



DEVELOPMENT APPLICATION

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

Receipt _____
Date _____
Rec'd By _____
File No. PDR-96-242

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 type="checkbox"/> Rezone				From: _____ To: _____	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final		<u>2021 N. 12th St. Grand Junction</u>	<u>PD</u>	<u>Hospital</u>
<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.					

<u>Community Hospital, Inc.</u>	<u>Fawhaus, Inc.</u>
Property Owner Name	Developer Name
<u>2021 N. 12th St.</u>	<u>115 N. 5th St.</u>
Address	Address
<u>Grand Junction, CO. 81501</u>	<u>Grand Junction, CO. 81501</u>
City/State/Zip	City/State/Zip
<u>(970) 242-0920</u>	<u>(970) 243-2122</u>
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.

Michael Gray _____
Signature of Person Completing Application Date 11/1/96

[Signature] _____
Signature of Property Owner(s) - attach additional sheets if necessary Date 10/31/96

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~~

2945-111-10-005
FLOYD E CHANDLER
WILMA LEE
571 GRAND VALLEY DR
GRAND JUNCTION, CO 81504-5661

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

~~2945-122-00-083
H LESLIE HODGES
TRUSTEE
522 E CALEY DR
LITTLETON, CO 80121-2213~~

~~2945-122-00-155
DOCTOR'S CLINIC BUILDING INC
C/O COMM HOSP
ATTN: H CUMMINS
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

2945-122-00-168
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

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

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

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

2945-111-00-978
GRAND JUNCTION OSTEOPATHIC
HOSPITAL
1065 WALNUT AVE
GRAND JUNCTION, CO 81501-2913

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

~~2945-122-00-156
DOCTORS CLINIC BUILDING INC
C/O COMM HOSP
ATTN: H CUMMINS
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

2945-111-23-012
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

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

2945-111-10-004
PAUL D SYBRANT
L R
3912 S JOPLIN WAY
AURORA, CO 80013-2766

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

2945-122-00-076
H LESLIE HODGES
TRUSTEE
522 E CALEY DR
LITTLETON, CO 80121-2213

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

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

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

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

~~2945-111-23-004
EUGENE R HASKIN
& 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

2945-111-26-002
DANA L FREEMAN
2439 BOOKCLIFF AV
GRAND JUNCTION, CO 81501

2945-111-26-013
FIRST CHRISTIAN CHURCH OF
GRAND JUNCTION
1326 N 1ST ST
GRAND JUNCTION, CO 81501-2107

2945-111-26-008
SUSAN G REED
2150 COLLEGE PL APT 20
GRAND JUNCTION, CO 81501-2962

2945-111-26-007
JAMES R ALVILLAR
THOMAS R LACROIX
244 E FALLEN ROCK RD
GRAND JUNCTION, CO 81503-1131

2945-111-26-001
SHARON B PRIM
C/O SHARON B ARMSTRONG
590 STARLIGHT DR
GRAND JUNCTION, CO 81504-5538

~~2945-111-26-003
EUGENE R HASKIN
& HSPROP UNITS LLC
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722~~

2945-111-26-004
SUNBELT ENVIRONMENTAL
CORPORATION
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

