

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 7th & Patterson

Project Name: Sr. Mary's - Oxygen Plant

ITEMS		DISTRIBUTION																				TOTAL REQ'D.					
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	○ City Utility Eng.	○ City Property Agent	○ City Parks/Recreation	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	○ County Planning	● County Bldg. Dept.	○ Irrigation District	○ Drainage District	○ Water District	○ Sewer District	○ U.S. West	○ Public Service	○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field		○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation	○ School Dist #51
● Application Fee <u>\$100.00</u>	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	1	1
● Planning Clearance*	VII-3	1																									
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																				
○ Deeds	VII-1	1		1			1																				
○ Easements	VII-2	1	1	1	1			1																			
○ Avigation Easement	VII-1	1		1			1																				
○ ROW	VII-2	1	1	1	1			1																			
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																			
○ CDOT Access Permit	VII-3	1	1																								
○ Industrial Pretreatment Sign-off	VII-4	1		1																							
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	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	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	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									
○ Water and Sewer Plan and Profile	IX-34	1	2	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																							
○ Geotechnical Report	X-8	1	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 Rerpot	X-10,1	1	1																								
○ Traffic Impact Study	X-15	1	2																		1						

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

PRE-APPLICATION CONFERENCE

Date: 6/27/96
Conference Attendance: Kathy P., Rob Yalcinis
Proposal: Relocation of oxygen tank
Location: 7th & Patterson
Tax Parcel Number: 2945-112-00-971
Review Fee: \$100.00

(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? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required?
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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

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(s) of Petitioner(s) X Signature(s) of Representative(s)

REVIEW COMMENTS

Page 1 of 1

FILE #SPR-96-208

TITLE HEADING: Oxygen Tank Equipment Pad

LOCATION: 2635 N 7th Street

PETITIONER: St. Mary's Hospital

PETITIONER'S ADDRESS/TELEPHONE: 2635 N 7th St.
Grand Junction, CO 81501
244-2170

PETITIONER'S REPRESENTATIVE: Rob Jenkins

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT

Kristen Ashbeck **244-1437**

1. Will existing storage area (e.g fencing, driveway, slab) be closed/demolished once the 350 gallon tank is relocated or used for something else?
2. Is there a required clear zone for this type of storage? (e.g. perhaps the parking space(s) directly adjacent should not be used)
3. Clarify/correct on Partial Site Plan (Sheet A3.1):
 - O2 tank is a NEW 6,000 gallon tank (not 600)
 - The 350 gallon tank is the relocated tank
 - Spelling of "Bollard".

CITY DEVELOPMENT ENGINEER

Jody Kliska **244-1591**

No comments

CITY FIRE DEPARTMENT

Hank Masterson **244-1414**

1. The oxygen storage tanks must be 10' from any parked vehicles-the parking space directly adjacent to the facility cannot be used.
2. A permit from the Fire Department is required. The storage facility must comply with NFPA 50-standard for bulk oxygen systems at consumer sites.

MESA COUNTY BUILDING DEPARTMENT

Bob Lee **244-1656**

No comments.

September 5, 1996

GENERAL PROJECT REPORT

St. Mary's Hospital & Medical Center
Oxygen Tank Relocation
Grand Junction, CO 81501

St. Mary's Hospital now stores bulk oxygen in a 350 gallon tank in a fenced area between the St. Mary's Laundry Building and the Mesa County Health Department Building. In order to increase their bulk oxygen storage capability and to reduce the frequency of oxygen deliveries, the Hospital proposes to install a new, 6,000 gallon storage tank directly west of the Laundry Building and in a location more accessible to delivery vehicles.

The existing storage tank would be relocated adjacent to the new tank together with a new vaporizer. The site for the tanks is at the northeast end of the west parking lot and three (3) parking spaces would be lost.

As noted above, the new location for the larger storage tank would provide direct access to delivery vehicles and would greatly reduce the number of deliveries of bulk oxygen to the site. A 21 inch thick concrete equipment pad and an 8 inch thick concrete splash pad or vehicle apron would be installed. The tanks would be fenced with an 8 foot high chain link fence and locking gate. The existing tank to be relocated is approximately 5 feet in diameter by twelve feet high. The new tank will be eight feet in diameter by twenty-five feet high.

Existing landscaping will remain to the north of the site and existing trees will obscure view of the tanks from the Mesa County Health Department building.

