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File PDR-1996-241

Name: Community Hospital Parking Lot – NW Corner 12th Street and Orchard Avenue

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X	X	Correspondence		
X		Agreement to Issue Policy – First American Title Co. – 6/23/93		
X		Posting of Public Notice Signs – 11/18/96		
X	X	City Council Minutes – 12/18/96, 1/15/97 - **		
X	X	Ordinance No. 2972 - **		
X	X	Aerial Photograph of Parking Lot		
X	X	Landscape Plan - <i>not signed or dated</i>		
X	X	Sign Base -		
X	X	Site Plan - <i>not signed or dated</i>		
X	X	Grading and Drainage Plan		
X		Map Overhead Mylars		
X	X	Drainage Report – 10/29/96		
X		Fax sheets		



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (970) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. PDR-96-241

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	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major				
<input checked="" type="checkbox"/> Rezone		1.2 AC.	NORTHWEST CORNER, ORCHARD AVE. + 12 TH ST.	From: RMF-64 To: PB	PARKING LOT
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE	SAME AS ABOVE
<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					
<input type="checkbox"/> Site Plan Review					
<input type="checkbox"/> Property Line Adj.					

X Lincoln Park Osteopathic Hospital
ASSN DBA COMMUNITY HOSPITAL

SAME

X MDY CONSULTING ENGINEERS

Property Owner Name
2021 N. 12TH

Developer Name

Representative Name

Address
Grand Jct, Co. 81501

Address

Address
759 HORIZON DR., UNIT E

City/State/Zip
970-256-6203

City/State/Zip

City/State/Zip
GRAND JUNCTION, CO 81506

Business Phone No.

Business Phone No.

Business Phone No.
(970) 242-4310

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.

X [Signature]
 Signature of Person Completing Application

10-31-96
 Date

X [Signature]
 Signature of Property Owner(s) - attach additional sheets if necessary

10/29/96
 Date

2945-111-00-089
AMELIA J BURGESSON
2137 BRYCE CT
GRAND JUNCTION, CO 81503-1037

2945-111-00-137
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSN
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-111-12-001
DOCTORS CLINIC BUILDING
1060 ORCHARD AVE
GRAND JUNCTION, CO 81501-2997

2945-111-14-977
FOUNDATION FOR SENIOR
CITIZENS INC
DBA MONTEREY PARK APTS
999 BOOKCLIFF AVE
GRAND JUNCTION, CO 81501-6144

2945-122-00-140
SIRLOIN STOCKADE INC
103 S BROADWAY ST
EDMOND, OK 73034-3843

2945-122-00-156
DOCTORS CLINIC BUILDING INC
C/O COMM HOSP ATTN: CUMMINS
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-122-00-168
LOCO INC
296 W MORRISON CT
GRAND JUNCTION, CO 81503-2500

2945-111-23-008
KRISTY D MEINING
RONALD R & WILIAM E MEINING
1208 E 5TH
LONGMONT, CO 81501

2945-111-23-009
L STUART MOORE
C M & B K MOORE
2150 COLLEGE PL APT 9
GRAND JUNCTION, CO 81501-2961

2945-111-23-003
EUGENE R HASKIN
& HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-00-090
GEORGE A RICHARDSON
2101 N 12TH ST
GRAND JUNCTION, CO 81501-2915

2945-111-10-001
ELMER L THOMPSON
LAVETTA C
1010 WALNUT AVE
GRAND JUNCTION, CO 81501-2954

2945-111-14-007
FOUNDATION FOR SENIOR
CITIZENS
DBA MONTEREY PARK APTS
999 BOOKCLIFF AVE
GRAND JUNCTION, CO 81501

2945-122-00-109
JACK D BERRY
CAMELIA U
417 N 7TH ST
GRAND JUNCTION, CO 81501-3302

2945-122-00-153
DOCTOR'S CLINIC BUILDING INC
C/O COMM HOSP-ATTN H
CUMMINS
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-122-00-158
C & K COMPANY
2020 N 12TH ST
GRAND JUNCTION, CO 81501-2914

2945-111-23-012
JUDITH S YAMAGUCHI
13141 WELD CO RD 21
PLATTEVILLE, CO 80651

2945-111-23-005
CHRIS CAROL CARNAHAN
2150 COLLEGE PL APT 5
GRAND JUNCTION, CO 81501-2961

2945-111-23-011
SANDRA K WOODARD
2150 COLLEGE PL APT 11
GRAND JUNCTION, CO 81501-2961

2945-111-23-004
EUGENE R HASKIN
& HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-00-091
GERALD A JOHNSTON
4947 CONCANNON CT
SAN DIEGO, CA 92130

2945-111-10-003
LARRY E DOOLITTLE
LINDA S
1020 WALNUT AVE
GRAND JUNCTION, CO 81501-2954

2945-111-31-971
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSN
DBA COMMUNITY HOSPITAL CORP
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980
2945-122-00-113
ROBERT L LIPSON
296 W MORRISON CT
GRAND JUNCTION, CO 81503-2500

2945-122-00-155
DOCTOR'S CLINIC BUILDING INC
C/O COMM HOSP ATTN:HCUMMINS
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

2945-122-00-159
TIMOTHY L HICKMAN
LINDA S
901 21 1/2 RD
GRAND JUNCTION, CO 81505-9301

2945-111-23-007
JOHN A GALLEY
PHYLLIS E
PO BOX 237
NUCLA, CO 81424-0237

2945-111-23-006
LINDA G WILSON
2150 COLLEGE PL APT 6
GRAND JUNCTION, CO 81501-2961

2945-111-23-002
EUGENE R HASKINS
& HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-23-010
MOSS AND COMPANY
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2945-111-23-001

ARNE W BARSLUND
EVELYN M BARSLUND
459 CARSON LAKE DR
CLIFTON, CO 81520-8884

2945-111-26-008

SUSAN G REED
2150 COLLEGE PL APT 20
GRAND JUNCTION, CO 81501-2962

2945-111-26-003

EUGENE R HASKIN
& HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-26-009

GRJCT UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-26-012

EUGENE R HASKIN
HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-26-016

MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2945-111-26-019

MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2945-111-11-006

SYLVIA L MICHAELIS
PO BOX 24
IDAHO SPRINGS, CO 80452-0024

2945-111-11-015

HELEN M NUMMELIN
1920 N 10TH ST
GRAND JUNCTION, CO 81501-2928

2945-111-11-005

DANIELA S OCENASEK
2029 COLLEGE PL
GRAND JUNCTION, CO 81501-2933

2945-111-26-002

DANA L FREEMAN
2439 BOOKCLIFF AV
GRAND JUNCTION, CO 81501

2945-111-26-007

JAMES R ALVILLAR
THOMAS R LACROIX
244 E FALLEN ROCK RD
GRAND JUNCTION, CO 81503-1131

2945-111-26-004

SUNBELT ENVIRONMENTAL
CORPORATION
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-26-010

EUGENE R HASKIN
HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-26-006

MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2945-111-26-017

MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2945-111-26-020

MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2945-111-11-011

MARGARET V ALTLAND
1940 N 10TH ST
GRAND JUNCTION, CO 81501-2928

2945-111-11-007

BLANCHE S PARK
2016 N 10TH ST
GRAND JUNCTION, CO 81501-2930

2945-111-11-009

ALBERT L LINDSAY
2007 COLLEGE PL
GRAND JUNCTION, CO 81501-2933

2945-111-26-013

FIRST CHRISTIAN CHURCH OF
GRAND JUNCTION
1326 N 1ST ST
GRAND JUNCTION, CO 81501-2107

2945-111-26-001

SHARON B PRIM
C/O SHARON B ARMSTRONG
590 STARLIGHT DR
GRAND JUNCTION, CO 81504-5538

2945-111-26-005

EUGENE R HASKIN
& HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-26-011

EUGENE R HASKIN
HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

2945-111-26-015

MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2945-111-26-018

MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816

2945-111-26-014

NATHAN WARNER
24 PINION RUN
NEW CASTLE, CO 81647-9774

2945-111-11-014

LOIS M SORTER
1930 N 10TH ST
GRAND JUNCTION, CO 81501-2928

2945-111-11-010

ROBERT J WILCZEK
JULIE M
2006 N 10TH ST
GRAND JUNCTION, CO 81501-2930

2945-111-11-013

FRANK E HILFER
JULIA A
1931 COLLEGE PL
GRAND JUNCTION, CO 81501-2933

2945-111-11-016
PAUL R BAKER
ALICE M
1921 COLLEGE PL
GRAND JUNCTION, CO 81501-2933

2945-111-11-001
RAMONA A AGUILAR
1009 WALNUT AVE
GRAND JUNCTION, CO 81501-2953

2945-111-11-012
LINCOLN PARK OSTEOPATHIC
HOSPITAL ASSOC
DBA COMMUNITY HOSPITAL INC
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

Lincoln Park Osteopaths Hosp
dba Community Hospital
2021 N 12th St.
Grand Junction, CO 81501

2945-111-11-018
JAMIE R RICHARDSON
1010 ORCHARD AVE
GRAND JUNCTION, CO 81501-2944

2945-111-11-002
DORIS R LAY
1019 WALNUT AVE
GRAND JUNCTION, CO 81501-2953

2945-111-11-017
COMMUNITY HOSPITAL
COPRORATION
2021 N 12TH ST
GRAND JUNCTION, CO 81501-2980

Mark Young
MDY Consulting Engineers
759 Horizon Dr., #E
Grand Junction, CO 81506

2945-111-11-019
C A PETEFISH
J A
1004 ORCHARD AVE
GRAND JUNCTION, CO 81501-2944

2945-111-11-003
JAMES W SPELMAN
MARLYN K
1029 WALNUT AVE
GRAND JUNCTION, CO 81501-2953

City of Grand Junction
Community Development Dept.
250 N 5th St.
Grand Junction, CO 81501

SUBMITTAL CHECKLIST

REZONE / PLANNED DEVELOPMENT

Location: NW CORNER 12th Street & Orchard Ave. Project Name: COMMUNITY HOSPITAL - PARKING LOT EXPANSION

ITEMS	SSID REFERENCE	DISTRIBUTION																				TOTAL REQ'D.			
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	County Planning	Administration/Dep't	Irrigation District	Drainage District - GIDD	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers		Walker Field	Persigo	TCl Cable
Date Received	11-1-96																								
Receipt #	4852																								
File #	PDR 96-241																								
DESCRIPTION																									
Application Fee <i>see reverse</i>	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					
Location Map - full-sized assessor's map		1																							

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

PRE-APPLICATION CONFERENCE

Date: 9/11/06
Conference Attendance: N. Drollinger, M. Young
Proposal: Community Hospital Parking Lot Expansion
Location: NW CORNER 12th STREET & ORCHARD AVENUE

Tax Parcel Number:
Review Fee: \$820 + 15/acre + PW Fee (\$75)
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? As per engineering
Adjacent road improvements required? As per engineering
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees/TCP required? As per engineering Estimated Amount:
Revocable Permit required?
State Highway Access Permit required? No
On-site detention/retention or Drainage fee required? On-site detention
Applicable Plans, Policies and Guidelines Development Code
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signatures of Petitioner(s) and Representative(s) with handwritten names and initials.

COMMUNITY HOSPITAL

Rezone/PD Submittal

October 1996

BRIEF HISTORY OF COMMUNITY HOSPITAL

In 1945 three self-determined physicians had a vision of creating a hospital that would reflect the caring philosophy and ideology of their approach to medicine. Their dream became a reality, on July 1, 1946, with 10 beds, 5 bassinets, a delivery room and x-ray facilities. What we know today as Community Hospital, was originally called the little M-G-M, reflecting the initials of its founders Drs. Ben Maynard, Kenneth Graves and Addie Maynard.

A 46 bed facility was constructed on the current hospital site in 1964, and renamed Grand Junction Osteopathic Hospital. May of 1956 marked a critical point Community Hospital's history, as the hospital was converted from private ownership to a community owned non-profit structure, governed by a local Board of Trustees. This allowed Community Hospital to become the only community-owned acute care hospital in Mesa County.

As the valley's population grew, we responded to the community's needs by adding a 32 bed wing constructed in 1976 which completed our current bed capacity of 78 beds. In 1984 once again responding to public concern the Emergency Care Center was constructed and our name was changed to Community Hospital. With increasing numbers of surgical cases and an interest in cost-containment, a 3,500 square-foot Outpatient Surgery Center was constructed on the present campus in 1986. With a concern for patient convenience and comfort foremost in our minds, in 1987 a new Business Operations Center, Imaging Center and Birthing Center were dedicated. The beginning of a new decade again ushered in change for Community Hospital as we opened the newest Intensive Care/Coronary Care Unit, on the Western Slope, in 1990. The most recent external addition to our physical plant was the completion of the expanded Laboratory and Health Records Information Services Departments, October, 1992.

