

Table of Contents

File PDR-1995-102

Date 8/25/99

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 ISYS retrieval system. In some instances, not all entries designated to be scanned, 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 included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	*Summary Sheet – Table of Contents
X	X	Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list
		Public notice cards
		Record of certified mail
X	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
X		Individual review comments from agencies
X	X	*Consolidated review comments list
X	X	*Petitioner's response to comments
X	X	*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	Planning Clearance - **			
X	X	Submittal Checklist			
X	X	Planning Commission Minutes - ** - 7/11/95			
X	X	Aerial Photo			
X		Posting of Public Notice Signs			
X		Warrantaty Deed			
X		1995 Exempt Property Report Schools / Charitable			
X	X	Planned Development Review			
X	X	Site Plan			
X	X	Letter from Matthew Brown to Kathy Portner - 6/23/94			
X	X	Memo to Tom Dixon from Bertis Rasco - 6/1/95			
X	X	Memo to Tom Dixon from Bertis Rasco - 5/25/95			
X	X	Meeting Memorandum to Tom Dixon from Keith Estridge, Bertis Rasco - 1/5/95			
X	X	Memo from Bertis Rasco to Tom Dixon - 9/19/94			
X	X	Memorandum of Meeting - 10/18/94			
X	X	Letter from Matthew Brown to Karl Metzner - 5/23/94			
X		Floor Plan - Revised			
X		Elevation Map			

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT

Location: 2635 N. 7^m / 425 Peterson Project Name: 2,000 sq ft addition to

ITEMS	DISTRIBUTION <i>St. Mary's</i>																		TOTAL REQ'D.						
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> City Fire Department	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input checked="" type="checkbox"/> County Bldg. Dept.	<input checked="" type="checkbox"/> Irrigation District	<input type="checkbox"/> Drainage District	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service		<input type="checkbox"/> GVRP	<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input type="checkbox"/> Persigo	<input type="checkbox"/> TCI Cable
● Application Fee \$350	VII-1	1																							
● Submittal Checklist *	VII-3	1																							
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																		
○ Appraisal of Raw Land	VII-1	1		1	1																				
● Names and Addresses*	VII-2	1																							
● Legal Description*	VII-2	1		1																					
○ Deeds	VII-1	1		1		1																			
○ Easements	VII-2	1	1	1	1		1										1	1	1				1		
○ Avigation Easement	VII-1	1		1		1																1			
○ ROW	VII-3	1	1	1	1		1										1	1	1				1		
○ Improvements Agreement/Guarantee*	VII-2	1	1	1			1																		
○ CDOT	VII-3	1	1																						
○ Industrial Pretreatment Sign-off	VII-4	1		1																					
● General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																						
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Grading and Drainage Plan	IX-16	1	2											1							1				
○ Storm Drainage Plan and Profile	IX-30	1	2											1		1	1	1					1		
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1								1	1	1	1	1					1		
○ Roadway Plan and Profile	IX-28	1	2											1											
○ Road Cross-Sections	IX-27	1	2																						
○ Detail Sheet	IX-12	1	2																						
○ Landscape Plan	IX-20	2	1	1				8																	
○ Geotechnical Report	X-8	1										1													
○ Final Drainage Report	X-5,6	1	2											1											
○ Stormwater Management Plan	X-14	1	2											1							1				
○ Phase I and II Environmental Report	X-10,11	1	1																						
○ Traffic Impact Study	X-15	1	2																		1				

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

PB zone



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (303) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. PDR-95 102

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	RELAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	A. 2,000 SF B. 530 SF C. 430 SF	ST. MARY'S HOSPITAL	PLANNED BUSINESS MODIFICATION	HOSPITAL
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

Original Do NOT Remove From Office

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<u>ST MARY'S HOSPITAL</u>	<u>ST MARY'S HOSPITAL</u>	<u>ROBERT D. JENKINS</u>
Name	Name	Name
<u>2635 N. 7th STREET</u>	<u>2635 N. 7th STREET</u>	<u>1000 N. 9th STREET</u>
Address	Address	Address
<u>GRAND JUNCTION, CO 81501</u>	<u>GRAND JUNCTION, CO 81501</u>	<u>GRAND Jct, CO 81501</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>244-2273</u>	<u>244-2273</u>	<u>256-1980</u>
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: 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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required 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 rescheduling expenses before it can again be placed on the agenda.

Robert Jenkins 6/1/95
 Signature of Person Completing Application Date

James Fisher Controller St Mary's Hosp & Med Center 6/1/95
 Signature of Property Owner(s) - attach additional sheets if necessary Date

PDR-95-102

ROBERT D. JENKINS/AIA
ARCHITECT

PLANNED DEVELOPMENT REVIEW

ST MARY'S HOSPITAL & MEDICAL CENTER
2635 N. 7th Street
Grand Junction, Colorado 81501

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St. Mary's Hospital requests approval for three site-related modifications to the Hospital Planned Development located at St. Mary's Hospital, 2635 N. 7th Street, Grand Junction, Colorado 81501.

The three modifications include the following:

A. Outpatient Pharmacy Addition

A 2,000 sf addition on the ground level adjacent to the patient entrance to the new Medical Office Building.

The new Outpatient Pharmacy will be a leasehold space occupied by City Market Pharmacy and will serve Outpatients frequenting the Hospital and the Medical Office Building. The size of the addition would necessitate the abandonment of eight existing parking spaces in the northwest parking area. However, available parking spaces for both patients and staff now greatly exceed required minimums. The new Pharmacy is intended to serve those outpatients already accessing the Hospital and Medical offices, rather than targeting new traffic. Four employees will staff the Pharmacy during normal working hours and they will be required to park in existing Hospital staff parking areas. Signage will include lighted, individual letters on a stucco fascia, to match existing building signage in size and character.

B. Radiation Oncology Simulator Addition

A 530 sf addition on the ground level adjacent to the existing Radiation Oncology entrance.

The Radiation Oncology Department requires additional space for new Linear Acceleration Simulation equipment. The Radiation Oncology Outpatient Waiting areas, Exam Rooms, and Physician Office space would be remodeled at the same time. The addition would be at ground level but would project no further than the existing upper level overhang. The new covered canopy entrance would replace the existing entrance in nearly the same

1000 N. 9TH STREET / SUITE 35 / GRAND JUNCTION, COLORADO 81501
(303) 256-1980 FAX (303) 256-1953

PDR-95-102

location. Radiation Oncology staff levels would remain constant.

C. Mechanical equipment enclosure

A mechanical equipment enclosure on-grade at the Hospital First Floor Level to house new HVAC condensers for the Cancer Research Center.

The Research Center will be occupying remodeled space on the ground level and as part of the remodeling project, new mechanical equipment will replace outdated existing equipment now housed in interior space. The new equipment would be located adjacent to an existing vent chimney and an existing air conditioning condenser. To conceal both new and existing equipment, a six foot high brick screen wall will be erected and would blend with the existing exterior wall materials. A bicycle rack for three bicycles and three motorcycle parking spaces would be relocated adjacent to a nearby existing Hospital Service building. The new ground-mounted equipment will be far more efficient than the existing equipment located in the Hospital building, and will enable existing interior space to be better used.

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SISTERS OF CHARITY OF LEAVENWORTH
HEALTH SERVICES
4200 S 4TH ST
LEAVENWORTH, KS 66048-5054