ROBERT D. JENKINS/AIA
ARCHITECT

September 24, 1996

REVIEW COMMENTS RESPONSE

St. Mary's Hospital & Medical Center
Oxygen Tank Relocation
Grand Junction, CO 81501

A. City Community Development

1. Existing storage and mechanical area will not be closed. There is additional HVAC equipment located in that area.
2. As indicated by City Fire Department Comment #1, the adjacent parking space to the west will be vacated, striped and signed to indicate no parking.
3. Corrections have been made on the drawing. Reference enclosed drawing A3.1, Revised 09/24/96.

B. City Development Engineer

1. No comment.

C. City Fire Department

1. The adjacent parking space to the west will be vacated, striped and signed to indicate no parking.
2. A Fire Department Permit will be obtained prior to construction.

D. Mesa County Building Department

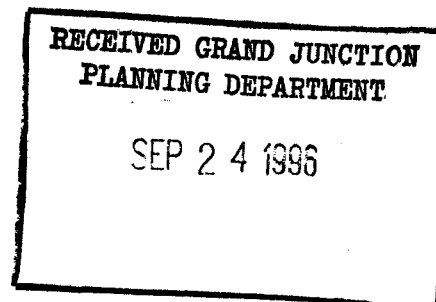
1. No comment.

Respectfully submitted,



Robert D. Jenkins/AIA/Architect

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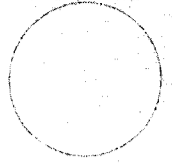