With an eye on the future and a concern that our campus may become "land-locked" we moved to purchase the property on the north-west corner of 12th and Orchard. This parcel, a little more than an acre of land which is zoned residential, was purchased in July of 1993. This land acquisition completed our site to a full city block which we felt critical for future site/facility master planning. The existing church building was removed in 1995, the school building remains.

THE FUTURE

In today's health care industry the only thing that is constant is change. Strategic facility planning must be flexible, dynamic and designed to accommodate change. If the "futurists" are correct in their predictions regarding the transformation from a "predominantly inpatient" to a "predominantly outpatient" health care system, the next few years will bring about major change and overhaul to hospital facilities. Those that are proactive, patient and community centered and able to effectively reallocate human and physical resources will be the quality, cost effective health care providers of the future.

Rezone
Page two

In keeping with our mission/vision, stated below, and in reaction to community health needs as determined through consumer surveys, utilization data, and customer response statistics, we are requesting a rezone of the parcel of land on the north-west corner of 12th and Orchard to better meet the future needs of our facility.

The scope of our rezone proposal involves site issues including land use, vehicular circulation, site access, pedestrian circulation, esthetic appeal/signage and parking. The facility issues relate to improved access and circulation related to outpatient and inpatient services.

The focus of the rezoned area is additional parking, improved drainage, vehicular flow and landscape upgrades. An area in proximity to the corner intersection has been identified for a proposed improved signage section using a "mini" park like concept creating an interplay of function and form. This small scale "greenbelt" would add a pedestrian area blended with landscape interests which would include future plans for the addition of an art piece similar to the Art-on-the-Corner concept.

The future facilities planning calls for the addition of DaySurgery suites, Birthing Center rooms and an improved materials management area. If the current forecast holds we will also be looking at the addition of Transitional Care Unit beds, (TCU) and dependant on need, and population growth, future inpatient beds have also been projected.

Mission:

Community Hospital exists to improve the health of our community.

"Community Hospital exists to provide the highest quality of health services and patient care in the most cost effective manner to improve the health of our community; the residents and visitors of Mesa County and Western Colorado."

Vision:

To create an atmosphere for the delivery of excellence in personalized healthcare.

FINAL DRAINAGE REPORT

for

***COMMUNITY HOSPITAL
PARKING LOT ADDITION***
(LOCATED AT ORCHARD AVENUE AND 12th STREET)

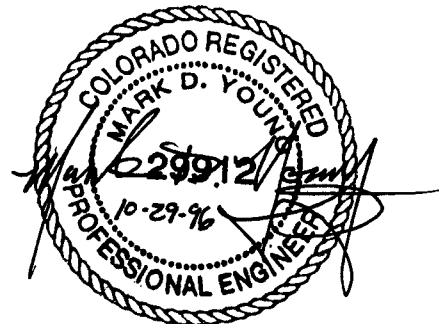
prepared for:

**COMMUNITY HOSPITAL
2021 N. 12th STREET
GRAND JUNCTION, CO 81501**

prepared by:

MDY Consulting Engineers
**759 HORIZON DRIVE, SUITE E
GRAND JUNCTION, CO 81506**

DATE: OCTOBER 29, 1996



MDU Consulting Engineers
759 HORIZON DRIVE, SUITE E
GRAND JUNCTION, CO 81506

October 29, 1996

Jody Kliska, P.E. - Development Engineer
City of Grand Junction
Dept. of Public Works & Utilities
Engineering Division
250 North 5th Street
Grand Junction, CO 81501

RE: FINAL DRAINAGE REPORT FOR COMMUNITY HOSPITAL - PARKING LOT ADDITION

Dear Jody,

Please find enclosed the Final Drainage Report for the proposed parking lot addition for Community Hospital at 2021 N. 12th Street. The Report Checklist and Outline on pages X-05 and X-06 of the City of Grand Junction Submittal Standards for Improvements and Development (SSID) manual was used as guidance while preparing this report.

Thank you for your time concerning this project. If you have any questions or need additional information, please contact our office.

Respectfully Submitted,

MDU Consulting Engineers



Eric W. Hahn, E.I.T.

EWH/ewh

Enclosures

File (COVR.DOC)

Community Hospital Parking Lot Addition Final Drainage Report

• General Location and Description

The site is situated at the northwest corner of 12th Street and Orchard Avenue, and is bounded by existing Community Hospital property to the north and west, 12th Street to the east, and Orchard Avenue to the south. All nearby properties are presently developed and occupied. The majority of the nearby properties that front 12th Street or Orchard Avenue are commercial, while the nearby “interior” properties are primarily residential. The area of the site is approximately 2.3 acres and the existing ground cover types consist of pavement, gravel, and green landscaping. The underlying soil type at the site is classified by the NRCS as “Sagers silty clay loam (Bc-Urban)” which is included in the hydrologic soil group “B.”

This project site is part of a larger drainage basin that drains toward the southwest and includes a large part of the area between F Road and the Highline Canal and the majority of the northwest quadrant of the City of Grand Junction (please see the attached Vicinity Map). The only area in this basin that is not developed is in the far northern reach of the basin. This area is dominated by agricultural and bare ground surface types, classified as hydrologic soil groups “C” or “D”. The remainder of the basin is mainly urban residential surface type.

• Existing Drainage Conditions

The major drainage basin in which the site lies drains toward the southwest with a maximum slope of approximately 2%. The grading of this basin is fairly consistent and has few extreme grade changes. There is only one main drainage channel in the basin, and the Grand Valley Canal crosses this channel near the center of the drainage basin. The majority of naturally occurring wetlands in the basin exist in or near the main drainage channel. The 100-year floodplain inundates only the very bottom of the drainage basin.

The site of the proposed parking lot addition has been developed for a number of years. The historic drainage patterns directed all flow offsite in a southerly direction to be collected by the City’s storm drain system via the street gutters and inlet boxes of Orchard Avenue and 12th Street. There are virtually no flow contributions from adjacent properties.

• Proposed Drainage Conditions

The proposed modifications and improvements to the site will not alter the present drainage conditions of the major drainage basin. The proposed drainage structures will consist of pavement graded at a minimum 1% slope to flow paths along valley pans and curb-and-gutters. These flow paths will be located approximately at the center and/or edges of the site. The proposed grading and drainage structures will collect all on-site flow and convey the entire flow to a detention pond located in the southwest corner of the site. There will be no flow contribution from adjacent properties. Discharge from the detention pond will be controlled by a combination orifice/weir outlet control structure that will be constructed using a modified inlet box. The 2-year event runoff will be controlled by an 8" diameter orifice, and the 100-year event runoff will be controlled by a 6" broad-crested weir. Storm flows from the pond will discharge directly into a nearby storm drain inlet box in the north gutter of Orchard Avenue.

All of the proposed grading and drainage structures will be owned by the client and will be the responsibility of the client. Access to all components of the drainage system is available and all maintenance of these structures will be the responsibility of the client.

• Design Criteria & Approach

Design procedures and parameters for the hydrologic analysis of the site were selected directly from the Stormwater Management Manual (SWMM) dated May, 1996. The drainage system design for the proposed site modifications were based on the 2-year and 100-year events. Given the small size of the site, runoff calculations were done using the Rational Method. The detention pond was sized using the volume-depth-discharge method in conjunction with computer analysis of the proposed pond configuration, taking into consideration the horizontal and vertical constraints imposed by the area available. The total required detention volume was calculated using procedures given in the SWMM.

The hydraulic analysis of the open channel drainage components proposed for the site, such as valley pans and curb-and-gutters, was performed using Manning's Equation and the Modified Manning's Equation as well as various design aids provided in the SWMM, as applicable. Analysis and design of the outlet structures were performed using the orifice equations and weir equations given in the SWMM. Closed-conduit flow, such as will exist in the detention pond outlet pipe, was analyzed using the Energy Equation.

• **Results and Conclusions**

The existing and proposed runoff rates for the 2 and 100-year events were calculated using the Rational Method and are summarized as follows:

Existing total site runoff rates:	1.09 cfs (2-year)	5.26 cfs (100-year)
Existing runoff rates to private properties:	None	None
Proposed site runoff rates (after detention):	1.09 cfs (2-year)	5.26 cfs (100-year)
Proposed runoff rates to private properties:	None	None

Please see the calculations shown in the appendix.

The proposed drainage system for this project was designed in accordance to the accepted policy that adjacent property will not be impacted by increased runoff. The specific overall criteria for design was based on the Stormwater Management Manual (SWMM) dated May, 1996.

APPENDIX
(CALCULATIONS)

HISTORIC RUNOFF CALCULATIONS

Community Hospital

Job No. 96-105

Oct. 9, 1996

Rational "C" Value (historic)

Surface type	C (2-yr)	C (100-yr)	Area		
Grass	0.22	0.28	0.42	Area (ac)	2.33
Paving/Roofs	0.93	0.95	0.20	C (2-yr)	0.62
Gravel	0.68	0.76	1.71	C (100-yr)	0.69
	0.00	0.00	0.00		
	0.00	0.00	0.00		
	0.00	0.00	0.00		
			2.33	Total	

Tc (Time of concentration - historic)

Overland Flow

Plane length (ft)	300	To-2 yr (min)	16.12
Slope (%)	0.80	To-100 yr (min)	13.77
C (2-yr)	0.62		
C (100-yr)	0.69		

Triangular Channel Flow

Manning's 'n'	0.05	Depth-2yr (ft)	0.30
Sx1 (ft/ft)	0.0833	Depth-100yr (ft)	0.55
Sx2 (ft/ft)	0.0833	V-2yr (ft/s)	0.90
Channel slope (ft/ft)	0.008	V-100yr (ft/s)	1.34
Channel length (ft)	200.00	Tch-2yr (min)	3.70
Q-2yr(estimate) (cfs)	1	Tch-100yr (min)	2.49
Q-100yr(estimate) (cfs)	4.8		

$T_c = T_o + T_s + T_{ch}$

Tc-2yr (min)	19.81
Tc-100yr (min)	16.26

Ih (Intensity - historic)

Ih-2yr (in/hr)	0.69
Ih-100yr (in/hr)	2.99

Qph (Flowrate - historic)

Qph-2yr (cfs)	0.99
Qph-100yr (cfs)	4.81

DEVELOPED RUNOFF CALCULATIONS

Community Hospital

Job No. 96-105

Oct. 9, 1996

Developed Release Flows

Qmax 2yr (cfs)	0.99 (Qmax = Qph if no basins bypass the detention volume)
Qmax 100yr (cfs)	4.81
Qr 2yr (cfs)	0.6435 (Qr = 0.65 Qmax when outlet control structure is a combination)
Qr 100yr (cfs)	3.1265

Rational "C" Value (developed)

Surface type	Cd (2-yr)	Cd (100-yr)	Area		
Grass	0.22	0.28	0.64	Area (ac)	2.33
Paving/Roofs	0.93	0.95	1.69	Cd (2-yr)	0.73
	0.00	0.00	0.00	Cd (100-yr)	0.77
	0.00	0.00	0.00		
	0.00	0.00	0.00		
	0.00	0.00	0.00		
	0.00	0.00	0.00		
	0.00	0.00	0.00		
				2.33 Total	

Tc (Time of concentration - developed)

Overland Flow

Plane length (ft)	230	To-2 yr (min)	9.38
Slope (%)	1.20	To-100 yr (min)	8.58
C (2-yr)	0.73		
C (100-yr)	0.77		

Triangular Gutter Flow

Manning's 'n'	0.012	Depth-2yr (ft)	0.25
Sx1 (ft/ft)	6	Depth-100yr (ft)	0.44
Sx2 (ft/ft)	0.0833	V-2yr (ft/s)	2.61
Channel slope (ft/ft)	0.005	V-100yr (ft/s)	3.81
Channel length (ft)	295.00	Tch-2yr (min)	1.88
Q-2yr(estimate) (cfs)	1	Tch-100yr (min)	1.29
Q-100yr(estimate) (cfs)	4.5		

Tcd=To+Ts+Tch

Tcd-2yr (min)	11.26
Tcd-100yr (min)	9.87

Detention Volume - Modified Rational Method

Area (ac)	2.33	Td-2yr (min)	19.31
Cd (2-yr)	0.73	Td-100yr (min)	16.23
Cd (100-yr)	0.77	ld-2yr (in/hr)	0.70
Tcd-2yr (min)	11.26	ld-100yr (in/hr)	3.00
Tcd-100yr (min)	9.87	Qd-2yr (cfs)	1.19
Qr 2yr (cfs)	0.6435	Qd-100yr (cfs)	5.35
Qr 100yr (cfs)	3.1265	K-2yr	1.76
Tc(hist)-2yr (min)	19.81	K-100yr	1.65
Tc(hist)-100yr (min)	16.26	Vol.-2yr (cf)	702.30
		Vol.-100yr (cf)	2376.52