~~2945-111-26-005
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

~~2945-111-26-010
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~~

~~2945-111-26-012
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~~

~~2945-111-26-015
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

~~2945-111-26-016
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

~~2945-111-26-017
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

~~2945-111-26-018
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

~~2945-111-26-019
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

~~2945-111-26-020
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

~~2945-111-26-021
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

~~2945-111-26-022
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

~~2945-111-26-023
MOSS & CO
964 LAKESIDE CT
GRAND JUNCTION, CO 81506-2816~~

2945-111-26-014
NATHAN WARNER
24 PINION RUN
NEW CASTLE, CO 81647-9774

2945-111-11-006
SYLVIA L MICHAELIS
PO BOX 24
IDAHO SPRINGS, CO 80452-0024

2945-111-11-003
LINCOLN PARK OSTEOP HOSP ASSN
DBA COMMUNITY HOSP
2021 N 12TH ST
GRAND JUNCTION, CO 81501

2945-111-11-011
MARGARET V ALTLAND
1940 N 10TH ST
GRAND JUNCTION, CO 81501-2928

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

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

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

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

2945-111-11-016
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

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

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

2945-111-11-018
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

SUBMITTAL CHECKLIST

PLANNED DEVELOPMENT/FINAL

Location: SW Corner 12th & Walnut

Project Name: Community Hospital

ITEMS	SSID REFERENCE	DISTRIBUTION																TOTAL REQ'D.		
<p>1st working day - due</p> <p>Date Received <u>11-1-94</u></p> <p>Receipt # <u>4853</u></p> <p>File # <u>PDC 96-242</u></p>		<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 <i>Blice</i> <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 type="checkbox"/> County Bldg. Dept. <input type="checkbox"/> Irrigation District <input type="checkbox"/> Drainage District <input type="checkbox"/> Water District <input type="checkbox"/> Sewer District <input checked="" type="checkbox"/> U.S. West <input checked="" 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																		17
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/> Application Fee \$350	VII-1	1																		
<input checked="" type="checkbox"/> Submittal Checklist *	VII-3	1																		
<input checked="" type="checkbox"/> Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Application Form *	VII-1	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> 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	
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1		1			1													
<input type="checkbox"/> Appraisal of Raw Land	VII-1	1		1	1															
<input checked="" type="checkbox"/> Names and Addresses *	VII-2	1																		
<input checked="" type="checkbox"/> Legal Description *	VII-2	1		1																
<input type="checkbox"/> Deeds	VII-1	1		1			1													
<input type="checkbox"/> Easements	VII-2	1	1	1	1		1						1	1	1			1		
<input type="checkbox"/> Avigation Easement	VII-1	1		1			1										1			
<input type="checkbox"/> ROW	VII-3	1	1	1	1		1						1	1	1			1		
<input type="checkbox"/> Improvements Agreement/Guarantee *	VII-2	1	1	1			1													
<input type="checkbox"/> CDOT	VII-3	1	1																	
<input type="checkbox"/> Industrial Pretreatment Sign-off	VII-4	1		1																
<input checked="" type="checkbox"/> General Project Report	X-7	1	1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Elevation Drawing	IX-13	1	1																	
<input checked="" type="checkbox"/> Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input type="checkbox"/> 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
<input checked="" type="checkbox"/> Grading and Drainage Plan / Info.	IX-16	1	2									1				1				
<input type="checkbox"/> Storm Drainage Plan and Profile	IX-30	1	2									1		1	1	1		1		
<input type="checkbox"/> Water and Sewer Plan and Profile	IX-34	1	2	1			1					1	1	1	1	1		1		
<input type="checkbox"/> Roadway Plan and Profile	IX-28	1	2									1								
<input type="checkbox"/> Road Cross-Sections	IX-27	1	2																	
<input type="checkbox"/> Detail Sheet	IX-12	1	2																	
<input checked="" type="checkbox"/> Landscape Plan	IX-20	2	1	1				8												
<input type="checkbox"/> Geotechnical Report	X-8	1									1									
<input type="checkbox"/> Final Drainage Report	X-5,6	1	2									1								
<input type="checkbox"/> Stormwater Management Plan	X-14	1	2									1				1				
<input type="checkbox"/> Phase I and II Environmental Report	X-10,11	1	1																	
<input type="checkbox"/> Traffic Impact Study	X-15	1	2												1					
<input checked="" type="checkbox"/> Planning clearance		1																		
<input checked="" type="checkbox"/> General Plan		1							8											

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

PRE-APPLICATION CONFERENCE

Date: 10/17/96
Conference Attendance: Kristen Ashbeck, Mike Ony
Proposal: Community Hospital
Location: SW corner 12th & Walnut

Tax Parcel Number: 2945 111 00.971
Review Fee: \$350

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
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? Per engineering Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____
On-site detention/retention or Drainage fee required? Per engineering

Applicable Plans, Policies and Guidelines _____

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.

X [Signature]
Signature(s) of Petitioner(s)

X [Signature]
Signature(s) of Representative(s)

GENERAL PROJECT REPORT

Project: Addition to Imaging Dept. and Endoscopy Lab
COMMUNITY HOSPITAL
2021 North 12th Street
Grand Junction, Colorado

Project Description

The Project will consist of a 3,677 s. f. addition to the existing Imaging Department and a 472 sf addition to the existing Endoscopy Lab.

Public Benefit

The project will enable the hospital to provide an updated MRI unit and additional radiology functions and to provide an additional endoscopy treatment room and recovery space.