SFR. 1996.208

OXYGEN TANK REMODEL

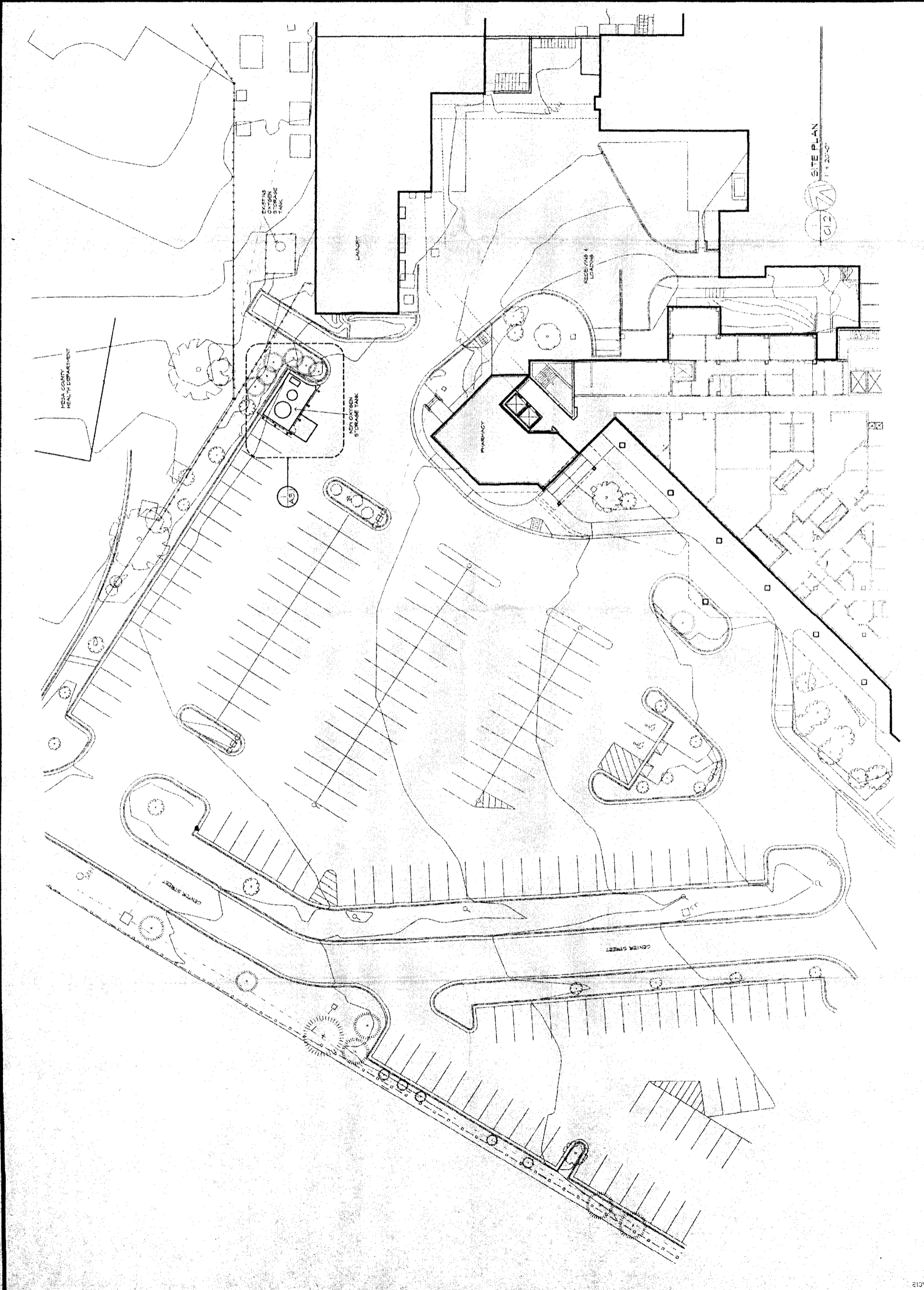
St Mary's Hospital & Medical Center

ROBERT D. JENKINS/AIA
ARCHITECT
1000 NORTH 9TH, SUITE 35
GRAND JUNCTION, COLORADO, 81501
(970) 256-1980 FAX (970) 256-1983



PROJECT NUMBER: 46295
DATE: 04/02/96
DRAWN BY: RCU
REVISIONS:

DRAWING NUMBER
C1.2



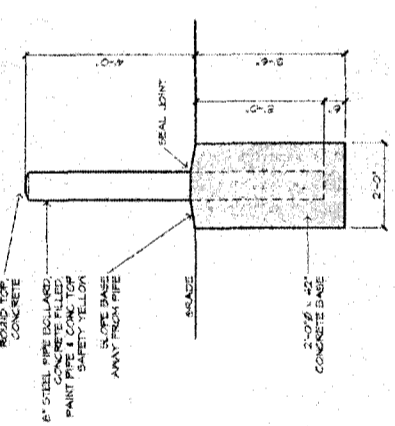
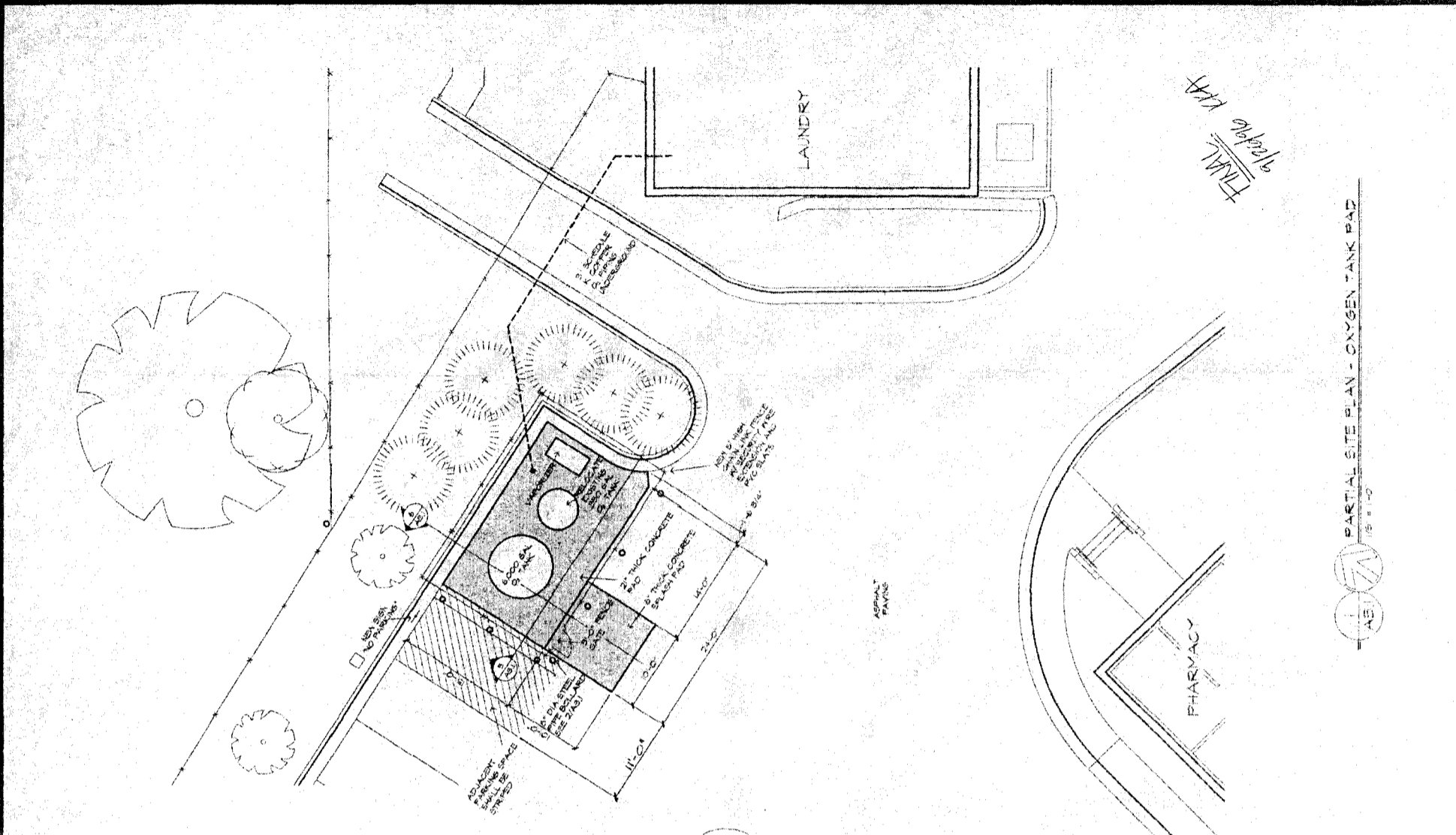
SR-1976-008

