER ASSISTANCE.

SINCERELY,  
FRED WEBER  
COUNTY SURVEYOR

cc: KARL METZNER  
LARRY GIBHART

PARKING LOT PROJECT  
8/01/92

At the July 7th Planning Commission Meeting this agenda item was tabled until the August meeting with a request from the Planning Commission for representatives from St. Mary's and City Staff to review the issues of potential pedestrian and vehicular traffic problems. Subsequent to the July 7th meeting, 4 meetings between St. Mary's Staff and City Staff have occurred, both in the City Offices and on-site at St. Mary's. As a result of these meetings, the following Plan Of Action has been developed to prepare this agenda item for approval at the August meeting of the Planning Commission:

LOCATION	ACTION(Numbers refer to attached drawing)
7TH & PATTERSON	<ol style="list-style-type: none"> <li>1. Improve line-of-sight at intersection by taking 10 existing parking spaces out of service</li> <li>2. Move Stop-Bar back for Left Turn and Thru Lane</li> <li>3. Lengthen walk signal across 7TH</li> <li>4. Add new sign - "No Right Turn on Red When Pedestrians in Crosswalk"</li> </ol>
7TH STREET	<ol style="list-style-type: none"> <li>5. Add fencing</li> </ol>
WELLINGTON	<ol style="list-style-type: none"> <li>6. Add signage(Public and Private) directing cars east on Wellington</li> </ol>
PATTERSON	<ol style="list-style-type: none"> <li>7. Entrance/Exit to Lot with Full Access and Left Turn Lane</li> <li>8. Remove old curb cuts on Patterson</li> </ol>

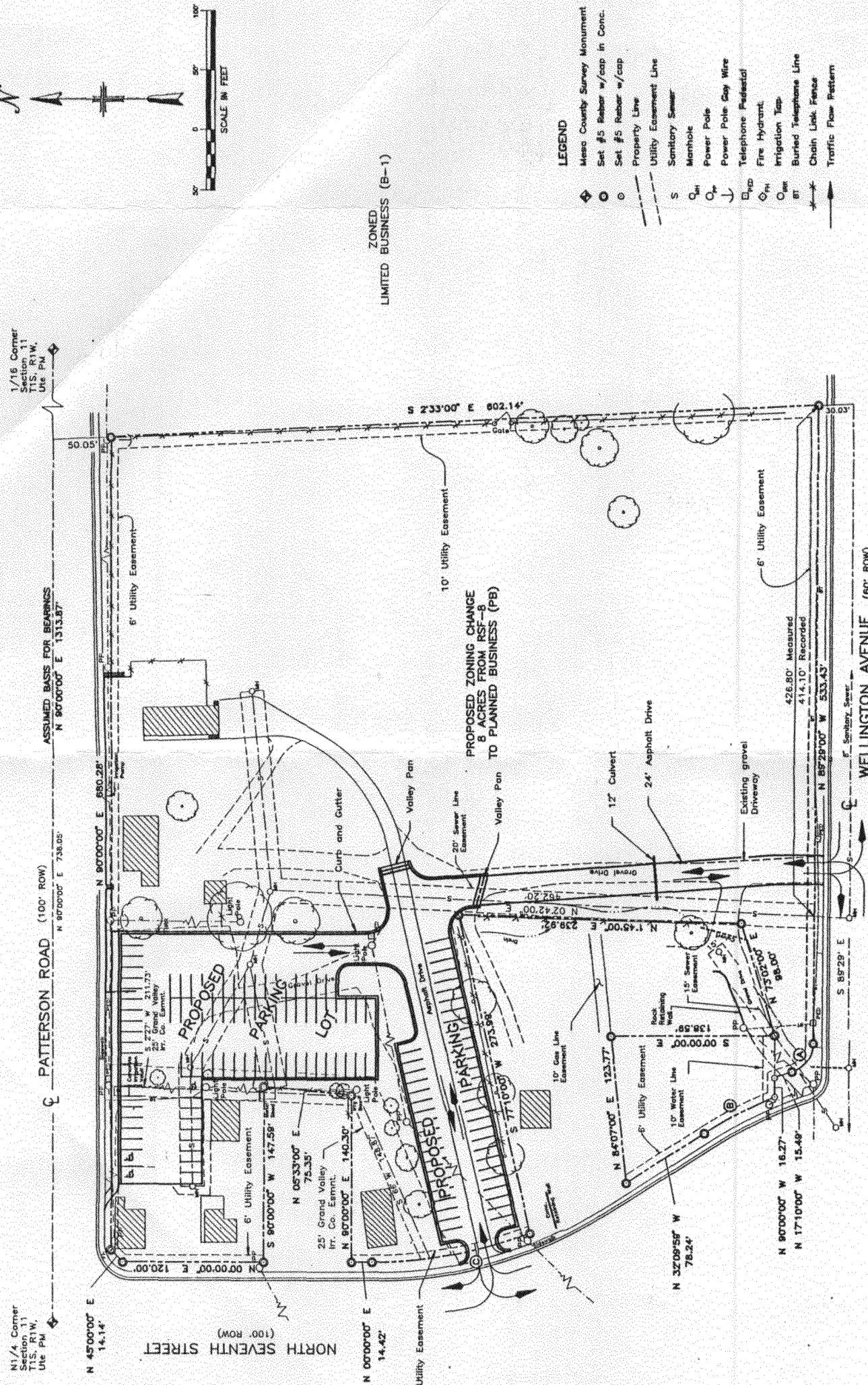
This Plan Of Action was developed after extensive studying of existing and projected pedestrian and vehicular traffic patterns in the areas adjacent to the new parking lot. It was determined that no additional action should be required either at 7Th and Wellington or on 7TH between Patterson and Wellington. St. Mary's will carry-out an extensive Employee Education Program regarding desired pedestrian and vehicular patterns for the new lot.