Project Compliance, Compatibility and Impact

1. Surrounding land use is residential to the east and north, commercial to the east (across 12th St.) and educational (Mesa State College) to the south. The hospital property is zoned PB.
2. Site access will not be changed. Traffic patterns on Walnut Avenue and on 12th Street should not be affected.
3. The addition will be served by the existing utilities and fire protection that currently serves the existing building.
4. The addition should not affect public services currently provided.
5. Since the site is currently developed, the addition will not impact site geology of soils. The Owner has acquired a geotechnical investigation report for the engineered foundation required.
6. The Imaging Department schedules services during business hours, however, as part of a hospital, unscheduled procedures may occur at any time.
7. The number of employees will not change.
8. The addition will not require exterior signage.

Landscaping/Parking

1. The addition will be built in an existing parking area. The resulting number of parking spaces will decrease from 14 to 7. The hospital is in the process of a rezone submittal for their property at the northwest corner of the intersection of Orchard Avenue and 12th Street. The parking lost, due to the new construction, will be gained in the new parking area.
2. The site is currently landscaped. Some planting material must be removed, and/or relocated, in the area of the additions. Existing trees are to be relocated where there is room, and additional low level planting and washed river rock will be provided to complete the landscaping in the area.

Development Schedule and Phasing

1. Construction for the addition will commence as soon as possible after agency approvals. The hope is to be under construction by mid-December.

REVIEW COMMENTS

Page 1 of 2

FILE #PDR-96-242

TITLE HEADING: Community Hospital Addition

LOCATION: 2021 N 12th Street

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: Mike Oney, Fawhaus

STAFF REPRESENTATIVE: Kristen Ashbeck

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 11/15/96
Kristen Ashbeck 244-1437

No comment.

CITY DEVELOPMENT ENGINEER 11/15/96
Jody Kliska 244-1591

The Transportation Capacity Payment is calculated at \$1740.50.

CITY UTILITY ENGINEER 11/15/96
Trent Prall 244-1590

Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding potential changes sewer plant investment fees.

CITY FIRE DEPARTMENT 11/14/96
Hank Masterson 244-1414

1. A complete sealed set of building plans must be submitted to the Fire Department for our review.
2. Have your fire sprinkler and fire alarm system designers submit complete plans, specifications, and calculations to the Fire Department for our review.

MESA COUNTY BUILDING DEPARTMENT 11/5/96
Bob Lee 244-1656

Area separation walls may be required between existing and new additions due to area limitations based on type of construction and use of building.

CITY ATTORNEY

11/12/96

Dan Wilson

244-1505

No comment.

PUBLIC SERVICE COMPANY

11/5/96

Jon Price

244-2693

Public Service Company has no additional requirements.

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
FILE #/NAME <u>PDR-96-242 (2021 N. 12th St)</u>	RECEIPT # <u>4920</u>
PETITIONER/REPRESENTATIVE: <u>Joseph Boyle</u>	PHONE # <u>434-9226</u>
DATE OF HEARING: <u>12/3/96</u>	POST SIGN(S) BY: <u>11/22/96</u>
DATE SIGN(S) PICKED-UP: <u>11/18/96</u>	RETURN SIGN(S) BY: _____
DATE SIGN(S) RETURNED: _____	RECEIVED BY: 

✓ # 40010430

RESPONSE TO REVIEW COMMENTS

Date: November 22, 1996

To: Kristen Ashbeck

Project: IMAGING and ENDOSCOPY ADDITION
Community Hospital
2021 N. 12th Street
Grand Junction, Colorado 81501
File #PDR - 96 - 242

The following is a response to the Review Comments received from the review agencies regarding the subject project.

CITY COMMUNITY DEVELOPMENT

No comments were made.

CITY DEVELOPMENT ENGINEER

1. A Transportation Capacity Payment in the amount indicated in the review comments will be paid at the time of approval and planning clearance.

CITY UTILITY ENGINEER

1. The City's Customer Service Section has indicated that there would be no fee assessed because the number of patient beds in the hospital will not increase as a result of the building addition.

CITY FIRE DEPARTMENT

1. A complete set of building plans and fire extinguisher and fire alarm drawings will be submitted for review for a building permit.

MESA COUNTY BUILDING DEPARTMENT

1. Complete sets of building plans will be submitted to the agency for review for building permit. The issue of area separation will be addressed on the plans.

CITY ATTORNEY

No comments were made.

PUBLIC SERVICE COMPANY

No additional requirements.

If additional information is needed, please call Mike Oney, Fawhaus, Inc., at 243-2122.