LINCOLN PARK OSTEOPATHIC HOSPITAL
ASSOC
PO BOX 220
GRAND JUNCTION, CO 81502-0220

SISTERS OF CHARITY OF LEAVENWORTH
HEALTH SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

SISTERS OF CHARITY
HEALTH SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

SISTERS OF CHARITY OF LEAVENWORTH
HEALTH SERVICES CORP
4200 S 4TH ST TRAFFIC WAY
LEAVENWORTH, KS 66048

MARY C DOUGLASS
301 BOOKCLIFF CT
GRAND JUNCTION, CO 81501-2021

SCOTT A HALL
SUSAN G
308 BOOKCLIFF CT
GRAND JUNCTION, CO 81501-2022

GUY D CHERP
MARTHA HART
448 BOOKCLIFF DR
GRAND JUNCTION, CO 81501-2039

SISTERS OF CHARITY OF LEAVENWORTH
HEALTH SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

LAURE OLSON MARITAL TRUST
C/O NORWEST BANK GR JCT DWNTWN--
NA
PO BOX 4010
GRAND JUNCTION, CO 81502-4010

LAURE OLSEN
MARITAL TRUST
PO BOX 5168
DENVER, CO 80217-5168

SISTERS OF CHARITY HEALTH SERVICES
4200 S 4TH ST
LEAVENWORTH, KS 66048-5054

SISTERS OF CHARITY HEALTH SERVICES
4200 S 4TH ST
LEAVENWORTH, KS 66048-5054

GORDON S HARBERT
JUDITY L
2512 MIRA VISTA DR
GRAND JUNCTION, CO 81501-2057

STEPHEN D FANTE
SUSAN
353 MAYFAIR DR
GRAND JUNCTION, CO 81501-2052

ELIZABETH H MILES
343 MAYFAIR DR
GRAND JUNCTION, CO 81501-2052

HAROLD B SUMMONS
RUTH
333 MAYFAIR DR
GRAND JUNCTION, CO 81501-2052

SISTERS OF CHARITY OF LEAVENWORTH
HEALTH SERVICE CORPORATION
4200 S 4TH ST
LEAVENWORTH, KS 66048-5054

SISTERS OF CHARITY
HEALTH SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

SISTERS OF CHARITY
HEALTH SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

WM R PATTERSON
662 26 RD
GRAND JUNCTION, CO 81506-1405

ROBERT L ORR
500 PATTERSON RD
GRAND JUNCTION, CO 81506-1938

RICHARD F GILMORE
698 CRESTRIDGE DR
GRAND JUNCTION, CO 81506-8310

WILLIAM A COHAN
MARILYN B CALABRESE
1410 SANTA FE DR
ENCINITAS, CA 92024

MINREC INC
773 VALLEY CT
GRAND JUNCTION, CO 81505-9714

MINREC INC
773 VALLEY CT
GRAND JUNCTION, CO 81505-9714

MINREC INC
773 VALLEY CT
GRAND JUNCTION, CO 81505-9714

THOMAS G TADVICK
CAROL L
2352 N 7TH ST # 4
GRAND JUNCTION, CO 81501-8133

MINREC INC
773 VALLEY CT
GRAND JUNCTION, CO 81505-9714

RICHARD HURD
2352 N 7TH ST # 6
GRAND JUNCTION, CO 81501-8133

BISHOP OF PUEBLO
C/O DIOCESE OF PUEBLO
1001 N GRAND AVE
PUEBLO, CO 81003-2915

MILDRED VANDOVER
604 MEANDER DR
GRAND JUNCTION, CO 81505-1414

HELEN M BENTON
3098 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-4406

JAY DEE V NITZEL
BARBARA J & CHRISTIE L
346 BELAIRE DR
GRAND JUNCTION, CO 81501-2050

PHILLIP S LANHAM
DORIS E
2557 MIRA VISTA DR
GRAND JUNCTION, CO 81501-2056

WILLIAM B ROSENTHAL
2547 MIRA VISTA DR
GRAND JUNCTION, CO 81501-2056

SHIRLEY E ARNEY
TRUSTEE
2537 MIRA VISTA DR
GRAND JUNCTION, CO 81501-2056

JOHN R KNIPE
C JANE
2527 MIRA VISTA DR
GRAND JUNCTION, CO 81501-2056

WESLEY A HENDERSON
LUCILLE M
328 MAYFAIR DR
GRAND JUNCTION, CO 81501-2053

ROBERT B CHRISTENSEN
TRUSTEE
PO BOX 3025
GRAND JUNCTION, CO 81502-3025

CHERYL LANE DUREE
605 26-1/2 ROAD
GRAND JUNCTION, CO 81506-1904

EDITH SISAC
440 N 13TH ST
GRAND JUNCTION, CO 81501-4406

SISTERS OF CHARITY OF LEAVENWORTH
HEALTH SERVICES CORPORATION
PO BOX 1628
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ANGELA R BOYER
324 PATTERSON ROAD
GRAND JUNCTION, CO 81506-1904

WILLIAM O CAMPBELL
JOYCE D
2648 PATTERSON ROAD
GRAND JUNCTION, CO 81506-1941

JACQUELYN A MORAN
515 RADO DR
GRAND JUNCTION, CO 81503-9738

JOSEPH J PALERMO
PO BOX 60263
GRAND JUNCTION, CO 81506-8758

F M RASMUSSEN
I M
2634 PATTERSON RD
GRAND JUNCTION, CO 81506-1941

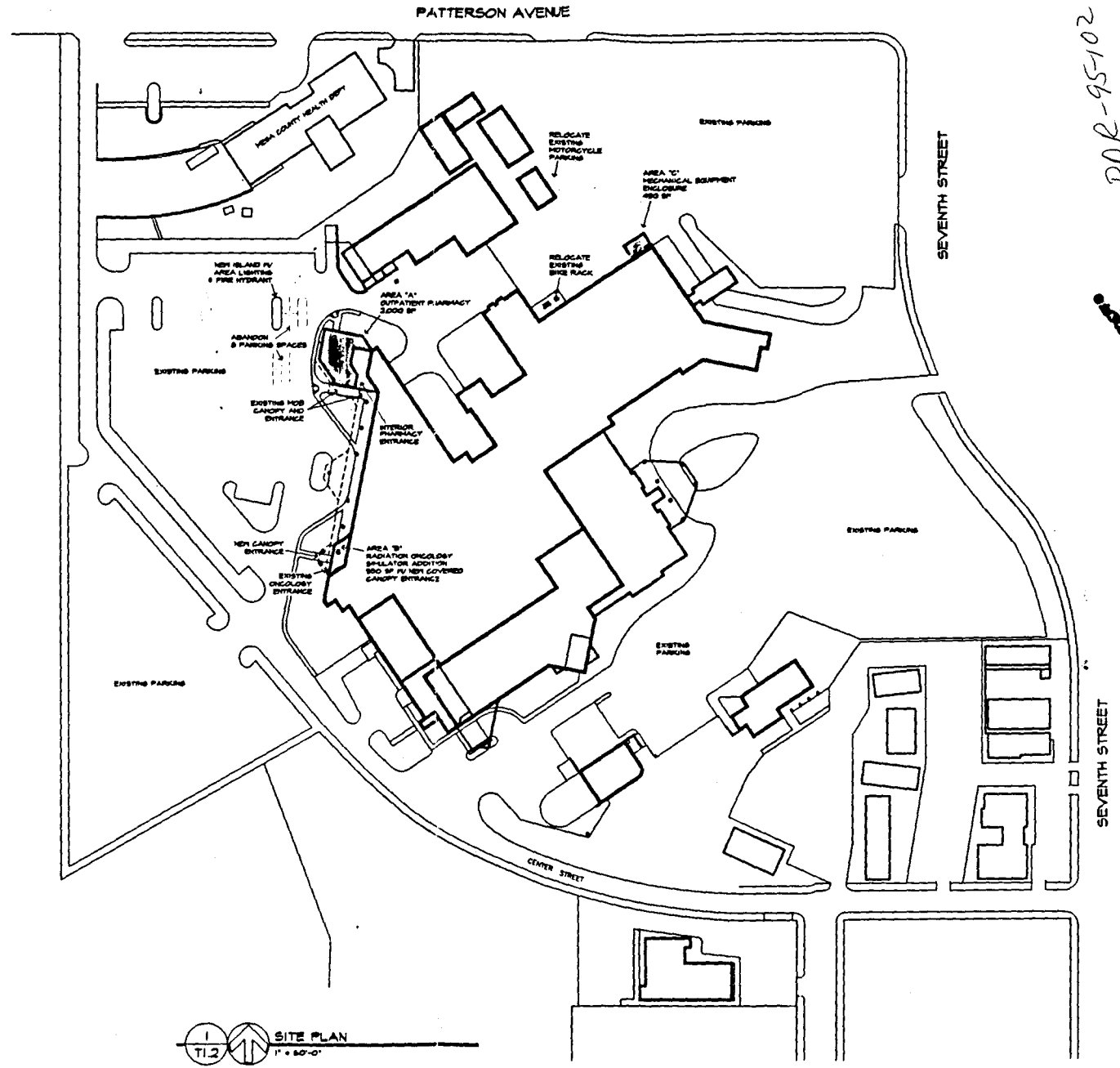
SISTERS OF CHARITY OF LEAVENWORTH
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4200 S 4TH ST
LEAVENWORTH, KS 66084-5054

SISTERS OF CHARITY HEALTH SERVICES
CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

SISTERS OF CHARITY OF LEAVENWORTH
HEALTH SERVICES CORP
PO BOX 1628
GRAND JUNCTION, CO 81502-1628

SISTERS OF CHARITY OF LEAVENWORTH
HEALTH SERVICES CORPORATION
2536 N 7TH ST
GRAND JUNCTION, CO 81501-8204

SISTERS OF CHARITY OF LEAVENWORTH
4200 S 4TH ST
LEAVENWORTH KS 66048-5054






SITE PLAN
 1" = 60'-0"

PDR-95-102

Do NOT
Original
From Office

ROBERT D. JENKINS/AIA
 ARCHITECT
 1000 North 9th, Suite 20
 CHANDLER, COLORADO 81301
 (970) 254-1900 Fax (970) 254-1863


ST. MARY'S
 OUTPATIENT PHARMACY

PROJECT NUMBER: 6648
 DATE: 08/24/98
 DRAWN BY: RDJ
 REVISIONS:

DRAWING NUMBER



REVIEW COMMENTS

Page 1 of 2

FILE #PDR-95-102

TITLE HEADING: Planned Development Review -
Additions to St. Mary's Hospital

LOCATION: 2635 N 7th Street

PETITIONER: St. Mary's Hospital

PETITIONER'S ADDRESS/TELEPHONE: 2635 N 7th Street
Grand Junction, CO 81501
244-2273

PETITIONER'S REPRESENTATIVE: Rob Jenkins

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., JUNE 27, 1995.