OUTLET CONTROL CALCULATIONS

Community Hospital

Job No. 96-105

Oct. 9, 1996

Lower (2 yr) outlet

Orifice design

Water surf. elev. 2 yr	36.27
Orifice inv. elev.	35.50
Orifice diam, est. (ft)	0.67
Qmax 2yr (cfs)	0.99
C-lower orifice coeff.	0.53

HI-2yr (ft)	0.44
Orifice area (sf)	0.35
Orifice diam. (in)	8.04

Upper (100 yr) outlet

6" Broad-crested weir design

Water surf. elev. 100 yr	37.00
Lower orifice inv elev.	35.50
Lower orifice diam.(ft)	0.67
C-lower orifice coeff.	0.56
Qmax 100yr (cfs)	4.81
Weir length (ft)	3.00
C-weir coeff.(from tables	3.00

HI-100yr (ft)	1.17
Q100-lower (cfs)	1.71
Q100-upper (cfs)	3.10
Hu-100yr (ft)	0.49
Weir crest elev.	36.51

EXHIBIT A
(MAJOR BASIN MAP)

Major Basin Drainage/Vicinity Map

APPROXIMATE BASIN BOUNDARY

SITE LOCATION

GRAND JUNCTION

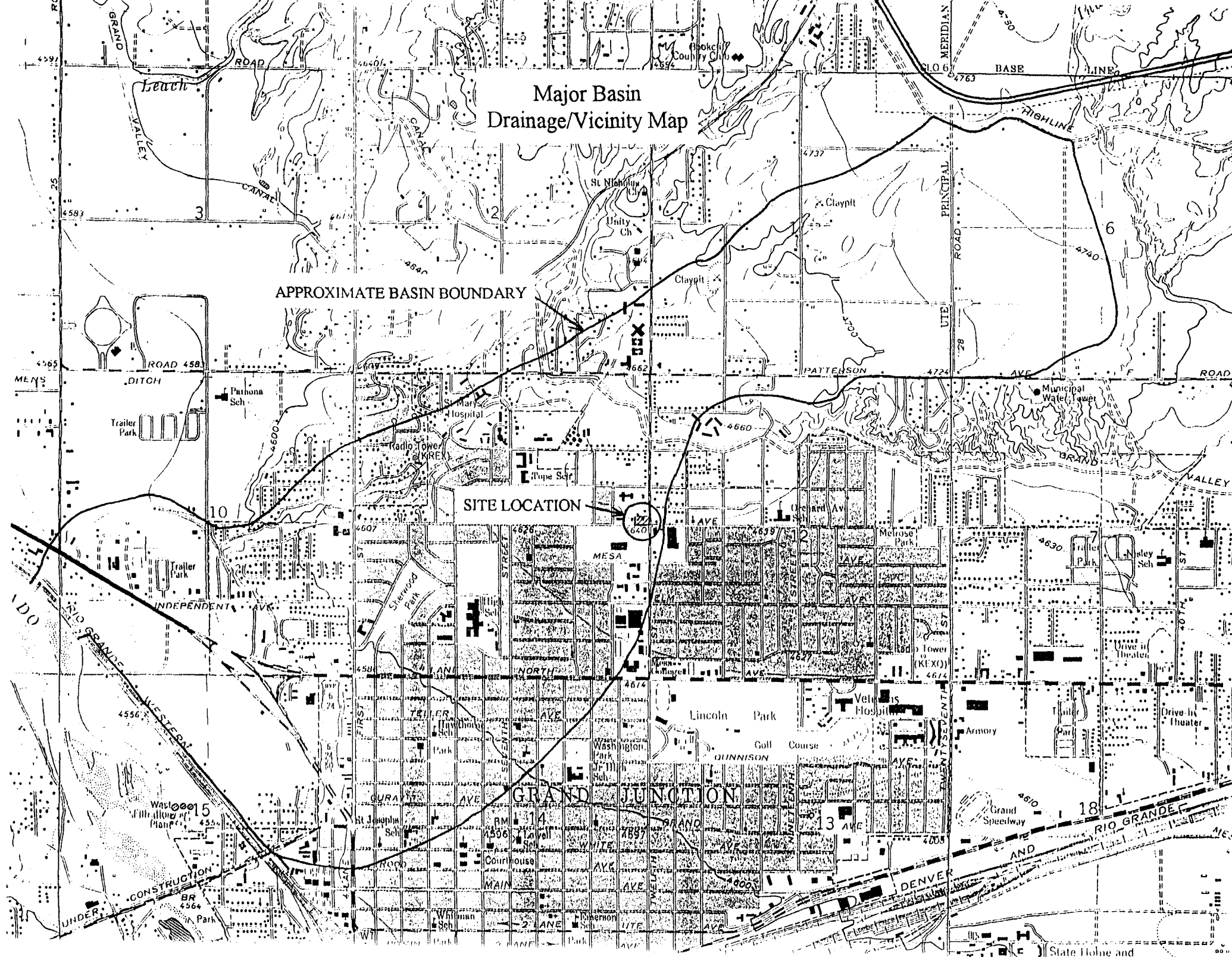
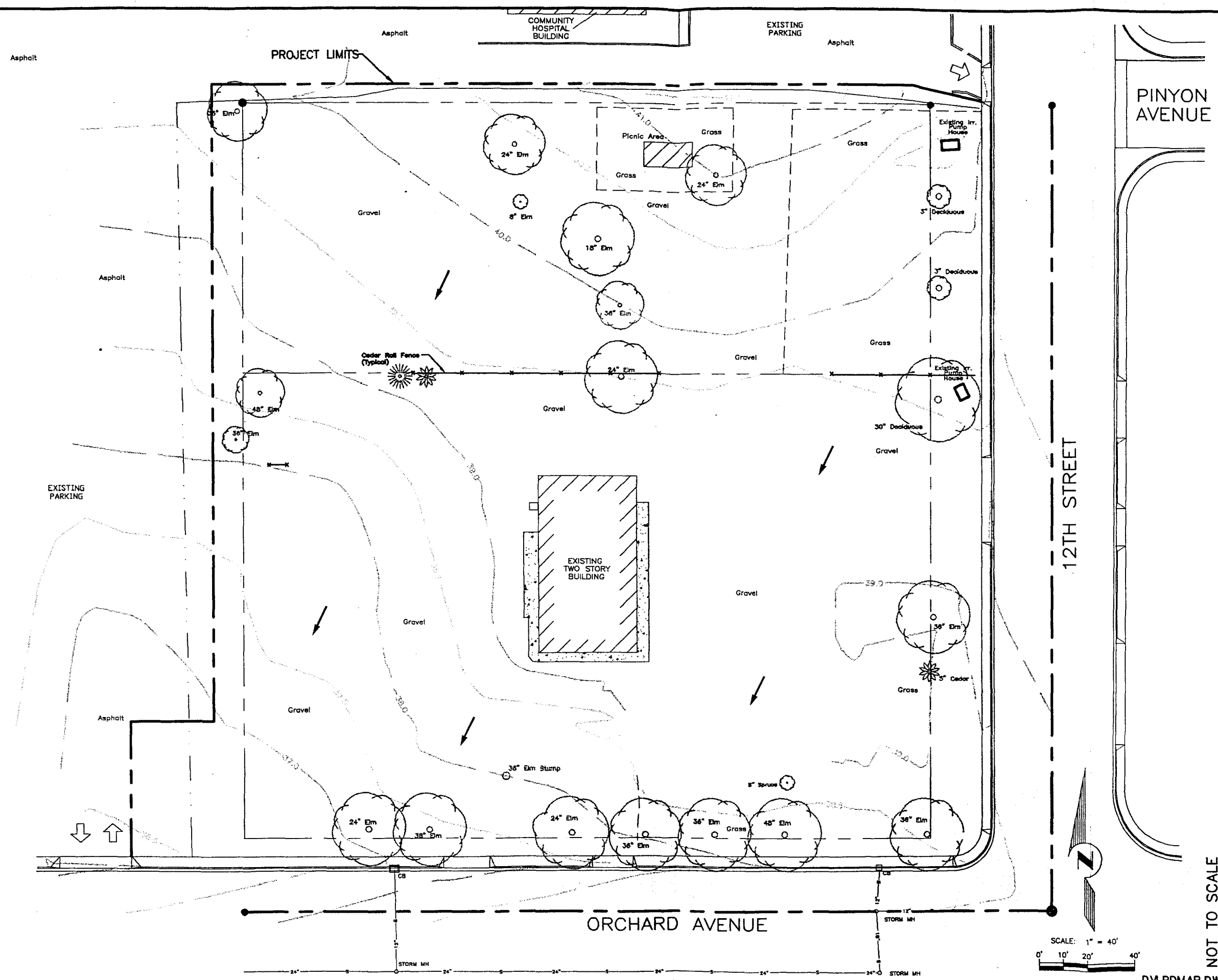


EXHIBIT B

(EXISTING DRAINAGE CONDITIONS MAP)



COMMUNITY HOSPITAL

PARKING LOT ADDITION - HISTORIC MAP

PROJECT NUMBER: 96-105

CLIENT: COMMUNITY HOSPITAL

DATE DRAWN: 10-30-96

MDY Consulting Engineers

759 Horizon Drive #E
Grand Junction, CO 81506

PH: (970) 242-4310
FAX: (970) 241-8051

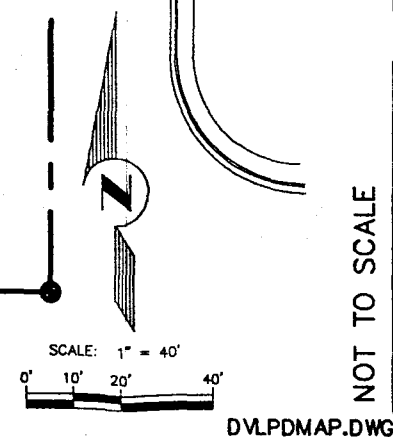
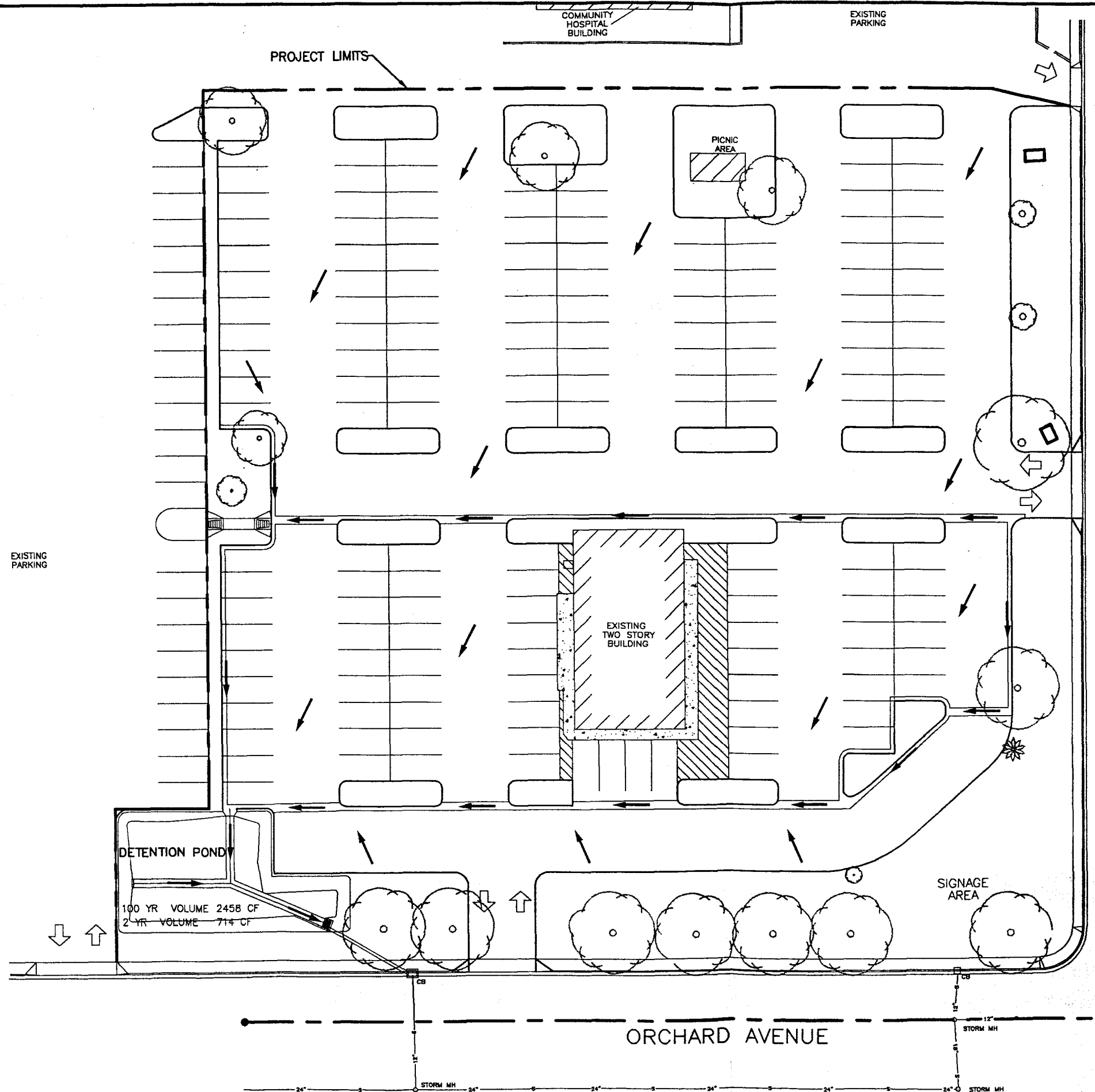