ZONED BUSINESS (PB)  
PLANNED BUSINESS (PB)

ZONED SINGLE FAMILY RESIDENTIAL DENSITY - 4 PER ACRE (RSF-4)



ZONED LIMITED BUSINESS (B-1)

ZONED SINGLE FAMILY RESIDENTIAL DENSITY 6 PER ACRE (RSF-6)

**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC TANGENT	CHORD BEARING
A	72°19'00"	25.00'	31.55'	29.50° N 53°19'30" W
B	10°00'45"	354.33'	67.16'	67.08° N 27°08'36" W
C	20°41'17"	380.28'	137.31'	136.56° N 10°20'38" W

# 20 91

Original  
DO NOT REMOVE  
Planning Office

**SITE PLAN OF**  
**ST. MARY'S MINOR SUBDIVISION**  
ME.A SECTION 11, T1S, R1W, U.M.  
MESA COUNTY, COLORADO  
SURVEYED R.A.M. DRAWN L.R.C. CHECKED R.A.M.  
DATE 2-28-91 ME DWG. NO. 2815-168-18

MAR 4 1991

# ST. MARY'S MINOR SUBDIVISION

## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Sisters of Charity of Leavenworth Health Service Corporation is the owner of that real property situated in the County of Mesa, State of Colorado, and that being part of the MWA NEA Sec. 11, T1S, R1W, U.M. which is described in book 1004, pages 267-270 and plat book 11, page 126, Mesa County Records, as shown on the accompanying plat, said property being more particularly described as follows:

- Including Right-of-Way of the Ute Meridian, the perimeter of which is described as follows:
- Beginning at the N1/4 Corner of said Section 11, thence along the following twenty courses:
1. N90°00'00"E along the north line of said Section 11 736.05 feet;
  2. S02°33'00"E 602.14 feet to the north line of Wellington Avenue;
  3. N89°29'00"W along Wellington Avenue 533.43 feet to the beginning of a 25 foot radius curve to the right with a central angle of 72°19' (the chord of which bears S31°30'30"W, 25.50 feet);
  4. N17°10'00"W along the east line of 7th Street 15.49 feet;
  5. S1°53'00"E 108.10 feet;
  6. N90°00'00"W 196.30 feet;
  7. N90°00'00"W 89.42 feet;
  8. N23°04'54"W 131.01 feet;
  9. N84°07'00"E 176.29 feet;
  10. S00°00'00"E 138.59 feet;
  11. N73°02'00"E 98.00 feet;
  12. N73°02'00"E 98.00 feet;
  13. N01°45'00"E 239.92 feet;
  14. S77°10'00"W 322.78 feet;
  15. N26°19'00"W 60.80 feet to the west line of said NW1/4 Section 11;
  16. N00°00'00"E 108.10 feet;
  17. N90°00'00"E 196.30 feet;
  18. N05°33'00"E 75.35 feet;
  19. S90°00'00"W 197.59 feet to said west line NE1/4 Section 11;
  20. N00°00'00"E 180.00 feet; except road right-of-way described elsewhere on this plat.