CITY DEVELOPMENT ENGINEER
Jody Kliska

6/9/95
244-1591

1. The plans call for abandoning 8 parking spaces. A site visit indicates a number of existing parking spaces are occupied by construction equipment. What effect does this have on parking requirement for the entire site?
2. Transportation Capacity Payment - additional traffic generation appears very minimal, therefore no fee is calculated.

GRAND JUNCTION FIRE DEPARTMENT
Hank Masterson

6/7/95
244-1414

1. The Fire Department has no problems with this proposal.
2. For Building Permit Clearance, submit complete building plans, plans for extension of fire sprinkler system, and plans for extension of fire alarm system to the Fire Department.

COMMUNITY DEVELOPMENT DEPARTMENT
Kathy Portner

6/16/95
244-1446

1. The Traffic Analysis and Parking report submitted with the last request for expansion (City Development File #53-92) must be updated to include the proposed additions.
2. A Master Plan for the hospital has been requested and promised for several years. At the October 6, 1992 hearing for the last addition to the hospital, hospital representatives stated that proposed addition completed the master plan for the hospital as submitted and after this phase was completed a new master plan would be developed and submitted. Hospital officials have been working with City staff on the submittal of a master plan. Please indicate

the proposed timing of submittal for our review. Staff will ask Planning Commission to consider a deadline and to not consider any more site changes or additions in the future without a master plan having been approved.

CITY UTILITY ENGINEER
Trent Prall

6/16/95
244-1590

SEWER - CITY

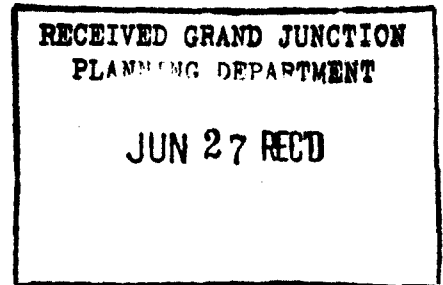
Contact Utility Billing (244-1580) to verify fees - potential change in sewer fees. A building permit will not be issued until the planning clearance is complete which includes Utility Billing sign off. Please provide information on number of employees, square footage, and usage of addition as a percentage of square footage. For example 15% office / 15% warehouse / 70% retail.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney
Mesa County Building Department

June 27, 1995

Planned Development Review
Additions to St Mary's Hospital
2635 N. 7th Street
Grand Junction, Co 81501



RESPONSE - REVIEW COMMENTS

A. City Development Engineer

1. Parking Requirement for the site.

a. City of Grand Junction Parking Requirements:

Hospital - One space per each two beds
(excluding bassinets), plus one space per
employee on the largest shift, plus one
space per hospital vehicle:

214 beds/2 + 500 + 12 = 619

Medical Office - Four spaces for each Doctor
on duty during the busiest shift

MOB #1 = 42,000 sq ft / 1000 sf/Doctor =
42 x 4 spaces per Doctor = 168

Motel - One space per unit
23 units x 1 = 23

Total Parking Spaces = 810

b. Actual Parking Spaces:

1. Lot A - East 478

2. Lot B - North 173

3. Lot C - Main 154

4. Lot D - West 267

5. Lot E - Southeast 101

6. Lot S - South 30

Total Existing Parking 1203

c. Parking Summary:

Actual parking exceeds required by: 393

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Planned Development Review
Additions to St Mary's Hospital
Response - Review Comments

- d. Seventy-three (73) parking spaces are now allocated to Construction personnel at the south end of Parking Lot D (reference attached parking map). These spaces shall be returned to patient, visitor, and physician use not later than February 29, 1996.
2. Transportation Capacity Payment - No Comment.
- B. Grand Junction Fire Department
1. No Comment.
 2. Complete plans and specifications shall be submitted during the permitting process for Fire Department review and approval.
- C. Community Development Department
1. Traffic Analysis and Parking Report - Reference attached Traffic Analysis and Parking Report - Addendum No. 1.
 2. The final draft of the St Mary's Hospital Master Plan shall be submitted to the Grand Junction Community Development Department no later than September 1, 1995.
- D. City Utility Engineer
1. Utility Billing shall be contacted during permitting process and information concerning number of employees, square footage, and building usage shall be provided.

**TRAFFIC ANALYSIS AND PARKING REPORT
PATIENT TOWER AND MEDICAL OFFICE BUILDING**

Addendum No. 1

Three modifications to the St Mary's Hospital Site, west of 7th Street include the following:

A. Outpatient Pharmacy Addition

A 2,000 sf addition on the ground level adjacent to the patient entrance to the new Medical Office Building.

The new Outpatient Pharmacy will be a leasehold space occupied by City Market Pharmacy and will serve Out-patients frequenting the Hospital and the Medical Office Building. The size of the addition would necessitate the abandonment of eight existing parking spaces in the northwest parking area. However, available parking spaces for both patients and staff now greatly exceed required minimums. The new Pharmacy is intended to serve those outpatients already accessing the Hospital and Medical offices, rather than targeting new traffic. Four employees will staff the Pharmacy during normal working hours and they will be required to park in existing Hospital staff parking areas. Signage will include lighted, individual letters on a stucco fascia, to match existing building signage in size and character.

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C. Mechanical equipment enclosure

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The Research Center will be occupying remodeled space on the ground level and as part of the remodeling project, new mechanical equipment will replace outdated existing equipment now housed in interior space. The new equipment would be located adjacent to an existing vent chimney and an existing air conditioning condenser. To conceal both new and existing equipment, a six foot high brick screen wall will be erected and would blend with the existing exterior wall materials. A bicycle rack for three bicycles and three motorcycle parking spaces would be relocated adjacent to a nearby existing Hospital Service building. The new ground-mounted equipment will be far more efficient than the existing equipment located in the Hospital building, and will enable existing interior space to be better used.

The following information relating to site and structures updates information provided in the original Traffic Analysis and Parking Report.

STRUCTURAL INFORMATION

a. Heights & Elevations

1. Pharmacy Addition	14 feet above grade
2. Simulator Addition	12 feet above grade
3. Mechanical Equipment Encl	8 feet above grade

Square Footage

1. Pharmacy	2,000 square feet
2. Simulator	530 square feet
3. Mechanical Equipment Enclosure	450 square feet

b. Percent Building Coverage - Hospital Site West of 7th Street

Existing Condition

Approximately 18 acres at 43,560 sq ft/Acre = 784,080 sq ft

Existing Hospital and Out Buildings Combined Area = 542,906 sq ft

$$\text{Ratio \%} = \frac{\text{Existing Building Areas}}{\text{Site Area}} = \frac{542,906}{784,080} = 69.24\%$$

Existing Plus Additons

Existing Hospital and Out Buildings 542,906 sq ft

Pharmacy 2,000

Simulator 530

Mechanical Equipment Enclosure 450

Combined Areas 545,886 sq ft

$$\text{Ratio \%} = \frac{\text{Existing Building with Additions}}{\text{Site Area}} = \frac{545,886}{784,080} = 69.62\%$$

Ratio Change: 0.38% increase

c. Percent Building Coverage - Hospital Site East of 7th Street

No change.

d. Setbacks

The Pharmacy addition is well within the present Hospital setbacks from all surrounding streets. The Simulator addition exists totally beneath existing building overhangs and is therefore within all setbacks. The Mechanical Equipment Enclosure is located together with existing exposed mechanical equipment and is within existing setbacks from Patterson Avenue and from 7th Street.

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Planned Development Review

St Mary's Hospital & Medical Center

Traffic Analysis and Parking Report - Addendum No. 1

e. Lighting and Signage

The Pharmacy addition will include lighted building signage as detailed in the Planned Review Submittal. The Simulator addition will include new building wall signs to indicate the department name and point of entry. Similar signage now exists at the existing Radiation Oncology Entrance which will be replaced by a new entrance in the addition. Signage will be wall mounted and will conform to existing Hospital graphics systems. Exterior building lighting already exists in the canopy entrance soffit at the Pharmacy and in existing soffits adjacent to the Simulator addition. Parking lot lighting exists.

Y

TRAFFIC ANALYSIS AND PARKING REPORT

PATIENT TOWER AND MEDICAL OFFICE BUILDING

St. Mary's Hospital is currently in the process of planning for the construction of a six level Patient Tower addition to the hospital, as well as a three story addition on top of existing structure, for a Medical Office Building. Both the Patient Tower and the Medical Office Building are identified on the attached drawing. As a part of the development of both of these projects, the impact on parking and traffic flow has been analyzed. The essential impact of both these projects regarding parking and traffic, are planned to be minimal given the following facts:

- The new Patient Tower essentially serves as a bed replacement project of approximately 105 beds - not an additional 105 beds to the hospital licensed capacity.
- Due to the fact these are not additional beds, nor necessarily the addition of new services, there is not an anticipated increase in employees at the hospital.
- Also, given the fact these are essentially updating and replacement beds for older parts of the hospital, it is not anticipated that significant additional patients or additional visitors will be generated as a part of the project.