EXHIBIT C

(PROPOSED DRAINAGE CONDITIONS MAP)



COMMUNITY HOSPITAL

PARKING LOT ADDITION - DEVELOPED MAP

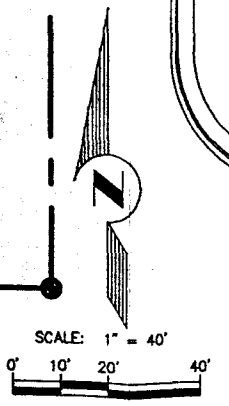
DATE DRAWN: 10-30-96

CLIENT: COMMUNITY HOSPITAL

PROJECT NUMBER: 96-105

MDY Consulting Engineers

759 Horizon Drive #E
Grand Junction, CO 81506
PH: (970) 242-4310
FAX: (970) 241-8051



NOT TO SCALE
DVLPMAP.DWG

REVIEW COMMENTS

Page 1 of 2

FILE #PDR-96-241

TITLE HEADING: Community Hospital Parking Lot

LOCATION: NW corner 12th & Orchard

PETITIONER: Lincoln Park Osteopathic Hospital

PETITIONER'S ADDRESS/TELEPHONE: d.b.a. Community Hospital
2021 N 12th Street
Grand Junction, CO 81501

PETITIONER'S REPRESENTATIVE: Mark Young, MDY Consulting Engineers

STAFF REPRESENTATIVE: Michael Drollinger

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., NOVEMBER 22, 1996.

CITY COMMUNITY DEVELOPMENT

11/13/96

Michael Drollinger

244-1439

No comment.

CITY DEVELOPMENT ENGINEER

11/14/96

Jody Kliska

244-1591

1. The handicap parking spaces need to be dimensioned to the proper size. The minimum space width is 8' with an 8' loading area between the two spaces. See the City Standard Drawings for the detail.
2. The City would like to improve the sidewalk on 12th Street and the ramp at the intersection for pedestrian circulation. We would like to incorporate this work with the parking lot construction and would pay for it out of the Transportation Capacity Payment fund. The sidewalk on 12th Street needs to be 6' in width and the ramp needs a landing.
3. Please provide information on the previous use of the property to determine if there is a TCP for this project.

CITY UTILITY ENGINEER

11/15/96

Trent Prall

244-1590

No objections, however, the City of Grand Junction will be TVing the sewer lines to determine if any maintenance is required to the line prior to this improvement. TVing should be complete by December 1, 1996. Any necessary repairs would be conducted in late December, 1996 or January, 1997.

CITY PROPERTY AGENT

11/11/96

Steve Pace

256-4003

No comment.

CITY FIRE DEPARTMENT

11/14/96

Hank Masterson

244-1414

No comment.

CITY ATTORNEY

11/15/96

Dan Wilson

244-1505

No comment.

GRAND JUNCTION DRAINAGE DISTRICT

11/11/96

John Ballagh

242-4343

There are no known existing or planned Grand Junction Drainage District facilities at this site.

POSTING OF PUBLIC NOTICE SIGNS

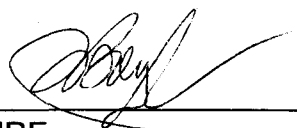
The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) **MUST** be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.


SIGNATURE _____ DATE 11/18/96
FILE #/NAME PDR-96-241 (NW corner 12th/Orchard) RECEIPT # 4920
PETITIONER/REPRESENTATIVE: Joseph Boyle PHONE # 434-9226
DATE OF HEARING: 12/3/96 POST SIGN(S) BY: 11/22/96
DATE SIGN(S) PICKED-UP 11/18/96 RETURN SIGN(S) BY: _____
DATE SIGN(S) RETURNED _____ RECEIVED BY: MP

✓ #40011251

MDM Consulting Engineers

759 Horizon Drive, Suite #E
Grand Junction, CO 81506
PH: (970) 242-4310
FAX: (970) 241-8051

November 21, 1996

Mr. Michael Drollinger
City of Grand Junction Community Development
Planning Division
250 N. 5th Street
Grand Junction, CO 81501

RE: *Community Hospital Parking Lot: Response to Project Review*

Dear Michael,

The following is in response to the review of the plans for the Community Hospital Parking Lot (File #PDR-96-241).

Response to review comments from Michael Drollinger, City Community Development:

1. No response necessary.

Response to review comments from Jody Kliska, City Development Engineer:

1. This item will be complied with. The revised plans will show proper dimensioning of the handicap parking spaces.
2. This item will be complied with. The revised plans will show the replacement of the sidewalk on 12th Street with a 6-foot wide sidewalk and the addition of a landing at the back of the existing handicap ramps at the intersection of 12th Street and Orchard Avenue. It is understood that the City will pay for these additional improvements out of the Transportation Capacity Payment (TCP) fund.
3. The property was previously owned and occupied by a church. In addition to the building that presently exists on the site, there was another building that was located to the southeast of the existing building. This building had approximately 3585 square feet of floor space and served as the primary sanctuary and meeting place for the church. This building was in use by the church until the property was purchased by Community Hospital, and remained vacant from that time until it was demolished in the fall of 1994. If a TCP is required for this project, please inform Joe Boyle at Community Hospital.

Response to review comments from Trent Prall, City Utility Engineer:

1. It is understood that the City will "TV" the existing sewer lines in the vicinity of the site to determine if any maintenance is required. If repairs are to be conducted by the City, please notify Joe Boyle at Community Hospital.

Response to review comments from Steve Pace, City Property Agent:

1. No response necessary.

Response to review comments from Hank Masterson, City Fire Department:

1. No response necessary.

Response to review comments from Dan Wilson, City Attorney:

1. No response necessary.

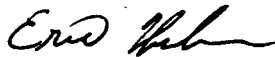
Response to review comments from John Ballagh, Grand Junction Drainage District:

1. No response necessary.

It is our understanding that this project is scheduled to go before the Planning Commission at 7:00 P.M. on December 10, 1996. If this schedule changes or any other information is required, please contact our office.

Sincerely,

MDH Consulting Engineers



Eric W. Hahn, E.I.T.

EWH/eh
enc.

File (105RESP.DOC)

CITY OF GRAND JUNCTION

DATE: December 12, 1996

CITY COUNCIL

STAFF PRESENTATION: Michael Drollinger

AGENDA TOPIC: Rezone - Community Hospital

SUMMARY: Community Hospital is requesting a rezone from RMF-64 to PB (Planned Business) for a parking facility located at the northwest corner of 12th Street and Orchard Avenue. Staff recommends approval of the application. Planning Commission recommended approval of the rezone and approved the final plan with conditions for the parking facility at their December 10, 1996 meeting.

ACTION REQUESTED: Approval of rezone request.

BACKGROUND INFORMATION:

Location: NW Corner 12th Street and Orchard Avenue

Applicant: Lincoln Park Osteopathic Hospital
2021 N. 12th Street
Grand Junction CO 81501

Existing Land Use: Gravel Parking and Building

Proposed Land Use: Parking Lot and Building

Surrounding Land Use:

North: Community Hospital Campus

South: Mesa State College

East: Commercial (Restaurant; Gas Station w/Convenience Store)

West: Community Hospital Campus

Existing Zoning: RMF-64 (Residential Multi-family - not to exceed 64 units per acre)

Proposed Zoning: PB (Planned Business)

Surrounding Zoning:

North: PB (Planned Business)

South: PZ (Public Zone)

East: B-3 (Retail Business)

West: PB (Planned Business)

Relationship to Comprehensive Plan: The Grand Junction Growth Plan identifies the subject parcel in "Public/Institutional" land use category.

Staff Analysis: The staff analysis is organized into two sections (1) a description of the development proposal and (2) an analysis of the rezone criteria.

The Development Proposal

The petitioner is requesting a rezone for a parking facility located at the northwest corner of 12th Street and Orchard Avenue. The property is presently zoned RMF-64 (Residential Multi-family - not to exceed 64 units per acre); the zoning reflects the previous use of the property as a church and school. The church was removed in 1995 and the school building remains. The petitioner's proposal, which is reflected on the attached drawings, is to develop a parking facility and utilize the existing building on the property for medical-related uses.

Please refer to the project narrative and supplementary information supplied by the petitioner and attached to this staff report for additional details regarding the proposal.

Analysis of Rezone Criteria

Section 4-4-4 of the Zoning and Development Code contains criteria which must be considered in the review of a rezone request. To minimize repetition, references are made to the previous section where applicable.

- A. **Was the existing zone an error at the time of adoption?**
There is no evidence that the existing zone was an error at the time of adoption.
- B. **Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?**
The subject property is in a transitional area which is predominantly business/commercial in nature.
- C. **Is there an area of community need for the proposed rezone?**
The project provides for future expansion of hospital facilities.
- D. **Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?**
The project is compatible with surrounding uses and will improve the aesthetics of a prominent corner.
- E. **Will there be benefits derived by the community, or area, by granting the proposed rezone?**

The completion of the improvements will improve the overall vehicular circulation of the hospital, will result in consolidation of driveways onto the adjoining street network and will improve the aesthetics of a busy and visible corner in the City.

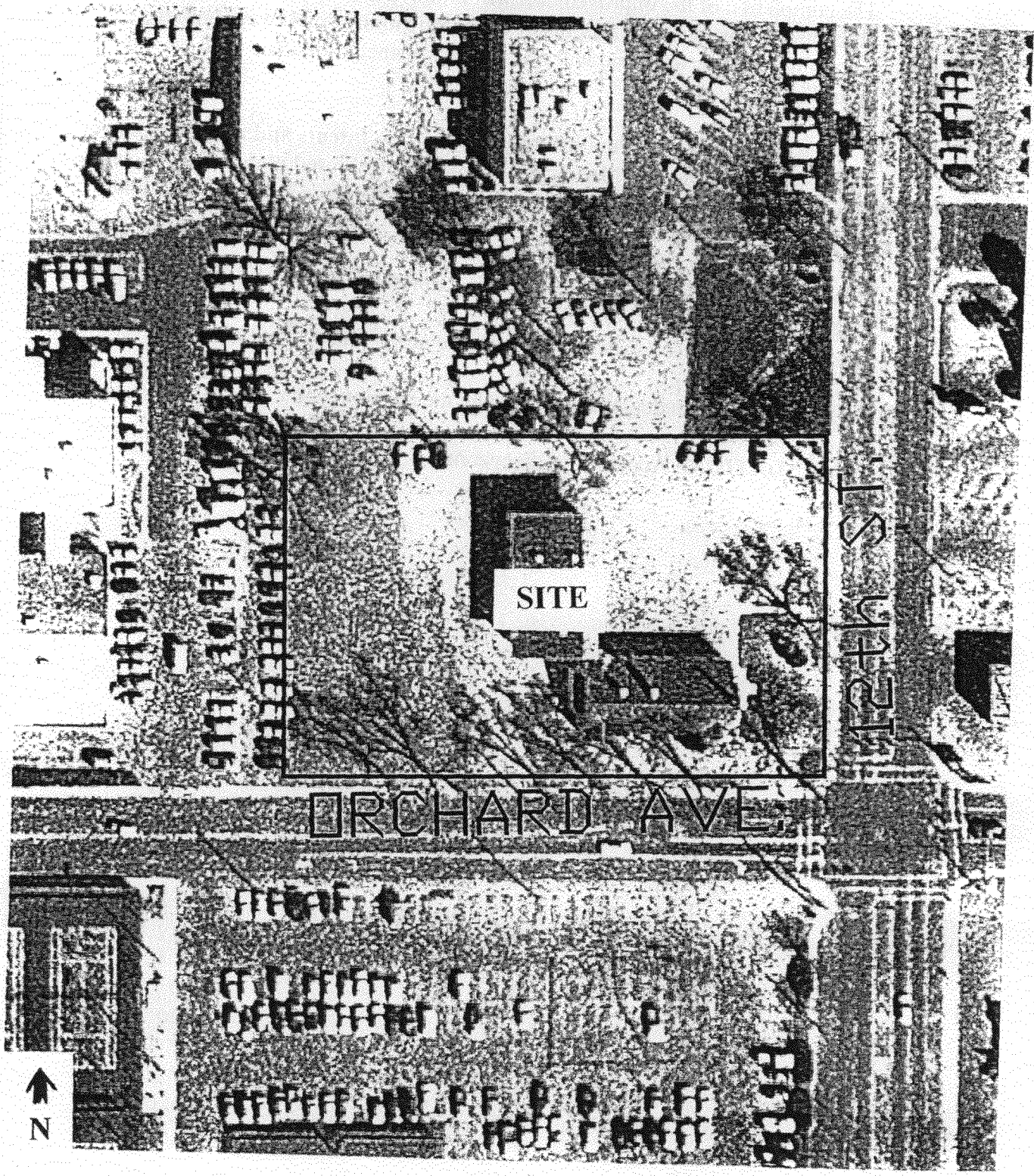
F. Is the proposal in conformance with the policies, intents and requirements of this Code, with the City Master Plan, and other adopted plans and policies?
The proposal is in general conformance with the intent and requirements of the Zoning and Development Code.