That said owner has caused the said real property to be laid out and surveyed as St. Mary's Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate to the City of Grand Junction those portions of real property which are labeled as utility easements on the accompanying plat, as easements for the installation and maintenance of utilities and drainage facilities, including but not limited to electric lines, gas lines, and telephone lines; together with the right to trim interfering trees and brush; together with the perpetual right of ingress and egress for installation, maintenance and replacement of such lines. Said easements and rights shall be utilized in a reasonable and prudent manner.

IN WITNESS WHEREOF said owner, Sisters of Charity of Leavenworth Health Service Corporation has caused their name to be hereunto subscribed this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1991.

Sister Marlene Ryan  
Agent for  
Sisters of Charity of  
Leavenworth Health Service Corporation

{ STATE OF COLORADO }  
{ COUNTY OF MESA }  
The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1991, by Sisters of Charity of Leavenworth Health Service Corporation.  
My Commission expires \_\_\_\_\_  
Witness by hand and official Seal.

NOTARY PUBLIC

CITY OF GRAND JUNCTION APPROVAL  
This plat of St. Mary's Minor Subdivision, a subdivision of the City of Grand Junction, County of Mesa, and State of Colorado was approved and accepted on this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1991.

By \_\_\_\_\_  
City Manager  
President of Council  
Chairman, City Planning Commission  
City Planning Director  
City Engineer

## CLERK AND RECORDERS CERTIFICATE

{ STATE OF COLORADO }  
{ COUNTY OF MESA }

I hereby certify that this instrument was filed in my office at \_\_\_\_\_ M., this \_\_\_\_\_ day of \_\_\_\_\_ A.D., 1991, and is duly recorded in plat Book No. \_\_\_\_\_ Page \_\_\_\_\_, Reception No. \_\_\_\_\_.

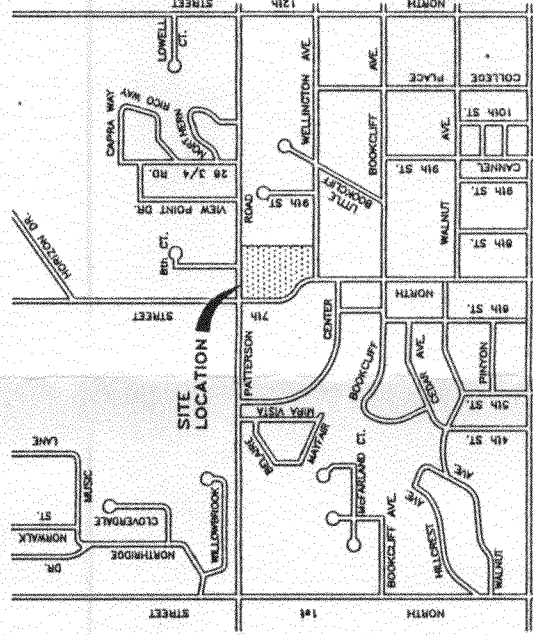
Fee \$ \_\_\_\_\_ Deputy \_\_\_\_\_ Clerk and Recorder

## SURVEYOR'S CERTIFICATE

I, Richard A. Mason, do hereby certify that the accompanying plat of St. Mary's Minor Subdivision, a subdivision of a part of the City of Grand Junction, County of Mesa, has been prepared under my direction and accurately represents the actual survey and measurements to be made to the boundaries of the subdivision in accordance with the applicable provisions of the City of Grand Junction and all applicable state laws and regulations.

Richard A. Mason  
Colorado Reg. No. 18469

Date \_\_\_\_\_



VICINITY MAP  
NOT TO SCALE

NOTICE: According to Colorado law you shall commence any legal action based upon any defect in this survey within three years after you first discover said defect. If you do not commence any legal action upon any defect in this survey, be commenced more than ten years from the date of the certification shown herein.