On the attached diagram, the hospital has identified by alpha listing the existing parking lots. The strategy for reassignment of parking for employees, patients, visitors and physicians was long-range planned around the addition of parking lot F (located on the east side of the corner of 7th and Patterson). This parking lot, which will be completed in mid fall of 1992, and will provide an additional 350 parking spaces, allowing the hospital to shift a majority of employee parking over into lot F. The employees who are currently parking in lots A, D and E will be relocated across 7th Street, allowing parking in lots A, B, C, D and E for patients, visitors and physicians. With this systematic relocation of parking, there should be adequate parking spaces to meet various parking needs at the hospital.

As it relates to traffic volumes, again, since the impact of the Patient Tower will not be significant in terms of patient, employee or visitor volumes, the only significant new traffic will be associated with the Medical Office Building, which is on the western end of the existing campus. The majority of cars arriving and exiting for visits to the Medical Office Building will be using Center Avenue, and they will be utilizing parking lots D and E. Based on the nature of outpatient office hours in private offices, obviously, there are no specific time flows where significant numbers of cars arrive together or depart. Also, cars entering and exiting to access services of the Medical Office Building, will have the option of using the Center Avenue intersection at Patterson or the Center Avenue intersection at 7th Street.

The Attached drawing includes detail on the number and types of parking spaces in each lot. The total number of parking spaces in lot D and E, which will be available to service the Medical Office Building is 271.

All of the above information regarding the new Patient Tower, as well as the Medical Office Building is not anticipated to have any additional impact on the previous pedestrian and vehicular issues. These issues were addressed and resolved in August in regards to the approval of parking lot F on the western corner of Patterson and 7th. Attached is a copy of the one page plan approved at the August, City Planning Commission Meeting

mj

(2)

ST. MARY'S HOSPITAL & MEDICAL CENTER
GRAND JUNCTION, COLORADO

2 STRUCTURAL INFORMATION

(Page 1 of 4)

a) HEIGHTS, ELEVATIONS, SQUARE FOOTAGE

5-STORY ADDITION

Main Roof Line Height	60 feet above grade
Roof of Stair	72 feet above grade
Elevator Penthouse	85 feet above grade

3-STORY ADDITION OVER EXISTING BUILDING

Present Roof at 4th Floor	47 feet above grade
Main Roof Line with Addition	85 feet above grade

SQUARE FOOTAGES

5-STORY ADDITION

Basement	9,305
Ground Floor	13,930
1st Floor	12,495
2nd Floor	12,495
3rd Floor	12,495
4th Floor	12,495
5th Floor	590

73,805 sq. ft.

3-STORY ADDITION (4th, 5th and 6th Floors)

Basement	-
Ground Floor	833
1st Floor	-
2nd Floor	-
3rd Floor	-
4th Floor	17,072
5th Floor	17,072
6th Floor	17,072
Penthouse	1,296

53,345 sq. ft.

ST. MARY'S HOSPITAL & MEDICAL CENTER
GRAND JUNCTION, COLORADO

(Page 2 of 4)

Z STRUCTURAL INFORMATION

b) PERCENT BUILDING COVERAGE

HOSPITAL SITE WEST OF 7TH STREET

EXISTING CONDITION

Approximately 18 acres at 43,560 sq. ft./Acre = 784,080 sq. ft.

Existing Hospital and Out Buildings Combined Area = 415,756 sq. ft.

$$\text{Ratio \%} = \frac{\text{Existing Building Areas}}{\text{Site Area}} = \frac{415,756}{784,080} = 53\%$$

EXISTING PLUS ADDITIONS

Existing Hospital and Out Building Areas 415,756 sq. ft.

Proposed 5-Story Addition 73,805 sq. ft.

Proposed 3-Story Addition 53,345 sq. ft.

Combined Areas 542,906 sq. ft.

$$\text{Ratio \%} = \frac{\text{Existing Building with Additions}}{\text{Site Area}} = \frac{542,906}{784,080} = 69\%$$

Ratio Change 16% Increase.

ST. MARY'S HOSPITAL & MEDICAL CENTER
GRAND JUNCTION, COLORADO

Z STRUCTURAL INFORMATION

(Page 3 of 4)

b) PERCENT BUILDING COVERAGE

HOSPITAL SITE EAST OF 7TH STREET

EXISTING CONDITION

Approximately 8 acres at 43,560 sq. ft./Acre = 348,480 sq. ft.

Existing Buildings Combined Areas = 10,380 sq. ft.

$$\text{Ratio } \% = \frac{\text{Existing Building Areas}}{\text{Site Area}} = \frac{10,380}{348,480} = 3\%$$

No New Proposal or Ratio Change

HOSPITAL SITE EAST & WEST OF 7TH STREET

EXISTING & PROPOSED RATIOS

Approximately 26 acres at 43,560 sq. ft./Acre = 1,132,560 sq. ft.

EXISTING
Buildings 426,136 sq. ft.

EXISTING with ADDITIONS
553,286 sq. ft.

$$\text{Ratios } \frac{426,136}{1,132,560} = 38\%$$

$$\frac{553,286}{1,132,560} = 49\%$$

Ratio Change 11% Increase.

ST. MARY'S HOSPITAL & MEDICAL CENTER

GRAND JUNCTION, COLORADO

2 STRUCTURAL INFORMATION

(Page 4 of 4)

c) SETBACKS

The 5-Story Addition is within the present hospital setbacks from the south and east property lines.

The 3-Story Addition is over the existing building with no reduction of setback for the Ground Floor Elevator Lobby Addition that serves the new addition.

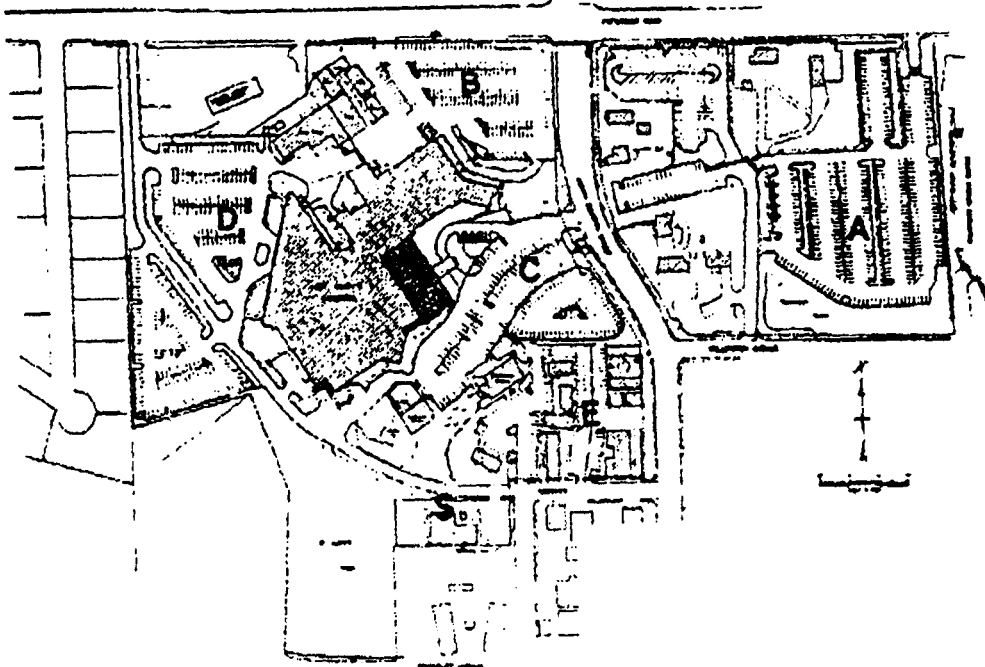
d) LIGHTING AND SIGNAGE DETAIL

There are two 2) existing parking lot lights that are effected by the new 5-Story Addition. These lights will be relocated to fit the configuration of the revised entry drive to the new Main Hospital Lobby as shown on the Site Plan.

The present hospital signs will remain where they are presently located. The wording on those signs will be changed to reflect the new entry locations.

St. Mary's Hospital and Medical Center
 Grand Junction, CO

Existing Parking Stall Count



Lot	Standard Stalls	Handicapped Stalls	Lot Totals
A East	478	0	478
B North	164	9	173
C Main	141	13	154
D West	260	7	267
E Southeast	95	6	101
S South	28	2	30
	<u>1166</u>	<u>37</u>	<u>1203</u>

Count conducted by Ron Greenhow and Bertis Rasoe on January 17, 1995

STAFF REVIEW

FILE: #PDR-95-102
DATE: July 3, 1995
STAFF: Kathy Portner
REQUEST: Planned Development Review--St. Mary's additions
LOCATION: SW corner of 7th Street and Patterson Road
APPLICANT: St. Mary's Hospital

EXISTING LAND USE: Hospital facilities

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Office and Retail
SOUTH: Office, Motel and Residential
EAST: Office and Parking Lot
WEST: Residential

EXISTING ZONING: PB (Planned Business)

PROPOSED ZONING: No change

SURROUNDING ZONING:

NORTH: PB, B-1
SOUTH: B-1, RMF-64, RSF-4
EAST: PB, B-1, RSF-8
WEST: RSF-4

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area. The 7th Street Corridor Guidelines recognize the hospital uses as being appropriate in this area. City staff has been discussing with hospital staff the need for a Master Plan for the Hospital property. In the response to comments on this project the hospital representative has indicated that the Saint Mary's Hospital Master Plan will be submitted to the Grand Junction Community Development Department no later than September 1, 1995.