G. Are adequate facilities available to serve development for the type and scope suggested for the proposed zone?
Adequate facilities are available to serve the proposed development.

Staff feels that the rezone request is supported by the rezone criteria.

RECOMMENDATION: Approval of the rezone.

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AERIAL PHOTOGRAPH
Community Hospital Parking
PDR-96-241

CITY OF GRAND JUNCTION, COLORADO

Ordinance No. _____

REZONING LAND LOCATED AT
12TH STREET AND ORCHARD AVENUE

Recitals:

A rezone from RMF-64 (Residential Multi-family - not to exceed 64 units per acre) to PB (Planned Business) located at the northwest corner of 12th Street and Orchard Avenue to permit development of a parking facility and use of an existing building for Community Hospital. The Planning Commission at their December 10th meeting approved a final plan for the subject parcel and recommended approval of the proposed zoning.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the land described below is rezoned from RMF-64 (Residential Multi-family - not to exceed 64 units per acre) to PB (Planned Business) as follows:

Beg at a pt N89°58'W 219.92ft from the E1/4 cor of Sec 11, T1S, R1W, U.M.; thence N00°04'E 220ft; thence N89°58'W 85ft; thence S00°04'W 220ft to the center line of Orchard Avenue; thence along the said center line S89°58'E 85feet to the POB; AND beg at a pt N89°58'W 30ft from the E1/4 cor of Sec 11, T1S, R1W, U.M.; thence N89°58'W 189.92ft; thence N00°04'E 220ft; thence S89°58'E 189.92ft; thence S00°04'W 220ft to the POB; EXCEPT tract deeded to the City of Grand Junction by Quit Claim Deed recorded in B-819, P-137; TOGETHER WITH the E half of alley adjacent to the W side of the above described parcels as vacated in Ord recorded August 12, 1983 in B-1449 P-638.

INTRODUCED for FIRST READING and PUBLICATION this 18th day of December, 1996.

PASSED on SECOND READING this _____ day of January, 1996.

ATTEST:

City Clerk

President of City Council

MDM Consulting Engineers

759 Horizon Drive, Suite #E
Grand Junction, CO 81506
PH: (970) 242-4310
FAX: (970) 241-8051

November 21, 1996

Mr. Michael Drollinger
City of Grand Junction Community Development
Planning Division
250 N. 5th Street
Grand Junction, CO 81501

RE: *Community Hospital Parking Lot: Response to Project Review*

Dear Michael,

The following is in response to the review of the plans for the Community Hospital Parking Lot (File #PDR-96-241).

Response to review comments from Michael Drollinger, City Community Development:

1. No response necessary.

Response to review comments from Jody Kliska, City Development Engineer:

1. This item will be complied with. The revised plans will show proper dimensioning of the handicap parking spaces.
2. This item will be complied with. The revised plans will show the replacement of the sidewalk on 12th Street with a 6-foot wide sidewalk and the addition of a landing at the back of the existing handicap ramps at the intersection of 12th Street and Orchard Avenue. It is understood that the City will pay for these additional improvements out of the Transportation Capacity Payment (TCP) fund.
3. The property was previously owned and occupied by a church. In addition to the building that presently exists on the site, there was another building that was located to the southeast of the existing building. This building had approximately 3585 square feet of floor space and served as the primary sanctuary and meeting place for the church. This building was in use by the church until the property was purchased by Community Hospital, and remained vacant from that time until it was demolished in the fall of 1994. If a TCP is required for this project, please inform Joe Boyle at Community Hospital.

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1. No response necessary.

Response to review comments from Hank Masterson, City Fire Department:

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Response to review comments from Dan Wilson, City Attorney:

1. No response necessary.

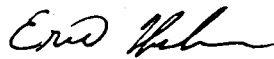
Response to review comments from John Ballagh, Grand Junction Drainage District:

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It is our understanding that this project is scheduled to go before the Planning Commission at 7:00 P.M. on December 10, 1996. If this schedule changes or any other information is required, please contact our office.

Sincerely,

MDH Consulting Engineers



Eric W. Hahn, E.I.T.

EWB/eh
enc.

File (105RESP.DOC)

July 17, 1997



City of Grand Junction, Colorado

250 North Fifth Street

81501-2668

FAX: (970)244-1599

Mr. Roger Zumwalt
Executive Director
Community Hospital
2021 North 12th Street
Grand Junction, CO 81501

RE: 12th Street Improvements

Dear Mr. Zumwalt:

I want to thank you for your time the other day and your willingness to work with the City to complete some improvements along 12th Street. I have reviewed the sidewalk work with Public Works staff and we have decided to only replace the curb return at the northwest corner of the intersection with 12th Street and Orchard Avenue.

This will require the City to obtain a triangular piece of rights-of-way from Community Hospital. As per our conversation, the City would pay Community Hospital fair market value for this property at a later date when we have time to complete an appraisal of the property. This will allow the City to complete the improvements in the timeline we have with our current contractor. I would expect to complete this acquisition in the fall. Tim Woodmansee is the City's Property Manager and he will be contacting you in the future.

We have decided not to proceed with the replacement of the sidewalk adjacent to 12th Street at this time for a couple of reasons. The electrical service for your irrigation pump would have to be brought up to the electrical code when we move the power pole that serves your pumps. This would cause us a timing problem with our contractor and Public Service Company. Perhaps the most significant reason for postponing this work is that we would like to take this project all the way to Walnut Avenue. The scale of that project is now beyond what we can accomplish with our contractor and timeline.

When Community Hospital proceeds with the development of the parcel at 12th and Orchard, the City would be very interested in working together to accomplish the sidewalk improvements I just described. Please keep this in mind as you move forward with your project.

Again, I appreciate your cooperation and look forward to working with you in the future.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark J. Relph", written over a horizontal line.

Mark J. Relph
Public Works Manager

c: D. Newton
J. Taylor
T. Woodmansee

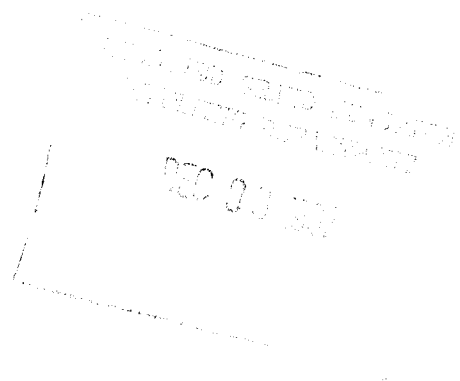
file: 12th_ch.doc



2021 North 12th Street Grand Junction, Colorado 81501 (303) 242-0920

December 5, 1997

Michael T. Drollinger, AICP
Senior Planner
Community Development Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501



Dear Michael:

On behalf of Community Hospital I would like to request an extension of final plan approval for the signage and parking area improvements on the Northwest corner of 12th Street and Orchard Ave., project file PDR - 96-241.

This project has been delayed due to the prioritization of capital expenditures by the Hospital. Several necessary medical equipment purchases, required to maintain our consistent high quality of patient care, took precedence over this project which is relatively cosmetic in nature.

The current proposed time frame for the project is to initiate the corner signage and landscaping segment as soon as weather will permit in 1998 and budget for completion of the project in the Hospital's fiscal year 1998. This time-line may be minimally effected by the City of Grand Junction's request for additional easements in the planned area. It is impossible for us to predict, at this time, what impact that may have on re-design and engineering.

Please let me know if I can provide you with further information, we very much appreciate your consideration of extension.

Sincerely,

Becky Jessen
Area Director

cc: Joe Boyle, CEO

CITY OF GRAND JUNCTION

DATE: January 6, 1998

PLANNING COMMISSION STAFF PRESENTATION: Michael T. Drollinger

AGENDA TOPIC: Extension of Approval - Community Hospital Parking Lot
(File #PDR-96-241)

SUMMARY: The petitioner, Community Hospital, is requesting a one-year extension of a final plan approval to develop a parking facility at the NW corner of 12th Street and Orchard Avenue. Staff recommends approval.

ACTION REQUESTED: Decision on extension.

BACKGROUND INFORMATION:

Location: NW corner 12th Street and Orchard Ave.

Applicant: Lincoln Park Osteopathic Hospital
2021 N. 12th Street
Grand Junction CO 81501

Existing Land Use: Gravel Parking and Building

Proposed Land Use: Parking Lot and Building

Surrounding Land Use:

North: Community Hospital Campus

South: Mesa State College

East: Commercial (Restaurant, Gas station w/convenience store)

West: Community Hospital Campus

Existing Zoning: PB (Planned Business)

Proposed Zoning: no change

Surrounding Zoning:

North: PB (Planned Business)

South: PZ (Public Zone)

East: B-3 (Retail Business)

West: PB (Planned Business)

Relationship to Comprehensive Plan: The adopted City of Grand Junction Growth Plan identifies the subject parcel in the "Public/Institutional" land use category. The petitioner's proposed use is consistent with the Growth Plan recommendation.

STAFF ANALYSIS:

The petitioner's proposal, which is reflected on the attached drawings, is to develop a parking facility for the hospital campus. The petitioner's request for an extension on the development approval is detailed in the attached letter.

Please refer to the project narrative and supplementary information supplied by the petitioner and attached to this staff report for additional details regarding the proposal. Also, the minutes of the December 1996 Planning Commission meeting at which this item was first considered is also attached.

The item was originally approved with the following condition:

1. The Landscape Plan shall be revised to reflect the increased sidewalk width and handicap ramp configuration required by the City Development Engineer.

RECOMMENDATION: Staff recommends approval of the extension request with the above condition.