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
BUILDING DEPARTMENT

Permit Number: 60526 09/15/97


Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to COMMUNITY HOSPITAL
to occupy the building situated at:
02021 00 N 12TH ST

Lot No.: 0 Block No.: 0 Filing No.: 0
Subdivision:
Tax Schedule No.: 2945-111-00-971

for the following purpose: finish endoscopy lab addit see p#59508 for foundation

This Certificate issued in conformity to Section 109, Uniform Building Code

Inspector 

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
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Inspector 

CITY OF GRAND JUNCTION

DATE: November 27, 1996

PLANNING COMMISSION

STAFF PRESENTATION: Kristen Ashbeck

AGENDA TOPIC: Revised Final Plan - Community Hospital

SUMMARY: A 3,677-square foot addition to the existing Imaging Department and a 472-square foot addition to the existing Endoscopy Lab at Community Hospital.

ACTION REQUESTED: Approval of the revised Final Plan

BACKGROUND INFORMATION:

Location: 2021 North 12th Street - Community Hospital

Applicant: Community Hospital

Existing Land Use: Hospital

Proposed Land Use: Same with Additions for Imaging Department & Endoscopy Lab

Surrounding Land Use:

North: Multifamily Residential

South: Gravel Parking Area

East: Commercial - Medical Offices & Restaurant

West: Community Hospital Campus

Existing Zoning: Planned Business (PB)

Proposed Zoning: Same

Surrounding Zoning:

North: Residential Multifamily 64 Units per Acre (RMF-64)

South: RMF-64

East: PB

West: PB

Relationship to Comprehensive Plan: The Growth Plan identifies this area to continue as "Public/Institutional" land use.

Staff Analysis:

Project Summary. Community Hospital is proposing to construct two additions to the northern area of the existing hospital. The first will be a small, 472-square foot addition to the existing Endoscopy Lab. The second will be a 3, 677-square foot addition to the existing Imaging Department. This project will enable the hospital to provide an updated MRI unit and additional radiology functions and an additional endoscopy treatment room and recovery area.

Parking/Traffic. The imaging addition will be built in an existing parking area. Parking will be reconfigured in the remaining space but there will be a net loss of 7 parking stalls. However, the parking lost due to this proposal will be gained in the new paved parking area proposed just south of the hospital building (see item PDR-96-241).

Due to the increase in square footage of hospital space, a Transportation Capacity Payment (TCP) of \$1,740.50 shall be collected at the time a Planning Clearance is issued for the project.

Landscaping. The sites of the proposed additions is currently landscaped therefore, some planting material must be removed and/or relocated for the construction. Proposed new plantings and landscaped areas will compensate for the landscaping removed during construction.

RECOMMENDATION:

STAFF RECOMMENDATION: Approval of the revised Final Plan for Community Hospital.

SUGGESTED PLANNING COMMISSION MOTION: Mr. Chairman, on item PDR-96-242, a revised plan for Community Hospital, I move that we approve the project as submitted.

CERTIFICATE OF OCCUPANCY
CITY OF GRAND JUNCTION/MESA COUNTY, COLORADO
BUILDING DEPARTMENT

Permit Number: 58858

02/27/98

Units: 0 Permit Type: BEMP Jurisdiction: GRAND JUNCTION

Permission is hereby granted to COMMUNITY HOSPITAL
to occupy the building situated at:
02021 00 N 12TH ST

Lot No.: 0 Block No.: 0 Filing No.: 0
Subdivision:
Tax Schedule No.: 2945-111-00-971

for the following purpose: int improvement-tenant finish-Radiology suite

This Certificate issued in conformity to Section 109, Uniform Building Code

Inspector T. Bell

*file in a Community
Hospital file*



Randall M. Phillips

President & Chief Executive Officer

April 26, 2001

Ms. Katherine M. Portner, AICP
City of Grand Junction
Community Development Department Planning Manager
250 North 5th Street
Grand Junction, CO 81501

Dear Kathy,

Thank you for taking time to meet with me on Monday, April 9, 2001. I enjoyed meeting you and discussing our five year planning options.

As I mentioned in our meeting, I have plans to incorporate a sign into our property on the corner of 12th Street and Orchard Avenue. I will be contacting you in the near future to discuss this further.

Until then, if there is anything I can be of assistance to you, please feel free to call me. I look forward to working with you.

Sincerely,

Randall M. Phillips

2021 N. 12th Street
Grand Junction, CO
81501

Telephone:
970-256-6200

Fax:
970-256-6501

E-Mail:
RPCEO@gjhosp.org

RECEIVED
APR 30 2001
COMMUNITY DEVELOPMENT
DEPT.