STAFF ANALYSIS:

Three new additions are proposed for Saint Mary's Hospital. The 2,000 sq.ft. addition on the ground level adjacent to the patient entrance to the new Medical Office Building will house the Outpatient Pharmacy to be leased by City Market. The new pharmacy is intended to serve those outpatients already accessing the hospital and medical offices rather than targeting new traffic. There will be a staffing of four employees for the pharmacy.

The other proposed additions are a 530 sq.ft. Radiation Oncology Simulator addition to provide space for new equipment and a mechanical equipment enclosure of 450 square feet. Neither of these two additions will require additional employees.

The pharmacy addition will eliminate 8 existing parking spaces, however, the parking analysis supplied by the petitioner shows that there is sufficient parking on-site and in their lot across 7th Street to meet Code requirements. The mechanical equipment enclosure will require the relocation of a bicycle rack and three motorcycle parking spaces to the Hospital Service building.

STAFF RECOMMENDATION:

Staff recommends approval of the revised plan for three additions with the condition that no other additions to the hospital will be considered until a Master Plan for the future expansions of the hospital is submitted and approved by the Planning Commission.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #PDR-95-102, I move we approve the revised plan for the proposed additions to St. Mary's Hospital with the condition that no other additions will be considered until a Master Plan for the hospital is submitted and approved by the Planning Commission.

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 3
To	TOM DIXON	
From	BERTIS RASCO	
Co.	CITY of Grand Junction	Co. BCR/AIA
Dept.	COM. DEV. DEPT	Phone # 206-682-1133
Fax #	303-244-1599	Fax # 206-621-8782

Memorandum of Meeting

September 19, 1994

St. Mary's Hospital
The Regional Medical Center
Grand Junction, CO

Meeting with :
Tom Dixon, AICP
Senior Planner
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Present for St. Mary's:
Keith Estridge, Director Facilities Management
St. Mary's Hospital

Bertis Rasco, Planner

TOM, 10-11-94

Please review this. If there are changes required it can be done.

I will be in Grand Junction next week with the attachments and hope to pick up the code. I will call you on Tuesday.

Thanks
Bertis

St. Mary's Hospital is in zone PB, Planned Business. Attached are plates #6 & #7 of the 12/28/91 of the City zoning map.

2. PB zone and the adjacent zones in Grand Junction can be rezoned upon request and hearings reasonably easy when compared to other cities where zones are fixed and only are modified by conditional use permits. At this time, the neighborhoods in Grand Junction are not highly active about zoning when compared to many other locations.

3. Affected neighbors who are required to be notified in Grand Junction are those within 200' of the property under consideration. The distance measure excludes any public right of way.

4. Patterson is a commercial street and main bypass for I-70. It would be difficult or impossible to move. It connects cross city traffic from East I-70 to Highway 50 and the Mesa Mall and West I-70.

12th Street is the major North-South airport route. 7th Street has much less traffic. The curve in the street South of Patterson is a draw back.

There is no City criteria governing pedestrian bridges over streets in Grand Junction.

Process: Review permit

There are no special seismic codes. Grand Junction has adopted the Uniform Building Code.

5. The new Zoning Code is now at the printers and should be back for distribution by the first part of October. It defines set-backs, density, parking, etc. requirements for most zones. PB is a zone that must be planned by the land owner then proposed to the city for their acceptance. PB Zone has limited mandatory criteria published as the use of each PB zoned parcel can be so diverse. All PB zones must be individually reviewed. Each must also have a public hearing after the owner submits his proposed plan to the city.

The property adjacent to St. Mary's include zones PZ, public zone; B-2, Business 2000 sf; B-1; RMF-64, Residential Multi-Family Sixty Four residences per Acre; RSF-8, Residential Single Family eight residences per acre;RSF-4; which must be respected. Any of these zones can be changed to PB should St. Mary's acquire the land. (see attached Zoning plates #6 & #7)

- 6. For information on Utilities Contacts:
 - Sanitary Sewer Bill Chaney City Hall
 - Streets and other Right of Ways Jody Kliska City Hall
 - Gas Public Service
 - Power Public Service

7. In General the Process for PB Zone in Grand Junction, CO is as follows:

Step #1 Draw up Master Site Plan as desired, label it "Preliminary" and file it with the City on the first working day of the month. Include: proposed set backs, parking stalls, green area ratios, percentage of site covered by building, routing of irrigation canal, retention ponds (or other appropriate methods of handling the 100 year flood), utilities, boundaries, etc.

Step #2 A Public Hearing will be scheduled for the 1st Tuesday of the first month following the plan's filing (Step #1 above)

Step #3 Is the Planning Commission's Approval. This comes after all items have been satisfactorily addressed that have been brought up by the Planning Commission staff and in the Public Hearings. Following the Public Hearing there is a 3 day Appeal period. If appealed the plan must go to the City Council for an Appeal Hearing

Step #4 If not Appealed, the Plan will go to a City Council for their Hearing with the Planning Commission's recommendation to Approve. It usually passes the City Council when it is recommended by the Planning Commission Staff. The first of the month after the City Council's Approval the Plan is Officially Adopted and then may be implemented.

8. While developing the Master Site Plan should a smaller projects surface that needs to be implemented immediately, it is possible to implement the smaller project provided the

Report -> Planning Commission -> City Council
(Recommendation) (Approval)

PB zone -> Planning Commission -> City Council

smaller project conform to the concepts set for the Master Site Plan and the Master Site Planning work is proceeding without delay.

9. A copy of the Portland, Or Planning and Zoning Code was circulated (see attached) as a listing of items which may be considered in the planning process. The current Grand Junction Planning and Zoning Code is now being printed and should be available for public purchase around the first part of October.

10. A copy of City of Grand Junction Code requirements for Sight Triangle for corners, Fence and vegetation growth was also received.

Attachments (1) City Zoning Map plate #6 & #7
(2) Portland Conditional Use Zone Criteria
(3) Sight Triangle for the city of Grand Junction

STM03.wps

Memorandum of Meeting

October 18, 1994

St. Mary's Hospital
The Regional Medical Center
Grand Junction, CO

Meeting with :

* Tom Dixon, AICP
Senior Planner
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81501

Present for St. Mary's:
Keith Estridge, Director Facilities Management
St. Mary's Hospital

Bertis Rasco, Planner

1. Lots #5 through #7 of the KEY for PROPERTY MAP updated 9/1/93 (shown the assessor's map as lots #5 through #10) North across Patterson from St. Mary's(including the Medical Office Building "Oncology" now owned by the Hospital) is zoned B-1 Limited Business (see attached Page 25 of the Zoning Code for general description).
2. St. Mary's Park is zoned RMF 64 (see attached Page 24 of the Zoning Code for general description).
3. Storm Detention Areas are acceptable in lieu of Retention Ponds, provided they are engineered. Storm Detention Area design criteria should be reviewed with Jody Kliska prior to submittal of Site Plan to the City.
4. The hospital lot #71 on the KEY for PROPERTY MAP (shown as Replat of lot I, all of lot 2 Little Brookcliff sub lot 008)is Zoned PB.
5. Any structure built on or above Right of Way property must obtain a "Revocable Permit" from the City. A "revocable permit" is common in Grand Junction and would be required for any bridge across a City street. The applicant will need to make a proposal based on their specific needs (height , width, clearance, etc.).

6. For the classification rating of intersections and the traffic volumes around St. Mary's property see Jody Kliska. ITE (Institute of Traffic Engineer) terms and standards are use in Grand Junction.

7. In preparing for rezoning any property to a PB zone for the Hospital's Master Site Plan the current code requirements will be a base line, with the area of buildings, the frequency of their use, their multiple use, etc. establishing the criteria for the Planning Commission Staff recommendation that will go to the City Council for a final decision.

The Planning Commission's staff has the authority to review and approve submittals of property already zoned PB. A Preliminary Plan review, revisions as necessary and then a final plan must be filed before the staff can give approval.

8. For definition of the Health Department Building ownership call the Tax Assessor's Office. The property is described as 2945-112-01-931 515 Patterson Road.

9. A copy of the City of Grand Junction Zoning and Development Code, printed October 1,1994 was purchased.

10. Lot #57 on the KEY for PROPERTY MAP, the hospital owned property on the N.E. corner of Wellington and 7th is in a B-1 zone.