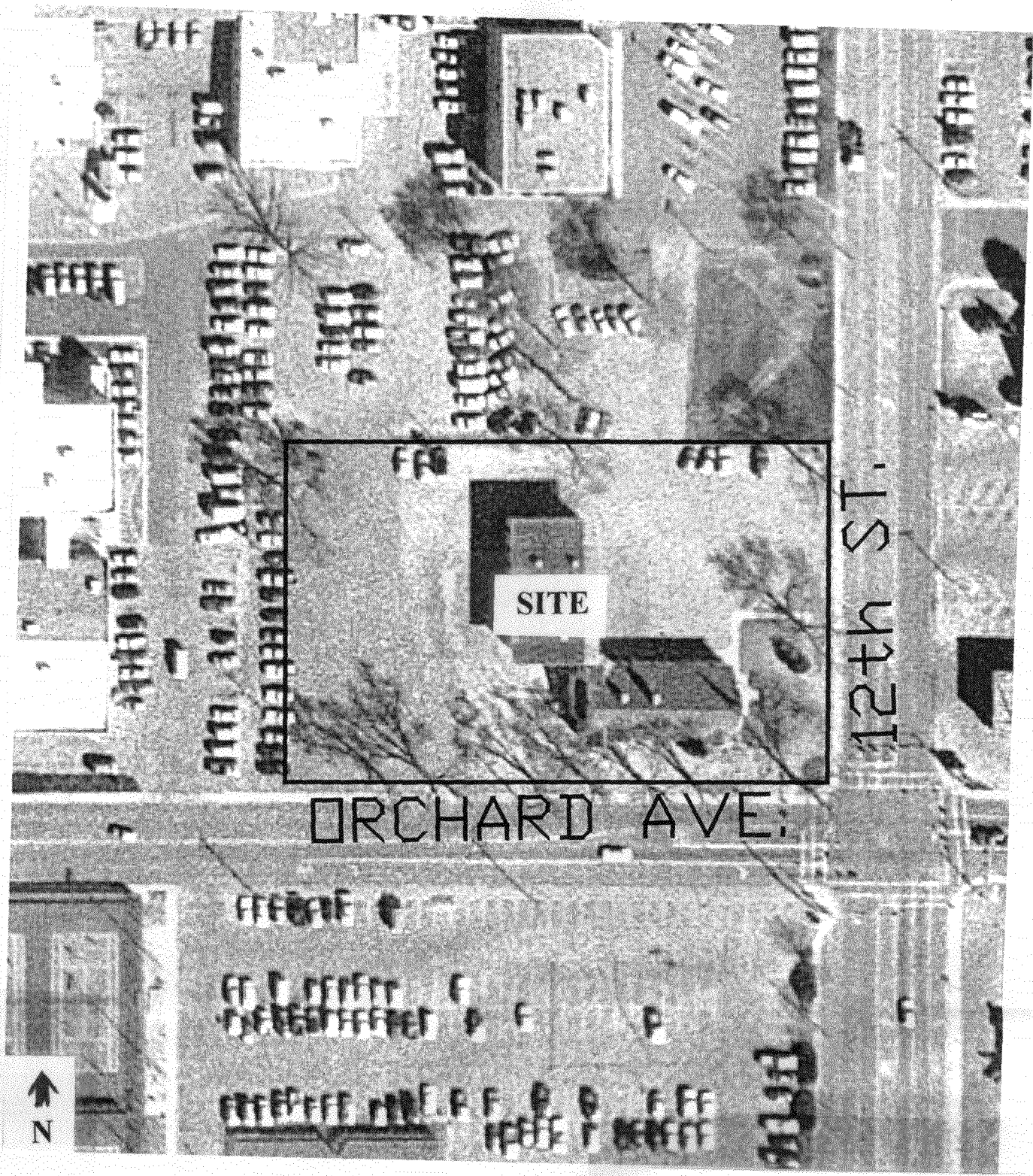
RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #PDR-96-241, a request for extension of a final plan approval, I move that approve this item with the condition as detailed in the Staff Report dated January 6, 1998 with the approval to expire on January 13, 1999.

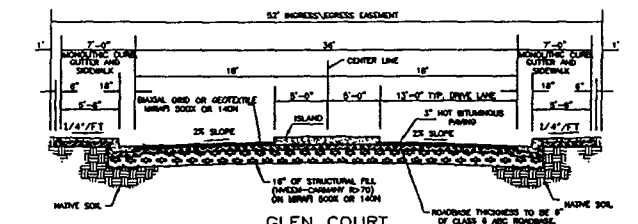
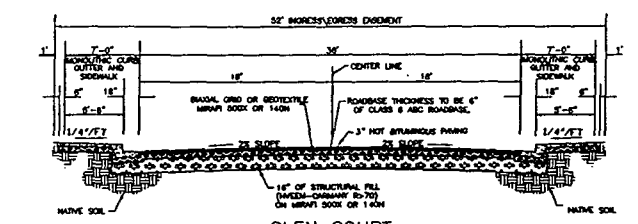
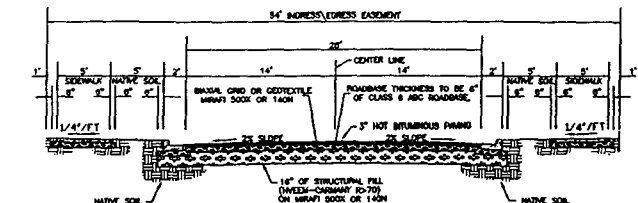
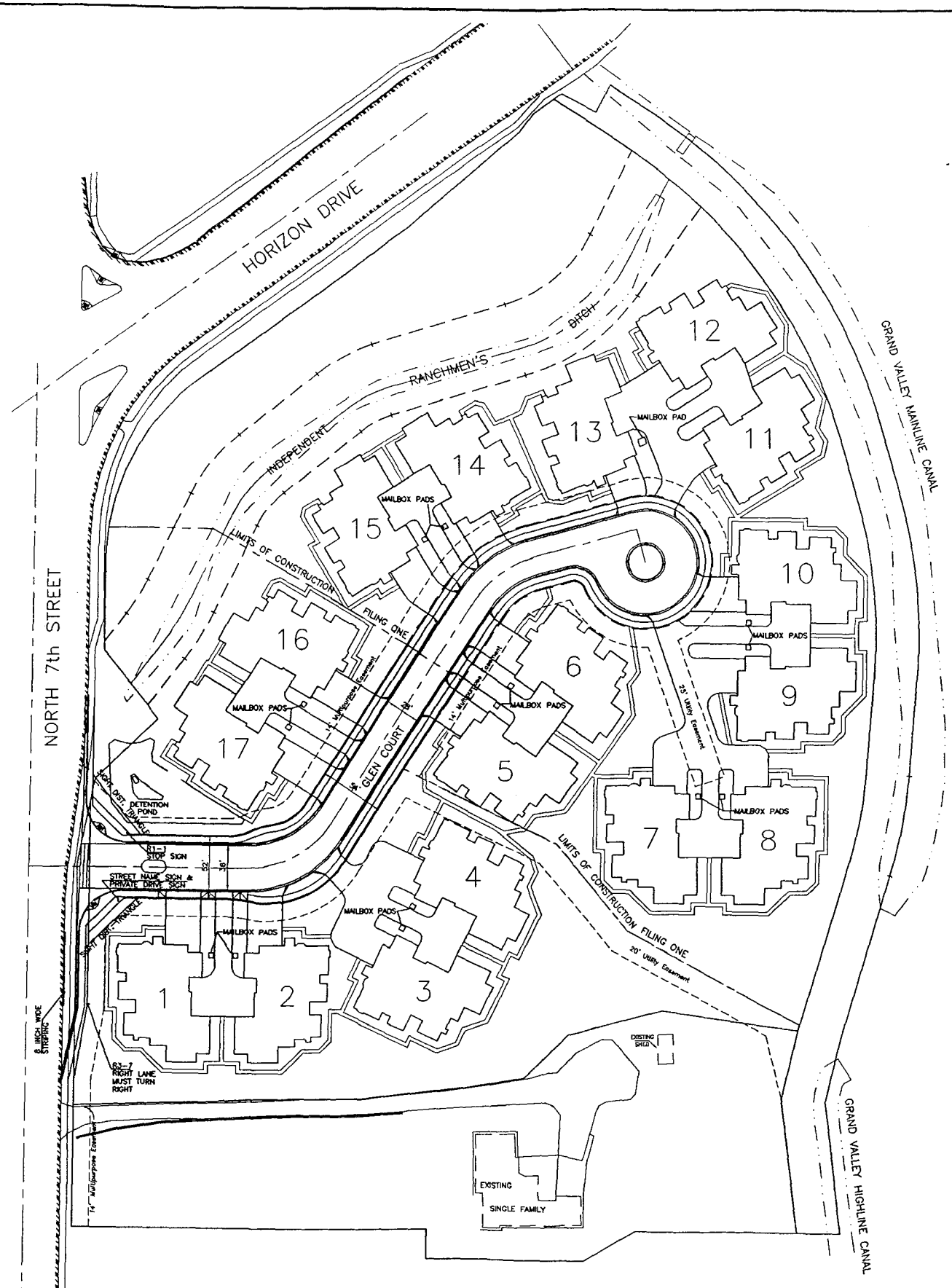
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Beginning at a point North 89°58' West 219.92 feet from the East Quarter corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian;
thence North 0°04' East 220 feet;
thence North 89°58' West 85 feet;
thence South 0°04' West 220 feet to the center line of Orchard Avenue;
thence along the said center line South 89°58' East 85 feet to the point of beginning;
AND beginning at a point North 89°58' West 30 feet from the East Quarter corner of Section 11, Township 1 South, Range 1 West of the Ute Meridian;
thence North 89°58' West 189.92 feet;
thence North 0°04' East 220 feet;
thence South 89°58' East 189.92 feet;
thence South 0°04' West 220 feet to the point of beginning;
EXCEPT tract deeded to the City of Grand Junction by Quit Claim Deed recorded in Book 819 on Page 137;
TOGETHER WITH the East half of alley adjacent to the West side of the above described parcels as vacated in Ordinance recorded August 12, 1983, in Book 1449 at Page 638.

MESA COUNTY, COLORADO



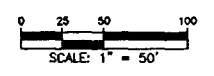
AERIAL PHOTOGRAPH
Community Hospital Parking
PDR-96-241



LAND USE SUMMARY		
USE	ACRES	PERCENT
LOTS	2.1	22.8
STREET ROW	0.8	8.7
OPEN SPACE	1.8	19.6
DITCH	0.9	9.8
TOTAL	3.6	39.1
Resulting Density = 7.39 units per acre		
Total Number of units = 68 units		
Zoning = Planned Development 7.4 units/ac.		

NOTE:

- SEE RETAINING WALL PLAN AND DETAIL SHEET FOR LOCATIONS OF RETAINING WALLS AND ENTRY WALLS.
- UTILITY VENDORS SERVING THE SITE ARE AS FOLLOWS:
 ELECTRIC.....PUBLIC SERVICE
 GAS.....PUBLIC SERVICE
 PHONE.....U.S. WEST
 CATV.....TCI CABLE
 DOMESTIC WATER.....CITY OF GRAND JUNCTION
 SANITARY SEWER.....CITY OF GRAND JUNCTION
- MAILBOX PADS SHALL BE 4 FEET BY 4 FEET AND BE A MINIMUM OF 6" CONCRETE TO SERVE AN 8 UNIT MAILBOX. UNITS 11, 12 & 13 SHALL HAVE A 6" THICK CONCRETE PAD 6 FEET BY 6 FEET TO SERVE A 12 UNIT MAILBOX.
- GLEN COURT IMPROVEMENTS SHALL END AS SHOWN BY LIMITS OF CONSTRUCTION LINE FOR FILING ONE. REMAINDER OF ROAD SHALL SERVE AS A TEMPORARY CUL-DE-SAC WITH GRAVEL AS SURFACE UNTIL FUTURE FINISHES ARE CONSTRUCTED.
- ANY SIDEWALKS LOCATED WITHIN AN UTILITY EASEMENT SHALL BE A MINIMUM OF 6" IN THICKNESS FOR PROTECTION FROM MAINTENANCE VEHICLES.