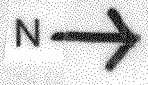
TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Exhibit "A"

Beginning at a point 40.0 feet West and 25.0 feet South 0°03' West from the Northeast Corner NE1/4 SE1/4 SE1/4 NE1/4 of Section 11, Township 1 South, Range 1 West of the Ute Meridian; thence South 0°03' West 304.7 feet; thence West 274.92 feet to the East right of way of 11th Street; thence North 0°03' East 15 feet; thence West 320.28 feet to the Easterly right of way of College Place; thence North 0°02' East 294.59 feet; thence East along the Southerly right of way of Walnut Avenue 595.2 feet to the point of beginning; TOGETHER WITH the North 10 feet of alley adjacent to the South side of subject property, as vacated in ordinance 2137 recorded August 12, 1983, in Book 1449 at Page 638; EXCEPT the East 10 feet thereof, as conveyed to the City of Grand Junction in deed recorded July 18, 1983, in Book 1445 at Page 70.

MESA COUNTY, COLORADO

PDR-96-242 ADDITIONS TO COMMUNITY HOSPITAL
NORTH SIDE OF COMMUNITY HOSPITAL - SW CORNER
WALNUT AVENUE & 12th STREET
PETITIONER: COMMUNITY HOSPITAL



COLLEGE PL.



WALNUT AVE

12th ST.

ECT:

SING/ENDOSCOPY ADDITION

FAMHAUS, INC.

FRANK A. WAGNER - ARCHITECT AIA

115 N. 5TH STREET, SUITE 440

GRAND JUNCTION, CO 81501

(970) 249-2122

TITLE:

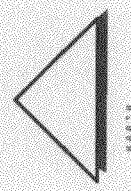
SITE PLAN

DATE:

11/27/96

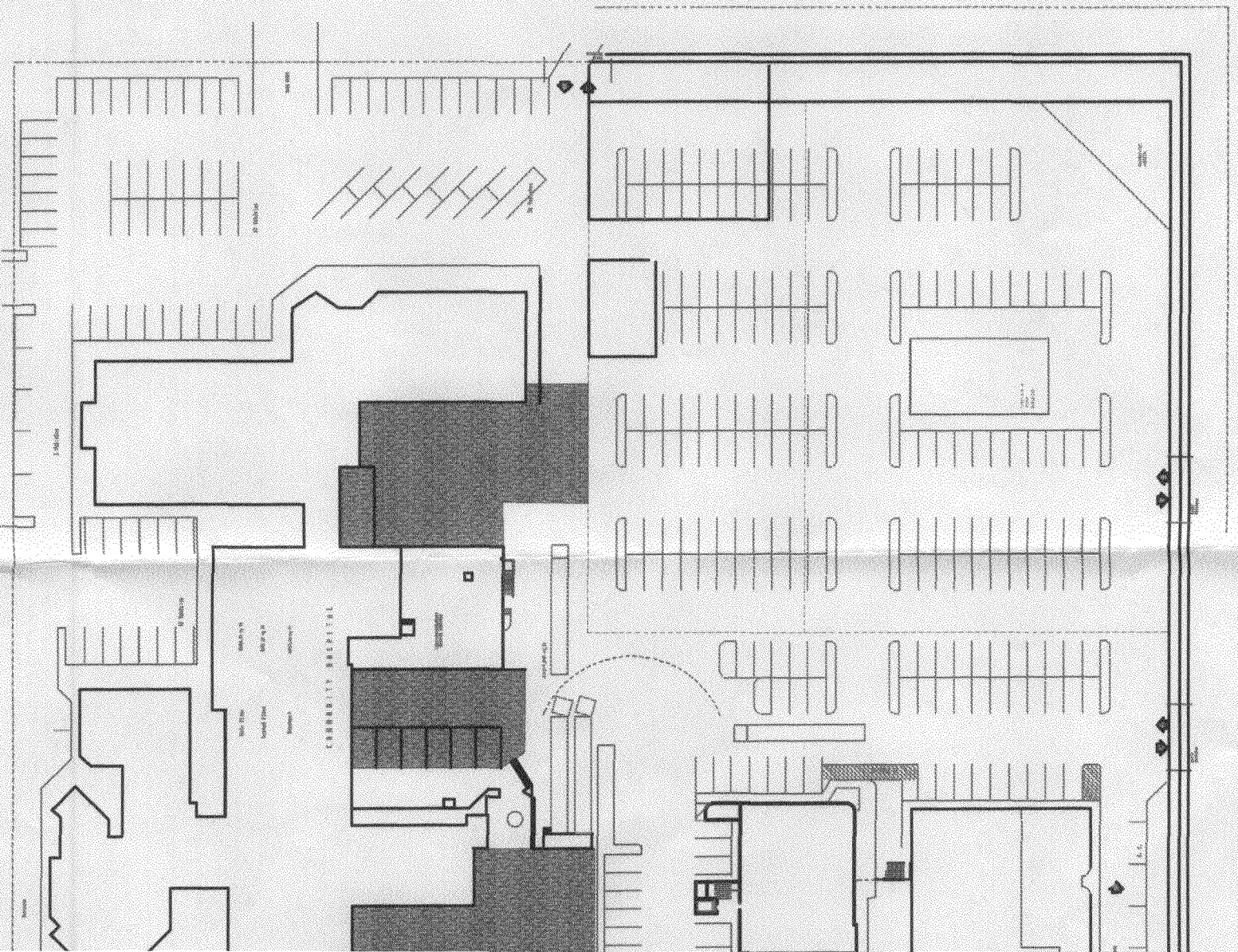
COMMUNITY HOSPITAL SCHEMATIC SITE DESIGN