STM04.WPS

2

4-2-10 B-1 (LIMITED BUSINESS) This zone provides a transitional or buffer zone of light business uses between residential areas and heavier business uses as authorized in the Use/Zone Matrix. Development adjacent to residential uses should respect the scale and appearance of the neighborhood. Screening, landscaping, or other features will be required to assure compatibility.

Bulk requirements are as follows:

- A. Maximum height of structures 40 feet
- B. Minimum side and rear yard setback 0 feet
(if abutting a residential zone or existing residential use) 10 feet
- C. Minimum front yard setback (from centerline of right-of-way) (see also Section 5-1-7)
 - Principal arterial 65 feet
 - Minor arterial 55 feet
 - Collector 45 feet
 - Local 40 feet
- D. Maximum coverage of lot by structures 60%
- E. A minimum of ten percent (10%) of the gross land area shall be landscaped.
- F. Limitations
 - 1. Business uses shall be constructed and operated so as not to increase curb parking in front of abutting residential areas, i.e. on-site parking shall be provided.
 - 2. All uses in this district shall cease operation and turn off illuminated signs not later than 11:00 p.m. daily.
 - 3. Service entrances and service yards shall be located only in the rear or side yard of the business use. Service yards shall be screened from an adjacent residential zone or use by the installation and maintenance of a solid wall or fence having a height of not less than four feet nor more than six feet.
 - 4. Residential uses in the B-1 zone shall not exceed 16 units per acre.
- G. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

4-2-9 RMF-64 (RESIDENTIAL MULTI-FAMILY NOT TO EXCEED SIXTY-FOUR UNITS PER ACRE). This zone provides for high density multi-family developments.

Bulk requirements are as follows:

There is no minimum lot area, but developments shall meet all bulk standards and shall not exceed the per acre density indicated.

- A. Maximum height of structures 36 feet
- B. Minimum side yard setback
 - Principal structure 10 feet
 - Accessory structure (on rear half of parcel). 3 feet
- C. Minimum rear yard setback
 - Principal structure 20 feet
 - Accessory structure 3 feet
- D. Minimum front yard setback (from centerline of right-of-way) (see also Section 5-1-7)
 - Principal arterial. 75 feet
 - Minor arterial. 65 feet
 - Collector 50 feet
 - Local 45 feet
- E. Maximum coverage of lot by structures 60%
- F. Maximum units per gross acre 64
- G. A minimum of fifteen percent (15%) of the gross land area shall be landscaped.
- H. Also see Chapter Five for regulations applicable in all Zone Districts, Chapter Twelve, and Section 4-3-4. It is recommended that specific application of these regulations be discussed with the Administrator.

Meeting Memorandum

January 5, 1995

Tom Dixon, Planner
City of Grand Junction

Keith Estridge, Engineering
St. Mary's Hospital and Medical Center

Bertis Rasco, Consultant to St. Mary's Hospital
for Master Site Planning

Subject: Status Review of St. Mary's Master Site Plan- Red Scheme

1. Early Development Sketch of Red Scheme reviewed with President's Council on the 4th of January was presented for information and informal review.
2. Three year Budgeting and Phasing cycles were discussed, (Fiscal YRs, '96, '99 & '02)
3. Tom requested a copy of Plan to pass around for review. A Copy was promised as soon as it is developed more definitively.
4. The height limit of 12 feet for parking structures does not apply to PB zone.
5. A copy of the City's Approved Plant Materials will be sent to Bertis.
6. Tom will consider possible reductions in Parking Stall Aisles and Lengths to accommodate Compact cars. The Hospital is facing a hardship (sever loss of parking) when replacing the required Street Frontage and perimeter landscape areas and restriping the parking stalls based solely on large cars.
7. A separate Lighting Plan is required. Height of lighting and isofotcandle diagram.
8. Parking stall requirements will be determined by Economic Feasibility.

Jan 20, 1995

Tom,

Many thanks for meeting with me and Keith on the 5TH. This memo is my memory of the meeting.

Should you want to make additions or corrections - do not hesitate to call me.

Sincerely,

Bertis C. Raso

P.S.

Thanks for the Plant material list
BCR

May 25, 1995

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 2
To TOM DIXON	From BERTIS RASCO	
Co. CITY G. J.	Co. BCR/AIA	
Dept. PLANNING	Phone # 206-682-1133	
Fax # 303 244-1599	Fax # 206 681 8782	

Following your request for an outline of the tasks remaining to complete the Master Site Plan, I have talked to Tom Dixon the Senior Planner for the St Mary's Project at the City and this letter summarizes what i understand the requirements and process to require:

This summary is based on the October 1994 City of Grand Junction Zoning and Development Code along with phone conversations and meetings at City Hall that Keith Estridge and I have had with Tom and Kathy Portner the City's Supervisor for Planning.

Phase One Prior to submitting the Master Site Plan to the City:

1. Collect comments, review them and revise the materials (plans, slides, 3 ring binders etc. sent to the hospital earlier) as required per the President's Council, the Board and the various committees that have reviewed the circulated materials.

A. Focus the Plan on the property currently owned.

B. Formalize the parking stall count-considering the City's Landscaping Area requirements

C. Develop Landscape Plan plant & materials list

D. Develop a Parking Lot lighting layout (isofocandle diagram) as per the Zoning and Development Code - Section 5-5-1-F-2-i.

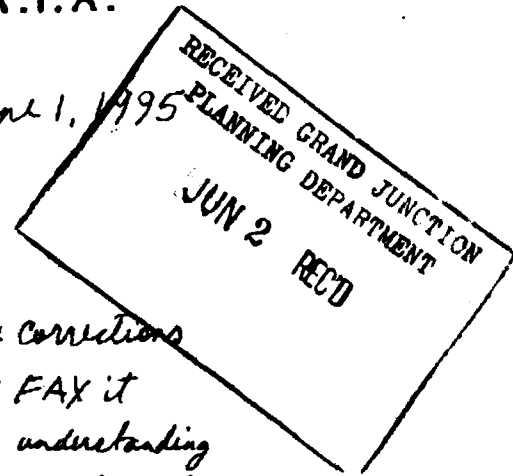
Summary:

1. Complete In-house Hospital Committee reviews.

BERTIS CRAWFORD RASCO A.I.A.

Post-It™ brand fax transmittal memo 7671		# of pages > 3
To TOM DIXON	From BERTIS RASCO	
Co CITY GRAND JUNCTION	Co. BCR/AIA	
Dept. PLANNING	Phone # 206-682-1133	
Fax # 970-244-1599	Fax # 206-621-8782	

June 1, 1995



TOM, Please read this letter and if you find any corrections necessary - mark it up with your comments and FAX it back to me. I would like this to be a letter of our understanding should you want to discuss this I would appreciate your phone call.

Sincerely, Bertis

In our last telephone conversation you requested an outline of the tasks remaining to complete the Master Site Plan. To define this, I have worked closely with Tom Dixon, the City's Senior Planner assigned to the St. Mary's Master Site Plan project. This letter describes two major remaining tasks and their major sub-tasks. Task One is to prepare the final material necessary to obtain the hospital's commitment to the 'draft' Master Site Plan. Task Two is to file the 'draft' as required for the City's approval.

This outline is based on the October 1994 City of Grand Junction Zoning and Development Code along with phone conversations and meetings at City Hall that Keith Estridge and I have had with Tom and Kathy Portner the City's Supervisor for Planning.

Task One Prior to submitting the 'draft' Master Site Plan to the City:

Collect comments, review them and revise the materials (plans, slides, 3 ring binders etc. sent to the hospital earlier) as required per the President's Council, the Hospital Board and the various committees that have reviewed the circulated materials.

- A. Focus the Plan on the property currently owned.
- B. Formalize the parking stall count-considering the City's Landscaping Area requirements
- C. Develop Landscape Plan with plant & materials list
- D. Develop a Parking Lot lighting layout (iso-candle diagram) as per the Zoning and Development Code - Section 5-5-1-F-2-i.
- E. Upgrade Estimate of Probable Cost

F. Obtain commitment from the hospital to a 'draft' Master Site Plan for submittal to the City.

Summary of Major Sub-tasks:

1. Complete In-house Hospital Committee reviews.
 - Phasing
 - Parking
 - Landscaping
2. Finalize Parking Layout and Stall Count
3. Develop Landscaping Plan
4. Prepare iso-candle diagram.
5. Integrate light diagram with Parking Plan
6. Estimate of Probable cost
7. Obtain Hospital's Commitment to Plan

Task Two Submit 'draft' Master Site Plan to the City

Process for Obtaining Master Site Plan Approval

In lieu of starting from scratch and going through the full Planned Development Administrative Procedures and Requirements for PB (Planned Business) Zone as outlined in Chapter 7-5-1, St. Mary's as an existing Institution with large amount of fixed assets on an existing site is permitted to file a request for approval of the above outlined 'draft' Master Site Plan as follows:

- A. City reviews 'draft' Master Site Plan (60 day period)
 1. Planning Department receives the 'draft' and reviews the submittal with the appropriate agencies.
 2. Planning Staff collects the various agency reviews and then meets with the owner to present recommendations. Owner and the Planning Staff then meet to agree to the extent of modifications appropriate (if any) for the 'draft'.
 - 3 During the 60 day process neighboring property owners are properly notified by the Planning Staff of St. Mary's submittal and the Planning Commission Public Hearing.
 4. Planning Commission holds a public hearing
 5. If no objections are received the Plan is 'Approved'

Should any Appeals be filed they require a final action by the City Council. Any Appeal to City Council requires additional time beyond the 60 day period.