# 20 91

SHEET 1 OF 2

ESTERN ENGINEERS AND SURVEYORS  
PLAT OF  
ST. MARY'S MINOR SUBDIVISION  
INCLUDING A REPLAT OF LOT 3  
WELLINGTON MEDICAL SUBDIVISION, PLING-1  
NEA SECTION 11, T1S, R1W, U.M.  
MESA COUNTY, COLORADO  
DRAWN G.L.L. CHECKED R.A.M.  
DATE 2-28-91 REG. NO. 2815-166-17

Original Remove  
Do NOT Remove  
from Office

1991



# ST. MARY'S MINOR SUBDIVISION

## RIGHT-OF-WAY DESCRIPTION

The following right-of-way description is intended to O&O correct the description of the right-of-way shown on Plat No. 439, Page 725, Book 1050, Page 308, Book 1501, Page 439 - 440 (exc. Parcel No. 3) and combine them with newly dedicated right-of-way located along Seventh Street and Patterson Road in the NE 1/4 of Section 11, T1S, R1W of the Ute Meridian more particularly described as follows:

**TRACT No. 1**  
Beginning at the N1/4 Corner of said Section 11; thence along the following seven courses:  
1. N90°00'00"E along the north line of said Section 11 735.05 feet;  
2. S27°32'00"E 50.05 feet;  
3. S45°00'00"W 14.14 feet;  
4. S00°00'00"W 120.00 feet;  
5. S90°00'00"W 50.00 feet to the west line of said NE 1/4  
6. N00°00'00"E 180.00 feet to the beginning  
Containing 1.00 acres.

**TRACT No. 2**  
Commencing at the N1/4 Corner of Section 11, T1S, R1W of the Ute Meridian; thence S00°00'00"W 255.00 feet to the beginning; thence along the following six courses:  
1. S90°00'00"E 30.00 feet;  
2. S00°00'00"W 14.14 feet to the beginning of a 380.28 foot radius curve to the left with a central angle of 20°41'17" (the chord of which bears S107°20'36"E 136.56 feet);  
3. 137.31 feet along the arc of said curve;  
4. S77°10'00"W 48.79 feet;  
5. S26°19'00"W 60.80 feet to the west line of said NE 1/4  
6. N00°00'00"E 108.10 feet to the beginning  
Containing 0.19 acres.

**TRACT No. 3**  
Commencing at the N1/4 Corner of Section 11, T1S, R1W of the Ute Meridian; thence S00°00'00"W 255.00 feet; thence S26°19'00"E 48.79 feet to the beginning; thence along the following five courses:  
1. N84°07'00"E 52.52 feet;  
2. S37°09'55"E 78.24 feet to the beginning of a 364.33 foot radius curve to the right with a central angle of 140°46" (the chord of which bears S27°09'36"E 67.08 feet);  
3. 67.16 feet along the arc of said curve;  
4. S90°00'00"W 73.15 feet;  
5. N23°04'54"W 131.01 feet to the beginning  
Containing 0.19 acres.

## DUPLICATE DESCRIPTION

(Not a Part of This Subdivision)

Commencing at the NE Corner of Sec. 11, T1S, R1W of the Ute Meridian; thence S00°00'00"W 50.00 feet; thence N90°00'00"E 197.59 feet to the beginning of a 75.00 foot radius curve to the left with a central angle of 75°00'00" (the chord of which bears N90°00'00"E 7.29 feet to the beginning);  
1. N90°00'00"E 197.59 feet;  
2. S00°00'00"W 75.00 feet to the beginning  
Containing 0.19 acres.

- LEGEND**
- ⊙ Mesa County Survey Monument
  - ⊙ City Survey Monument
  - ⊙ Set #5 Rebar w/cap in Conc.
  - ⊙ Set #5 Rebar w/cap
  - ⊙ Calculated Position