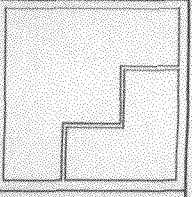
7/19/96
FAMHAUS ARCHITECTS



SITE PLAN

11 10 12000





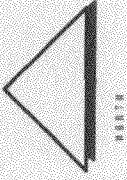
PROJECT: IMAGING/ENDOSCOPY ADDITION

FAMHAUS, INC.
FRANK A. WAGNER - ARCHITECT AIA
1 15 N. 5TH STREET, SUITE 440
GRAND JUNCTION, CO 81501
(970) 249-2122

TITLE: SITE PLAN
DATE: 11/27/96

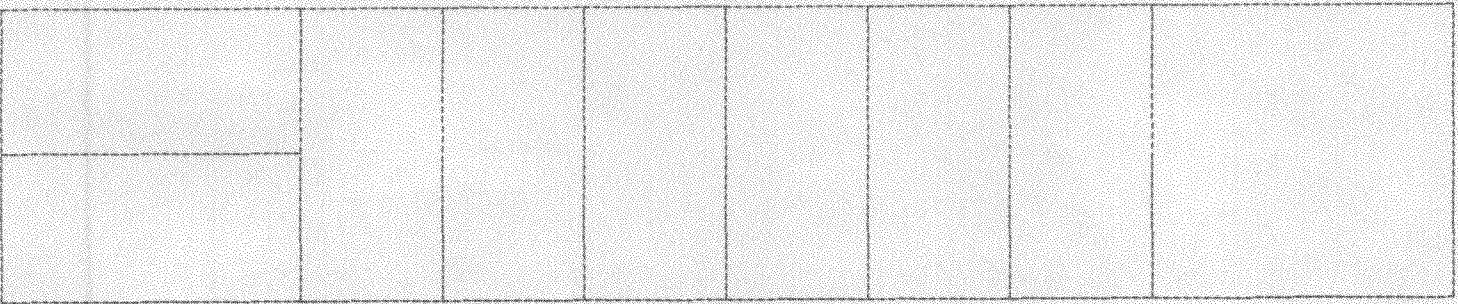
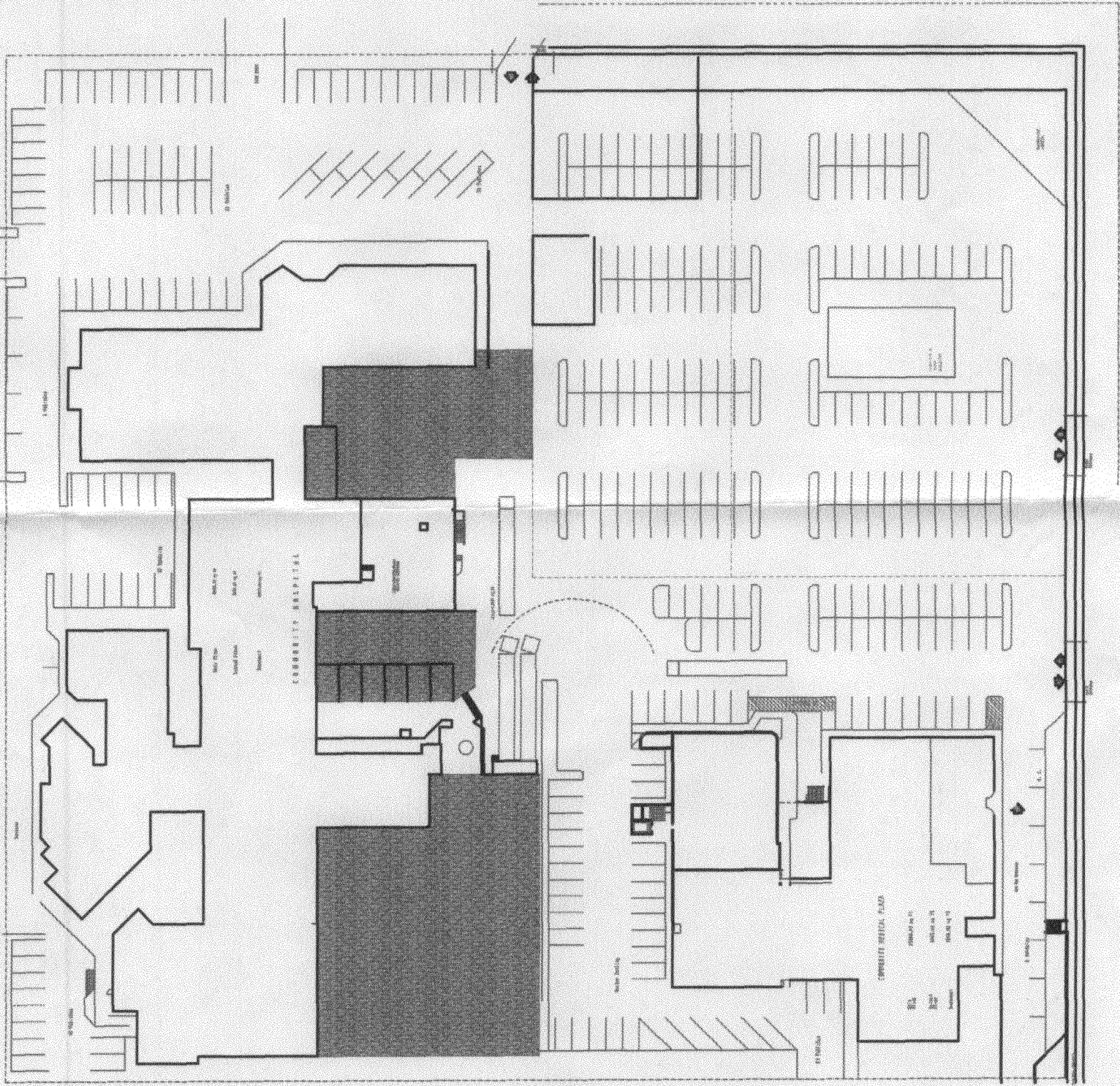
**COMMUNITY HOSPITAL
SCHEMATIC SITE DESIGN**

FRANK A. WAGNER - ARCHITECT AIA
11/27/96



SITE PLAN

11 10 STREET



WALNUT AVENUE

DEVELOPMENT DATA

ADDRESS: 2021 NORTH 13TH ST.

ZONING: PD

USE: HOSPITAL

LAND USE BREAKDOWN

- 4.19 ACRES (114,179 SF)
- 85,852 SF (59.624 SF MAIN FLOOR)
- 3,620 SF (4.5% TOTAL SF)
- 85,452 SF (63.444 SF MAIN FLOOR)
- 107,022 SF
- 104,441 SF
- 18,131 SF
- 421 SF
- 13,554 SF

PARKING:

NET CHANGE - 7 SPACES

UTILITIES:

- SAB - PUBLIC SERVICE CO.
- ELECTRICITY - PUBLIC SERVICE CO.
- SANITARY SEWER - CITY OF GRAND JUNCTION
- WATER - CITY OF GRAND JUNCTION
- TELEPHONE - U.S. WEST