B. Submittals to the City made by the 1st day of the month fit into the City's hearing cycle and normally are heard during the following month i.e., a submittal the first of August would be heard in September and if appealed would go to the City Council for a hearing in mid October. Any hearing by the City Council requires time beyond the previously mentioned 60 day period. An appeal to the City council is estimated to required an additional 15 days. The Total process time is assumed to be 75 days should an appeal filed.

C. Should additional adjacent land be acquired beyond what is shown on the "Approved" Master Site Plan or the shown buildings significantly change, the Master Plan would need to be amend to reflect the difference brought about by the change(s).

D. Once the Master Site Plan is Approved the Hospital may develop on site projects shown by the Plan with out going to the Planning Department, the Planning Commission or the City Council as long as the Plan is followed. A Master Plan can save time for every one involved and also save the Hospital cost.

In documenting this process with the City, I have been informed that Tom Dixon is leaving the City and that Michael Drollinger will take Tom place as the City's Planner for this Master Site Planning Project. Tom has gone over the project and this process with Michael. After Tom leaves, Michael will be our contact and will help guide the Plan through the City Agencies. Tom has set up a meeting on June 14th at 3pm for me to meet Michael and to review the project status. I would appreciate it if Keith (or some one you choose from the hospital) can be available to attend the meeting with me.

I will call you next week to confirm plans for the meeting on the 14th with the City and to obtain any update regarding the Board meeting on the 15th.

If you have any questions about the above process or the meetings, please do not hesitate to call.

Sincerely,

Bertis C. Rasco

Bertis C. Rasco, AIA

*Tom,
GOOD LUCK
and
Best Wishes on your
new job.
Bertis*

INTERFACETM

ARCHITECTURAL SIGNAGE
Interface Architectural Signage • 6329 Webb Parkway • Lilburn, GA 30247
(800) 445-4796 • FAX (404) 279-1327

Kathy Portner
Grand Junction Community Development Department
250 North 5th Street
Grand Junction, CO 81501-2668

June 23, 1994

Re: St. Mary's Hospital

Dear Kathy:

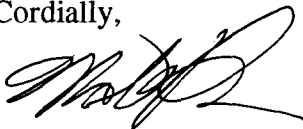
As per our conversation of June 20, I enclosed elevations for the proposed signs at St. Mary's Hospital. These locations are shown as E- 2 and E- 9, respectively. The existing signs are 6'-0" high overall, and the sign faces are 3'-0" high by 6'-0" wide. The proposed sign areas are 7'-6" high by 6'-0" wide.

The additional layouts are for signs that will be placed within the site and are not intended to be visible from public right of way.

I will contact you to determine our next step for approval of the proposed signs.

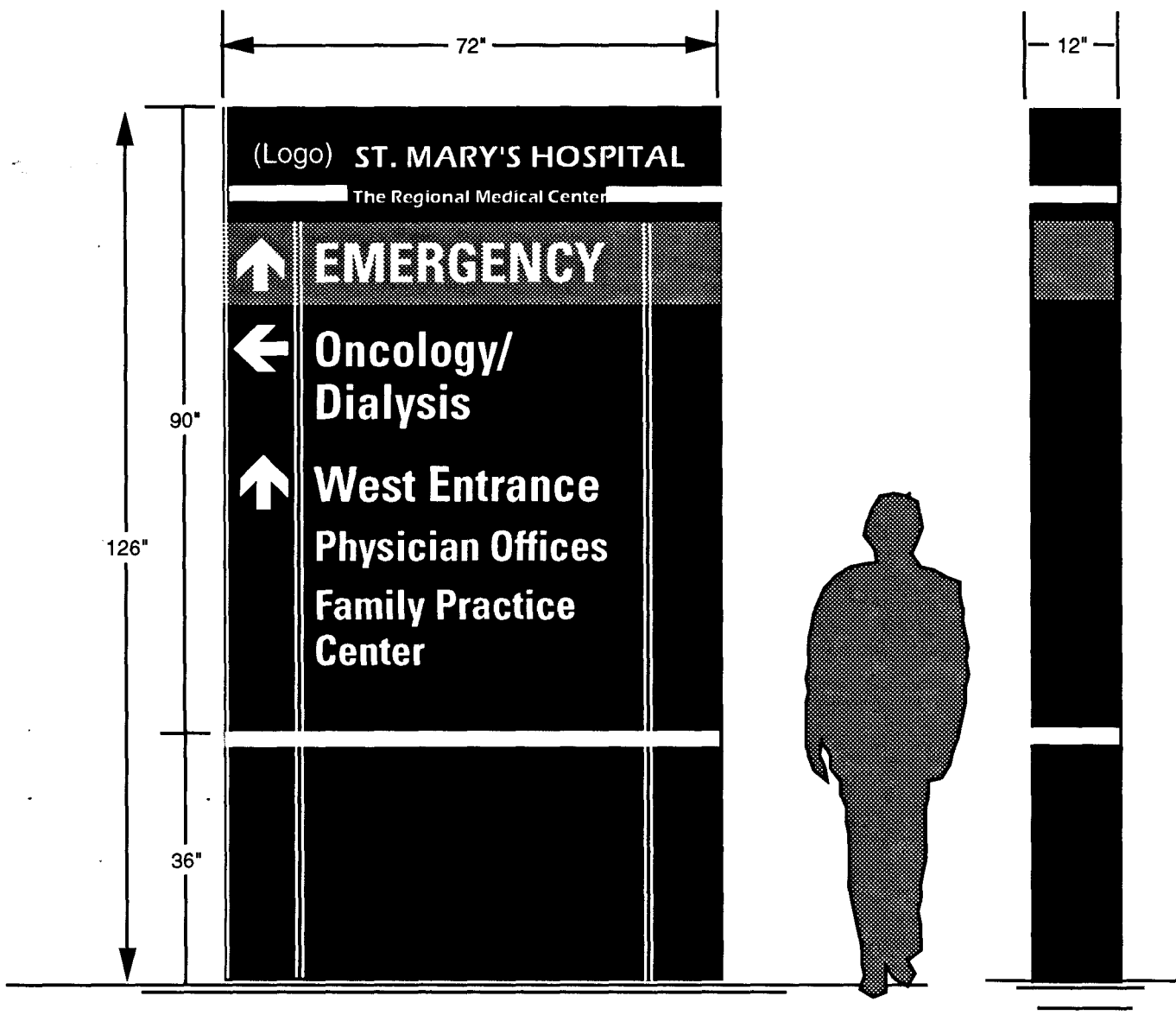
If you should have any questions prior to hearing from me, please do not hesitate to call me at (602) 952-1812. Thank you.