**AREA SUMMARY**

LOT 1	8.01 ACRES
ROW TR 1	1.00 ACRES
ROW TR 2	0.19 ACRES
ROW TR 3	0.19 ACRES
<b>TOTAL</b>	<b>9.39 ACRES</b>

Original  
Do NOT Remove  
From Office

#2091

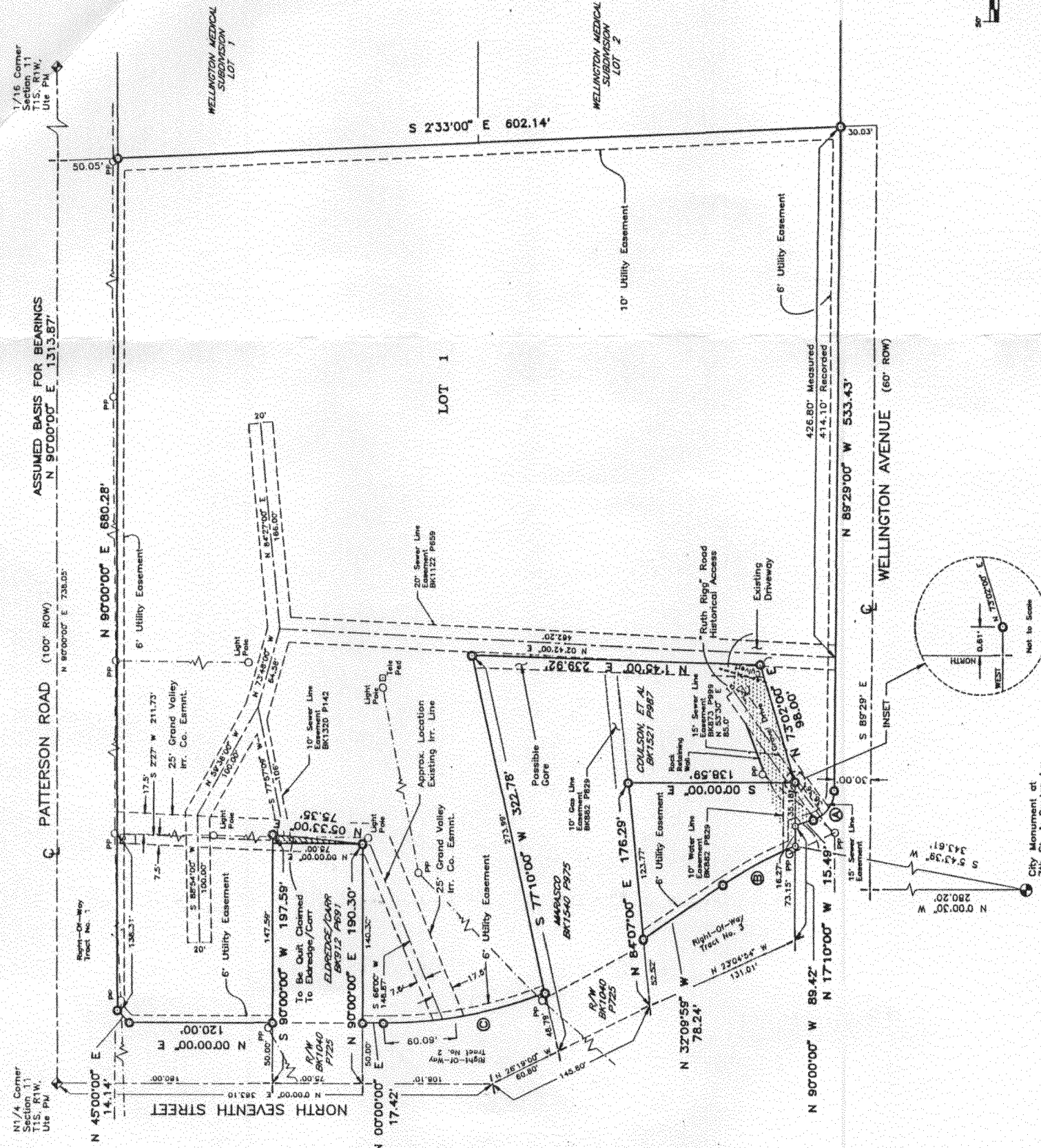
SHEET 2 OF 2

MAR 3 1991

**W. ESTERN**  
CONSULTING ENGINEERS / LAND SURVEYORS  
2500 N. W. 10th St., Suite 100, Mesa, Arizona 85201  
PHONE: 480-962-1111 FAX: 480-962-1112

PLAT OF  
**ST. MARY'S MINOR SUBDIVISION**  
INCLUDING A REPLAT OF LOT 3  
WELLINGTON MEDICAL SUBDIVISION, PLING 1  
NE 1/4 SECTION 11, T1S, R1W, U.M.  
MESA COUNTY, COLORADO