APPROVAL SIGNATURES _____

CITY ENGINEER _____

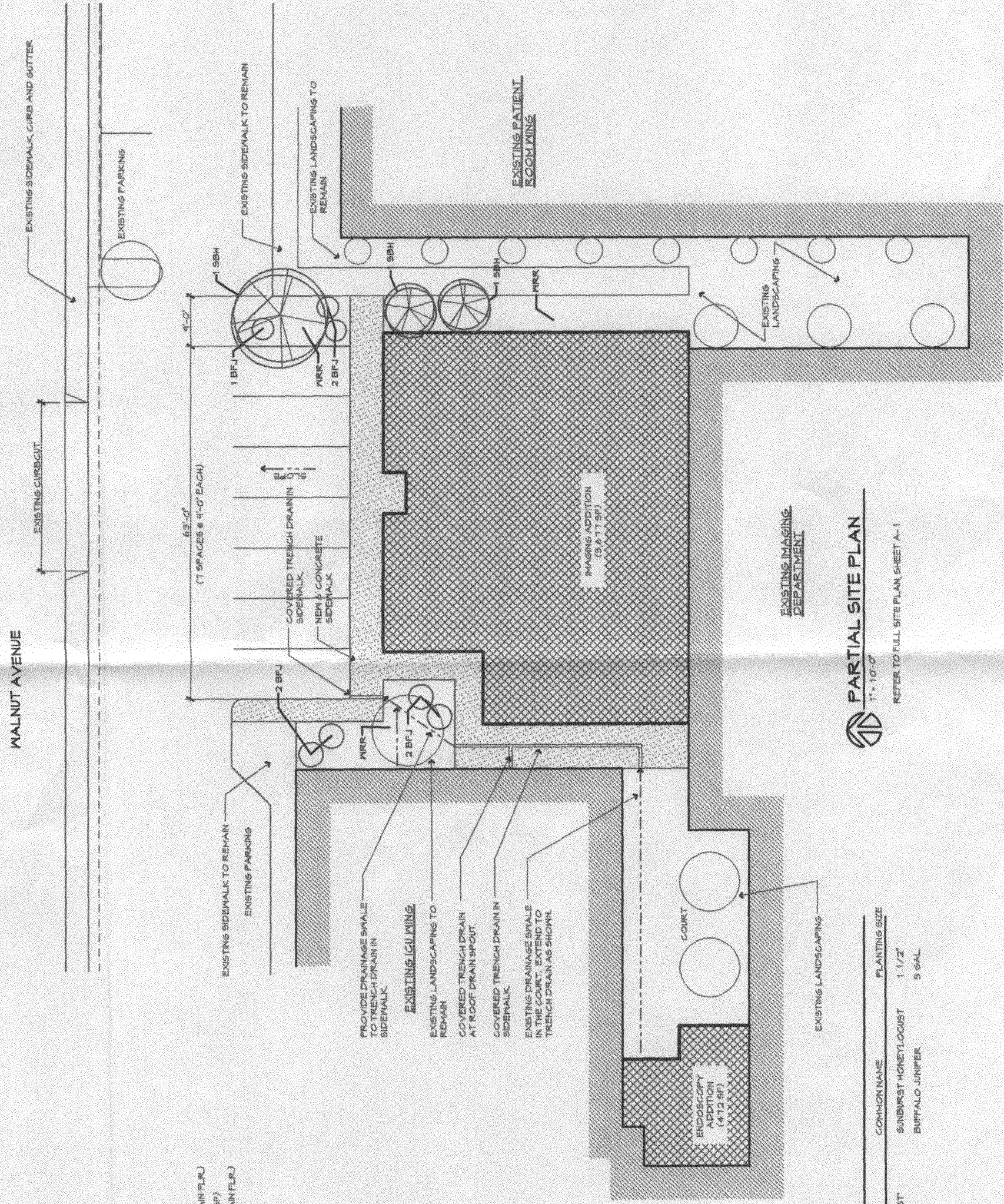
DATE _____

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
SBH	SLEDITSIA TRIACANTHOS WERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	1 1/2"
BFJ	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL

NOTES:

1. PROVIDE A PRESSURIZED UNDERGROUND IRRIGATION SYSTEM AT NEW LANDSCAPING AREAS.
2. SBH ARE TO BE RELOCATED EXISTING PLANTING.



PARTIAL SITE PLAN

1" = 10'-0"

REFER TO FULL SITE PLAN SHEET A-1

EXISTING IMAGING DEPARTMENT

EXISTING LANDSCAPING

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PROJECT: IMAGING/ENDOSCOPY ADDITION

FAMHAUS, INC.
118 N. 8TH STREET, SUITE 440
GRAND JUNCTION, CO 81501
(970) 248-2122

TITLE: PARTIAL SITE PLAN
DATE: 11/27/96

A-2