Cordially,



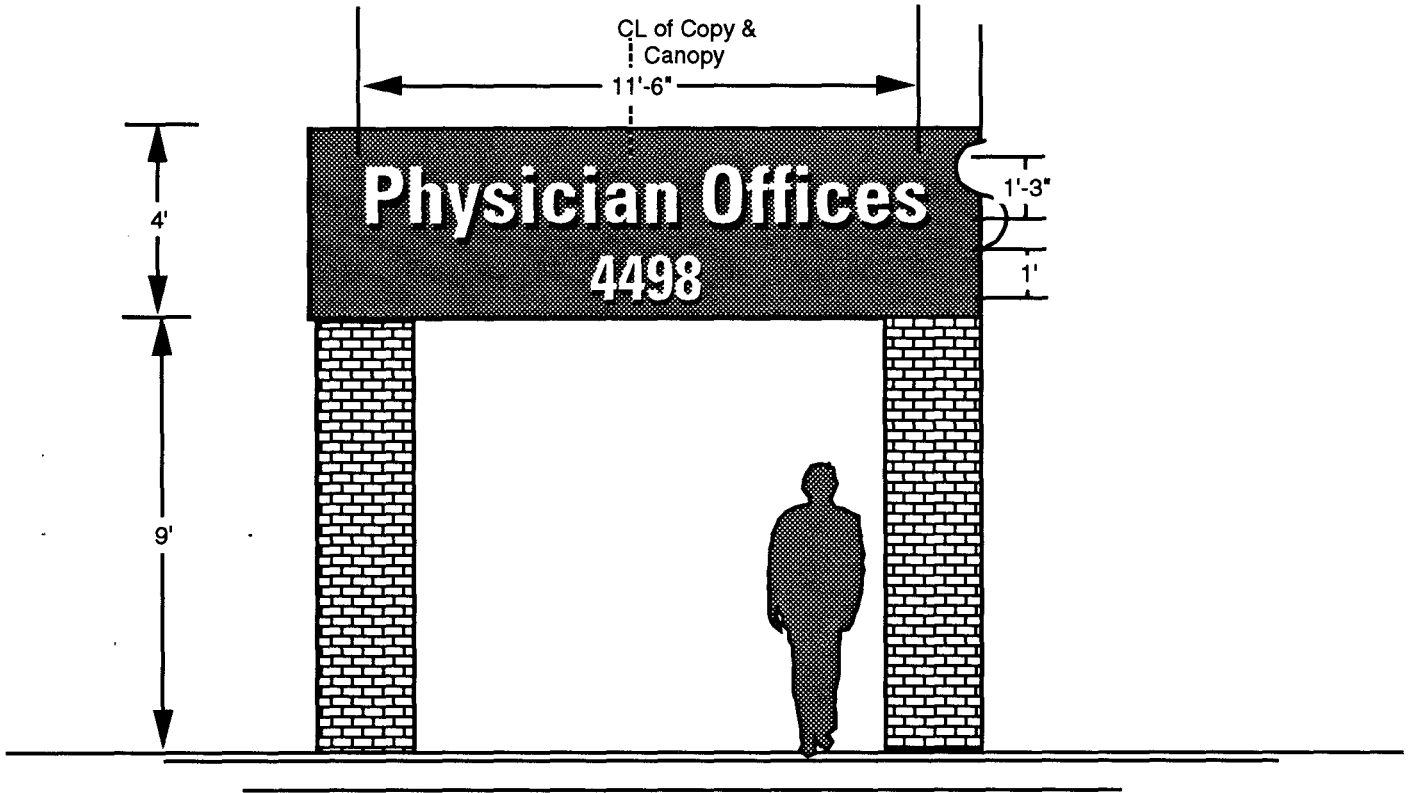
Matthew K. Brown
Project Manager

A SIGN TYPE	Primary Directional FUNCTION	St. Mary's Hospital CLIENT	Site Signage PROJECT
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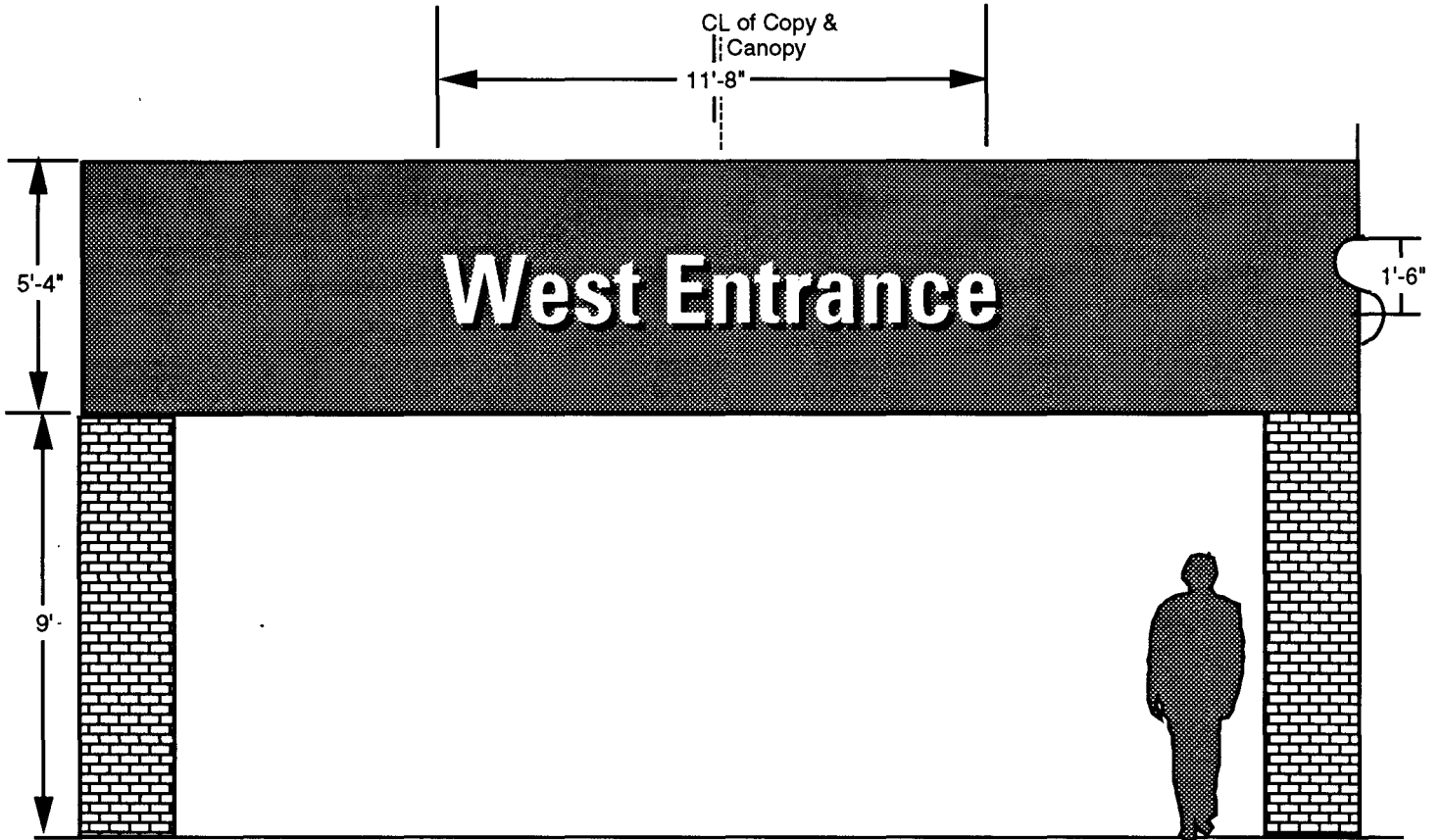
COLORS: Cabinet/Base: Blue Copy: White Emergency Band : Reflectv. Red Vertical Stripe: Refl. White	TYPEFACE: Univers 67 Bold, Logotype	TYPE SIZE: 6", 5", 4" Cap	GRAPHIC METHOD: Routed aluminum face w/ translucent acrylic backing. Internal illumination	MOUNTING: Direct Burial
INNERFACE ARCHITECTURAL SIGNAGE Innerface International 5320 Webb Parkway Lilburn, GA 30247 (800) 445-4796	This drawing and the ideas expressed remain the confidential property of Innerface International. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity without the express written consent of a representative or agent of Innerface International.			
	4/12/94 ISSUED	C. Burnard CSR	1/2" = 1'-0" SCALE	APPROVED

D SIGN TYPE	Entry Identification FUNCTION	St. Mary's Hospital CLIENT	Site Signage PROJECT
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COLORS: Copy: White	TYPEFACE: Univers 67 Bold, Logotype	TYPE SIZE: 15" Cap, 12" Cap	GRAPHIC METHOD: Individual painted 3/8" thick aluminum flat cut out letters	MOUNTING: Stud mount to panel wall
INNERFACE ARCHITECTURAL SIGNAGE Innerface International 5320 Webb Parkway Lilburn, GA 30247 (800) 445-4796	This drawing and the ideas expressed remain the confidential property of Innerface International. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity without the express written consent of a representative or agent of Innerface International.			
	6/17/94 ISSUED	C. Burnard CSR	1/2" = 1'-0" SCALE	APPROVED _____ DATE _____

D SIGN TYPE	Entry Identification FUNCTION	St. Mary's Hospital CLIENT	Site Signage PROJECT
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COLORS: Copy: White	TYPEFACE: Univers 67 Bold, Logotype	TYPE SIZE: 18" Cap	GRAPHIC METHOD: Individual painted 3/8" thick aluminum flat cut out letters	MOUNTING: Stud mount to panel wall
INNERFACE ARCHITECTURAL SIGNAGE Innerface International 5320 Webb Parkway Lilburn, GA 30247 (800) 445-4796				
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6/17/94 ISSUED	C. Burnard CSR	1/2" = 1'-0" SCALE	APPROVED	DATE

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ARCHITECTURAL SIGNAGE

Interface Architectural Signage • 6328 Webb Parkway • Lithonia, GA 30247
(800) 445-4796 • FAX (404) 279-1327

Karl Metzner
Grand Junction Community Development Department
250 North 5th Street
Grand Junction, CO 81501-2668

May 23, 1994

Re: St. Mary's Hospital

Dear Karl:

After reviewing their signage needs, the administration at St. Mary's has determined that they need to use the original larger signs at the driveways entering their upper level parking. I have enclosed a typical elevation of this sign type, which is identical to the original proposed sign. I will contact you shortly to determine what additional information is needed to initiate the review and approval process. We would appreciate your opinion as to feasibility of size, location, etc. I've also enclosed an elevation showing sets of proposed letters at the physician's and west entrances. These are not intended to be seen from any public right of way, so presumably, actual permits would not be required. However, I wanted your department to be cognizant of all proposed signage at the hospital.

If you should have any questions prior to hearing from me, please do not hesitate to call me at (602) 952-1812. Thank you.

Cordially,



Matthew K. Brown
Project Manager