PREPARED BY: R.A.M. DRAWN BY: G.L.L. CHECKED BY: R.A.M.  
DATE: 2-28-91 NO. OF SHEETS: 2815-188-17

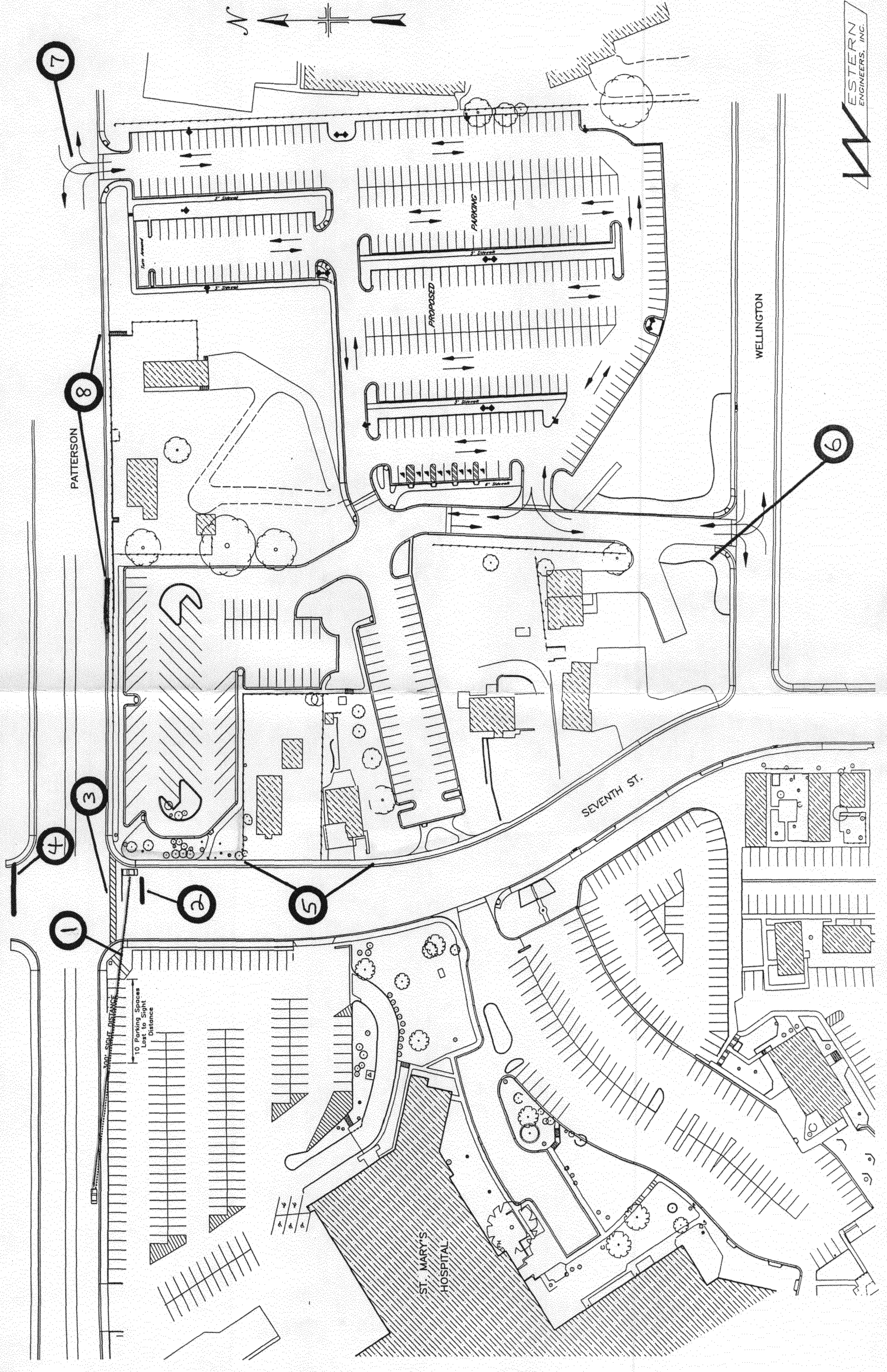
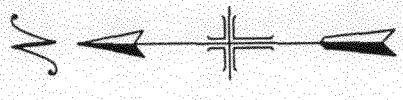


**CURVE DATA**

CURVE	DELTA ANGLE	RADIUS	ARC	TANGENT	CHORD	CHORD BEARING
A	17°08'00"	25.53'	27.38'	35.27'	27.08'	N 27°09'36" W
B	20°41'17"	380.28'	157.31'	69.41'	136.56'	N 107°20'36" W
C	20°41'17"	380.28'	157.31'	69.41'	136.56'	N 107°20'36" W

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within one year from the date of the commencement of the survey. In no event, may any action be based upon any defect in this survey be commenced more than ten years from the date of the commencement of the survey.





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PATERSON

WELLINGTON

SEVENTH ST.

ST. MARY'S HOSPITAL

PARKING

PROPOSED