DATE:	NO.:	REVISIONS:	BY:
11-20-96	1	REVIEW COMMENTS	BRI

CITY OF GRAND JUNCTION
 APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.
 BY: _____ DATE: _____
 ACCEPTED AS CONSTRUCTED
 BY: _____ DATE: _____

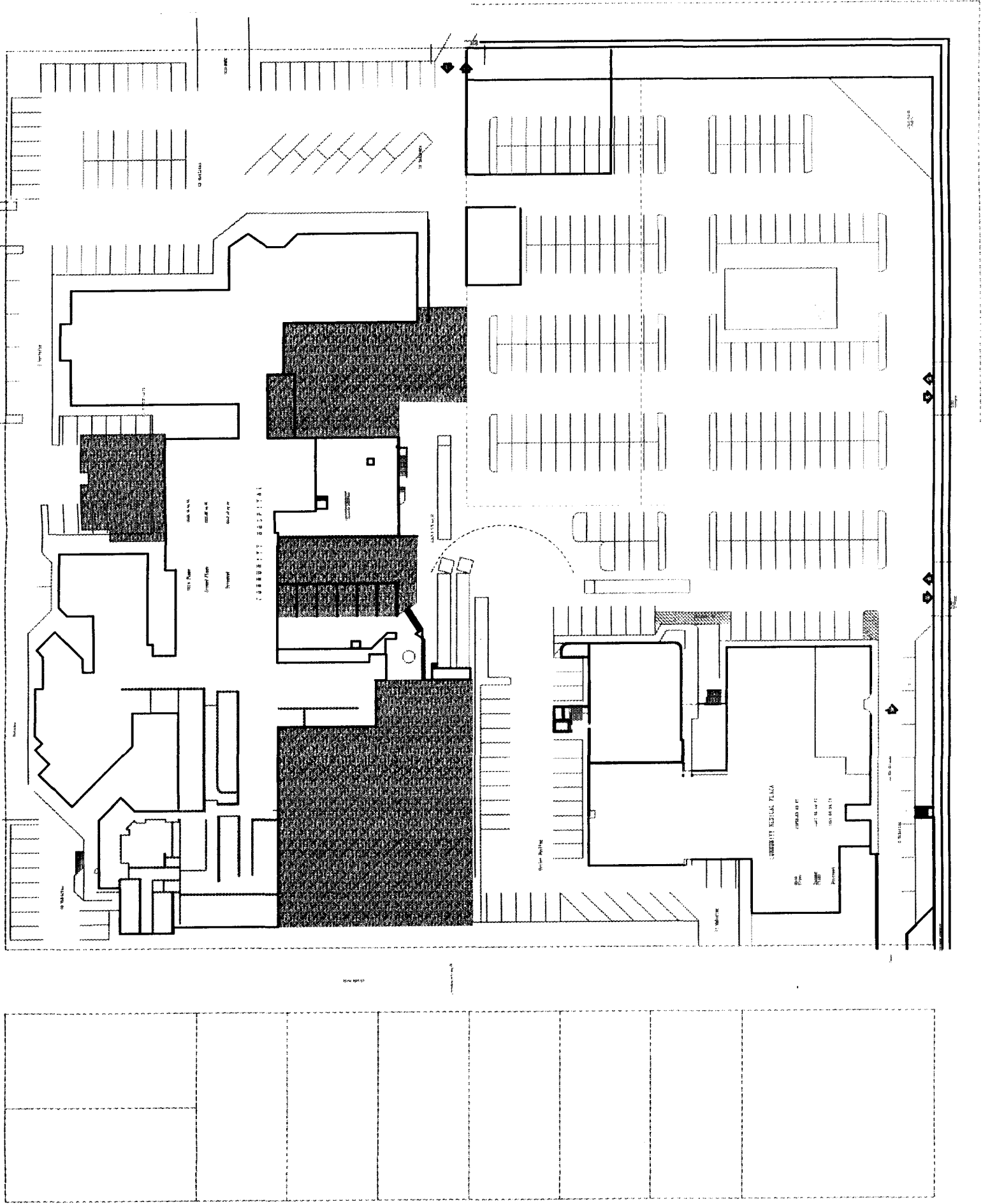
PHILIP M. HART
 REGISTERED PROFESSIONAL ENGINEER
 P.E. NO. 19346

**SITE PLAN
 THE GLEN AT HORIZON
 SUBDIVISION**

LANDesign
 ENGINEERS • SURVEYORS • PLANNERS

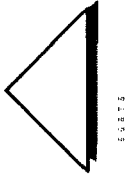
239 GRAND AVENUE
 GRAND JUNCTION, COLORADO 81501 (970) 245-4099

PROJECT NO. 98045 DRAWN: JMM CHECKED: BCH APPROVED: BCH SHEET: 3 OF: 23
 DATE: OCT. 1998



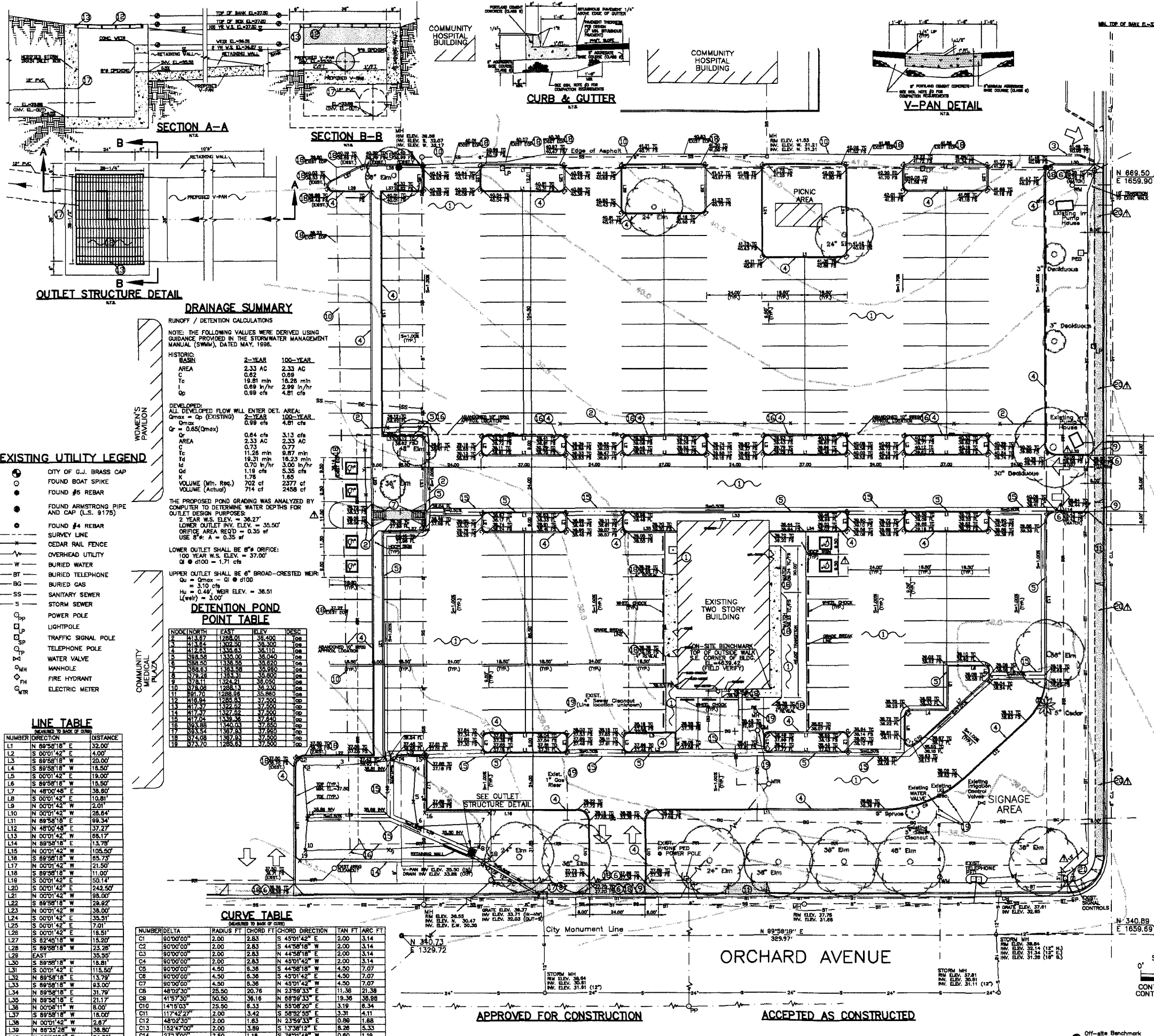
1:2000 11 11

SITE PLAN



COMMUNITY HOSPITAL
SCHEMATIC SITE DESIGN

11/11/2000 11:11



TYPICAL DETENTION POND SECTION

CONSTRUCTION NOTES

1. PAVEMENT SECTION SHALL BE CONSTRUCTED AS FOLLOWS: 3" DEPTH OF GRADE "C" ASPHALT CONCRETE PAVEMENT COMPACTED TO AT LEAST 95% OF ITS MAXIMUM HVEEM DENSITY. OVER 8" MINIMUM DEPTH OF CLASS B AGGREGATE BASE COURSE. OVER A MINIMUM 4" DEPTH OF CLASS C AGGREGATE SUBGRADE. ALL MATERIALS SHALL BE SCARIFIED AND RECOMPACTED TO AT LEAST 90% OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN ±2% OF OPTIMUM. OVER NATIVE SUBGRADE THAT IS SCARIFIED AND RECOMPACTED TO AT LEAST 90% OF ITS MAXIMUM MODIFIED PROCTOR DRY DENSITY (ASTM D-1557) AT A MOISTURE CONTENT WITHIN ±2% OF OPTIMUM. ANY STRUCTURAL FILL REQUIRED TO REPLACE EXISTING UNSTABLE MATERIALS SHALL MEET REQUIREMENTS SET FORTH IN THE GEOTECHNICAL REPORT PREPARED BY LINCOLN DEVORE, INC. DATED SEPTEMBER 30, 1995.
2. REMOVE AND/OR RELOCATE CEDAR RAIL FENCE PER DIRECTION OF OWNER.
3. REMOVE EXISTING CONCRETE CURB.
4. 8" WIDE x 18" DEEP CLASS B CONCRETE CURB. SEE PLAN FOR GRADE.
5. CONSTRUCT CURB & GUTTER PER CITY OF GRAND JUNCTION STANDARDS (SEE DETAIL THIS SHEET).
6. PROVIDE 2" CURB TRANSITION AT ENTRY. SEE PLAN FOR ELEVATIONS.
7. CONSTRUCT HANDICAP RAMPS PER CITY OF GRAND JUNCTION STANDARDS - EXHIBIT "G".
8. SAW-CUT AND REMOVE EXISTING CURB, GUTTER & SIDEWALK AS NECESSARY TO INSTALL STORM DRAIN PIPE. REPLACE EXISTING SECTION PER CITY OF GRAND JUNCTION STANDARDS - EXHIBIT "E".
9. SAW-CUT AND REMOVE EXISTING CURB, GUTTER & SIDEWALK AS NECESSARY TO WIDEN DRIVEWAYS. CONSTRUCT DRIVEWAY SECTION PER CITY OF GRAND JUNCTION STANDARDS - EXHIBIT "E".
10. CUT ASPHALT BACK 1' TO A NEAT LINE AND TACK EDGE PRIOR TO PAVING AND MATCH EXISTING PAVEMENT.
11. SAW-CUT AND REMOVE EXISTING CURB, GUTTER & DRIVE AND REPLACE WITH CURB, GUTTER & SIDEWALK TO MATCH EXISTING.
12. TOP OF OUTLET STRUCTURE BOX TO BE WELDED GRATING, WITH 1-1/2" x 3/16" VERTICAL BEARING BARS SPACED 1-3/16" CENTER TO CENTER AND CROSS BARS 4" CENTER TO CENTER (SEE DETAILS THIS SHEET).
13. TOP INSIDE EDGE OF OUTLET STRUCTURE BOX WILL HAVE 1-1/2" x 1-1/2" RECESS FOR GRATING (SEE DETAIL THIS SHEET).
14. RELOCATE IRRIGATION LINE TO 9 FEET FROM BACK OF WALK.
15. CONSTRUCT 3" WIDE CONCRETE V-PAN (SEE DETAIL THIS SHEET).
16. REMOVE ABANDONED IRRIGATION LINE AS NECESSARY.
17. CORE EXISTING STORM DRAIN INLET BOX. INSTALL 12" PVC STORM DRAIN PIPE, AND GROUT-SEAL OPENING AROUND PIPE WITH NON-SHRINK GROUT PER CITY OF GRAND JUNCTION STANDARDS - EXHIBIT "F".
18. EXISTING GRADE ELEVATIONS WERE PROVIDED BY SURVEY (SEE GENERAL NOTE #12). AND ARE ASSUMED TO BE ACCURATE. EXISTING GRADE ELEVATIONS SHALL BE FIELD VERIFIED PRIOR TO MATCHING THESE ELEVATIONS WITH NEW PAVING OR CONSTRUCTING NEW CURBING ADJACENT TO EXISTING PAVEMENT.
19. CONTRACTOR SHALL VERIFY EXISTENCE AND/OR LOCATION OF EXISTING UTILITY COMPONENTS AND REMOVE OR RELOCATE AT OWNERS DIRECTION.
20. REMOVE EXISTING 3 1/2" SIDEWALK ALONG 12TH STREET AND REPLACE WITH A 6" WIDE SIDEWALK PER CITY OF GRAND JUNCTION STANDARDS (SEE EXHIBIT "E"). EXISTING CURB AND GUTTER SHALL REMAIN UNDISTURBED. ANY UTILITIES THAT MAY BE DISTURBED BY THE CONSTRUCTION SHALL BE RELOCATED PER THE DIRECTION OF THE CITY AND/OR OWNER (SEE GEN. NOTE 13).
21. CONSTRUCT CONCRETE LANDING FLUSH WITH BACK OF WALK AS DIMENSIONED ON THE PLAN AND PER CITY OF GRAND JUNCTION STANDARDS (SEE EXHIBIT "E"). EXISTING SIGNAL CONTROL BOX SHALL BE ADJUSTED TO GRADE TO MATCH THE FINISHED SURFACE OF THE LANDING. ANY UTILITIES THAT MAY BE DISTURBED BY CONSTRUCTION OF THE LANDING SHALL BE RELOCATED PER THE DIRECTION OF THE CITY AND/OR OWNER (SEE GEN. NOTE 13).

GENERAL NOTES

1. ALL PORTLAND CEMENT CONCRETE SHALL BE COLORADO DEPARTMENT OF TRANSPORTATION CLASS "B" ALL CONCRETE SHALL BE CURED, PLACED, CURED AND TESTED IN ACCORDANCE WITH CITY OF GRAND JUNCTION CONSTRUCTION SPECIFICATIONS.
2. ALL CONCRETE WORK WITHIN PUBLIC RIGHT-OF-WAY SHALL BE PERFORMED BY A LICENSED CITY CONTRACTOR. A CITY PERMIT IS REQUIRED AT EACH LOCATION WHERE CONCRETE IS REMOVED, ALTERED OR PLACED.
3. ALL CURBS, SIDEWALKS, DRIVEWAYS, RAMPS, DRAINAGE PANS AND OTHER CONCRETE WORK SHALL BE UNDERLAIN WITH AGGREGATE BASE COURSE (CLASS B) COMPACTED TO AT LEAST 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY AT ±2% OF OPTIMUM MOISTURE (ASTM D-1557). SEE DETAIL FOR BASE COURSE THICKNESS. THE TOP 8" INCHES OF SUBGRADE UNDER ALL CONCRETE SHALL BE SCARIFIED AND RECOMPACTED TO AT LEAST 90% OF MODIFIED PROCTOR MAXIMUM DENSITY AT ±2% OF OPTIMUM MOISTURE (ASTM D-1557). ALL SATURATED OR UNSTABLE SUBGRADE MATERIALS SHALL BE REMOVED AND REPLACED.
4. ALL EXISTING PAVEMENT NOT DESIGNATED FOR REMOVAL WHICH IS DAMAGED BY CONSTRUCTION SHALL BE REPLACED IN-KIND BY CONTRACTOR.
5. ALL DRIVEWAY CONCRETE (APRON AND SIDEWALK CROSSING) SHALL BE 8" THICK MIN.
6. TRANSVERSE EXPANSION JOINTS SHALL BE PROVIDED IN ALL CURBS, GUTTERS, SIDEWALKS, DRAINAGE PANS, ETC., AT ENDS OF SPACING CURVES, AT ENDS OF DRIVEWAY SECTIONS AND AT MAXIMUM SPACING OF 200'. TRANSVERSE CONTRACTION JOINTS SHALL BE PROVIDED AT 10' MAX. SPACING. VEHICULAR TRAFFIC SHALL BE KEPT OFF NEW CONCRETE FOR A MINIMUM OF 7 DAYS UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER.
7. AN APPROVED CURING/SEALING COMPOUND SHALL BE APPLIED TO FINISHED CONCRETE IMMEDIATELY AFTER FINISHING.
8. ALL CONCRETE SHALL BE PROTECTED FROM FREEZING FOR 5 DAYS AFTER BEING PLACED. NO CONCRETE SHALL BE PLACED ON FROZEN GROUND. UNDER NO CIRCUMSTANCES SHALL WATER BE ADDED TO CONCRETE SURFACES DURING FINISHING OPERATIONS.
9. THE CONTRACTOR SHALL HAVE ONE SIGNED COPY OF THE PLANS, AND A COPY OF THE CITY STANDARDS AND SPECIFICATIONS AT THE JOB SITE AT ALL TIMES.
10. TOPOGRAPHY SURVEY INFORMATION PROVIDED BY WESTERN ENGINEERS, INC. DATE OF SURVEY SEPTEMBER, 1993.
11. ALL ASSOCIATED WITH THE REPLACEMENT OF THE SIDEWALK ALONG 12TH STREET AND THE CONSTRUCTION OF A HANDICAP RAMP LANDING AT THE CORNER OF 12TH AND ORCHARD SHALL BE A SEPARATE BID ITEM, AND ADMINISTERED BY THE CITY OF GRAND JUNCTION.

UTILITY LOCATIONS

THE LOCATION OF EXISTING UTILITIES SHOWN ON THIS PLAN ARE APPROXIMATE ONLY. NO CONSTRUCTION SHALL COMMENCE UNTIL FIELD LOCATES AND UTILITY VERIFICATIONS HAVE BEEN MADE. THE CONTRACTORS SHALL BE RESPONSIBLE FOR NOTIFYING THE UTILITY LOCATOR SERVICE 48 HOURS IN ADVANCE OF ANY CONSTRUCTION ACTIVITIES. ALL EXISTING UTILITIES SHALL BE CLEARLY MARKED IN THE FIELD PRIOR TO ANY DIGGING AFFECTING THEM, AND THE CONTRACTORS SHALL BE RESPONSIBLE FOR PROTECTING ALL UTILITIES DURING CONSTRUCTION. THE UTILITY LOCATOR SERVICE NUMBER IS 1-800-822-1987.

DRAINAGE SUMMARY

NOTE: THE FOLLOWING VALUES WERE DERIVED USING GUIDANCE PROVIDED IN THE STORMWATER MANAGEMENT MANUAL (SWMM), DATED MAY, 1996.

HISTORIC BASIN	2-YEAR	100-YEAR
AREA	2.33 AC	2.33 AC
C	0.62	0.69
Tc	19.81 min	18.28 min
I	0.69 in/hr	2.99 in/hr
Qp	0.89 cfs	4.81 cfs

DEVELOPED	2-YEAR	100-YEAR
Qmax = Qp (EXISTING)	0.89 cfs	4.81 cfs
Qp = 0.65(Qmax)	0.58 cfs	3.13 cfs
AREA	2.33 AC	2.33 AC
C	0.73	0.77
Tc	11.28 min	9.87 min
Td	19.31 min	16.23 min
Qd	0.70 in/hr	3.00 in/hr
K	1.18	5.35 cfs
VOLUME (Min. Req.)	702 cf	2377 cf
VOLUME (Actual)	714 cf	2458 cf

THE PROPOSED POND GRADING WAS ANALYZED BY COMPUTER TO DETERMINE WATER DEPTHS FOR OUTLET DESIGN PURPOSES:
 2 YEAR W.S. ELEV. = 36.27'
 LOWER OUTLET INV. ELEV. = 35.50'
 ORIFICE AREA REQ'D = 0.35 sq ft
 USE 8" A = 0.35 sq ft

LOWER OUTLET SHALL BE 8" ORIFICE:
 100 YEAR W.S. ELEV. = 37.00'
 Q = 0.60 cfs

UPPER OUTLET SHALL BE 6" BROAD-CRESTED WEIR:
 Q = 3.10 cfs
 H_w = 0.49' WEIR ELEV. = 36.51'
 L_w = 3.00'

DETENTION POND POINT TABLE

NODE	NORTH	EAST	ELEV.	DESC.
1	413.87	1288.01	38.400	Top
2	413.87	1300.00	38.100	Top
3	413.87	1312.00	37.800	Top
4	413.87	1324.00	37.500	Top
5	413.87	1336.00	37.200	Top
6	413.87	1348.00	36.900	Top
7	413.87	1360.00	36.600	Top
8	413.87	1372.00	36.300	Top
9	413.87	1384.00	36.000	Top
10	413.87	1396.00	35.700	Top
11	413.87	1408.00	35.400	Top
12	413.87	1420.00	35.100	Top
13	413.87	1432.00	34.800	Top
14	413.87	1444.00	34.500	Top
15	413.87	1456.00	34.200	Top
16	413.87	1468.00	33.900	Top
17	413.87	1480.00	33.600	Top
18	413.87	1492.00	33.300	Top
19	413.87	1504.00	33.000	Top

CURVE TABLE

NUMBER	DELTA	RADIUS FT	CHORD FT	CHORD DIRECTION	TAN FT	ARC FT
L1	90°00'00"	2.00	2.83	S 45°01'42" E	2.00	3.14
L2	90°00'00"	2.00	2.83	S 44°58'18" W	2.00	3.14
L3	90°00'00"	2.00	2.83	N 44°58'18" W	2.00	3.14
L4	90°00'00"	2.00	2.83	S 45°01'42" W	2.00	3.14
L5	90°00'00"	4.50	6.36	S 44°58'18" W	4.50	7.07
L6	90°00'00"	4.50	6.36	S 45°01'42" E	4.50	7.07
L7	90°00'00"	4.50	6.36	N 45°01'42" W	4.50	7.07
L8	90°00'00"	25.50	20.76	N 23°59'33" E	11.36	21.36
L9	41°57'30"	50.50	36.16	N 68°59'33" E	19.36	36.99
L10	14°15'03"	25.50	36.16	N 55°08'20" E	3.19	6.34
L11	11°74'22"	2.00	3.42	S 58°22'58" E	3.31	4.11
L12	48°02'30"	2.00	1.83	N 23°59'33" E	0.96	1.88
L13	152°47'00"	2.00	3.89	S 13°58'12" E	8.26	5.33
L14	271°3'00"	2.50	1.16	S 76°21'48" W	0.60	1.19

EXISTING UTILITY LEGEND

- CITY OF G.J. BRASS CAP
- FOUND BOAT SPIKE
- FOUND #6 REBAR
- FOUND ARMSTRONG PIPE AND FOUND (L.S. 9175)
- FOUND #4 REBAR
- SURVEY LINE
- CEDAR RAIL FENCE
- OVERHEAD UTILITY
- BURIED WATER
- BURIED TELEPHONE
- BURIED GAS
- SANITARY SEWER
- STORM SEWER
- POWER POLE
- LIGHTPOLE
- TRAFFIC SIGNAL POLE
- TELEPHONE POLE
- WATER VALVE
- MANHOLE
- FIRE HYDRANT
- ELECTRIC METER

LINE TABLE

NUMBER	DIRECTION	DISTANCE
L1	N 69°58'18" E	32.00'
L2	S 00°01'42" E	4.00'
L3	S 69°58'18" W	22.00'
L4	S 89°58'18" W	15.50'
L5	S 00°01'42" E	19.00'
L6	S 89°58'18" W	15.50'
L7	N 48°00'48" E	38.60'
L8	S 00°01'42" E	10.81'
L9	N 00°01'42" W	2.01'
L10	N 00°01'42" W	28.64'
L11	N 69°58'18" E	99.34'
L12	N 48°00'48" E	37.27'
L13	N 00°01'42" W	58.17'
L14	N 89°58'18" E	13.78'
L15	N 00°01'42" W	103.50'
L16	S 89°58'18" W	85.73'
L17	N 00°01'42" W	21.50'
L18	S 89°58'18" W	11.00'
L19	S 00°01'42" E	50.14'
L20	S 00°01'42" E	243.50'
L21	N 00°01'42" W	98.00'
L22	S 89°58'18" W	28.62'
L23	N 00°01'42" W	38.00'
L24	N 00°01'42" E	35.51'
L25	S 00°01'42" E	7.01'
L26	S 00°01'42" E	18.51'
L27	S 82°46'18" W	18.20'
L28	S 89°58'18" W	23.28'
L29	EAST	35.30'
L30	S 89°58'18" W	18.81'
L31	S 00°01'42" E	113.50'
L32	N 89°58'18" E	13.78'
L33	S 89°58'18" W	93.00'
L34	N 89°58'18" E	31.79'
L35	N 89°58'18" E	21.17'
L36	N 00°08'11" W	8.00'
L37	S 89°58'18" W	18.00'
L38	N 00°01'42" W	12.87'
L39	N 89°58'18" W	38.80'
L40	N 00°00'04" E	24.22'

COMMUNITY HOSPITAL
 SITE / GRADING AND DRAINAGE PLAN
 PARKING LOT ADDITION

REVISIONS:

NO.	DATE	REMARKS	BY

DESIGNED BY: MDY
 P.E. No.: 29912
 REVIEWED BY: MDY
 P.E. No.: 29912
 SURVEYED BY: P.L.S. No.
 SURVEY DATE: 9-93
 DRAWN BY: CRS
 DATE DRAWN: 11-1-96
 SCALE: HORIZ. 1"=20'
 VERT. N/A
 ACAD DRAWING NAME: WORKM02.DWG
 PROJECT NUMBER: 98-105-0516
 SHEET NUMBER: 1 OF 1

CLIENT:
COMMUNITY HOSPITAL
 2021 N. 12th St.
 GRAND JCT., CO 81801

MDY Consulting Engineers
 759 Horizon Drive #B
 Grand Junction, CO 81508
 PH: (970) 242-4310
 FAX: (970) 241-8051

APPROVED FOR CONSTRUCTION ACCEPTED AS CONSTRUCTED

CITY DEVELOPMENT ENGINEER DATE CITY DEVELOPMENT ENGINEER DATE

Off-site Benchmark
 City Base Cor Elev. = 4837.41
 Located at SW Corner of Int.
 S of Utility Control Panel