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GRAND JUNCTION, COLORADO 81501
(970) 256-1980 FAX (970) 256-1953

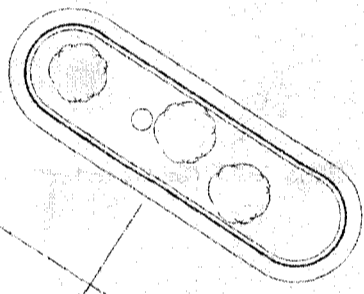
OXYGEN TANK REMODEL

St. Mary's Hospital & Medical Center

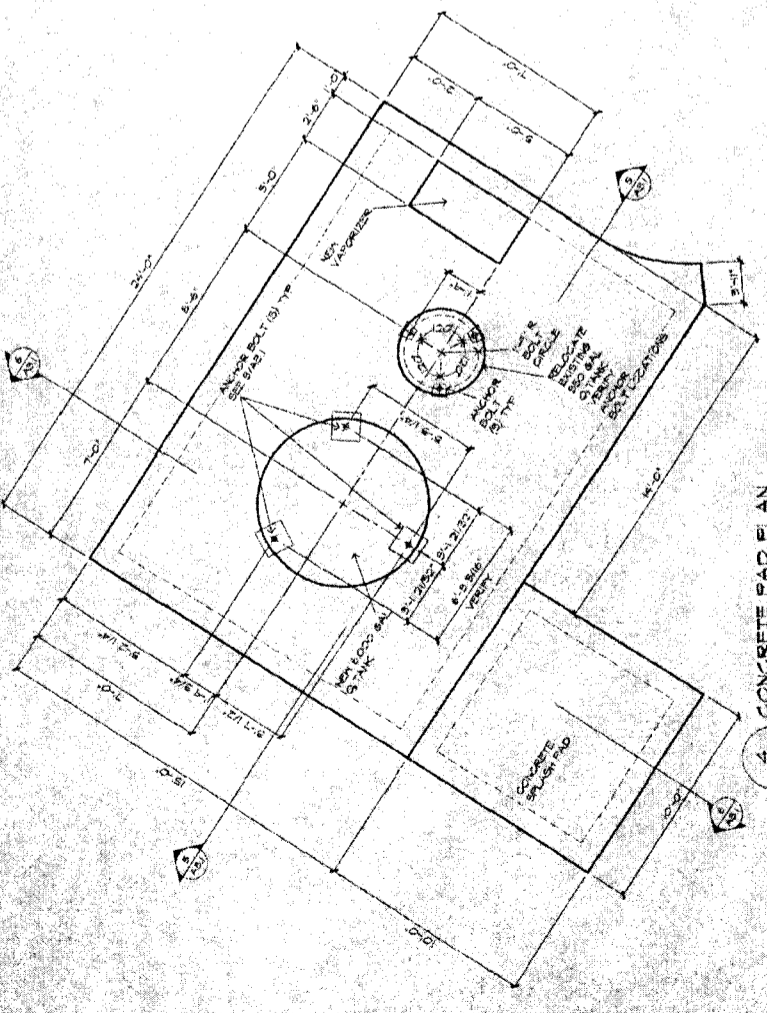
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DATE: 04/24/86
DRAWN BY: SCL
CHECKED BY: [Signature]
REVISIONS: [Table]
DATE: [Table]
DRAWING NUMBER: **A3.1**



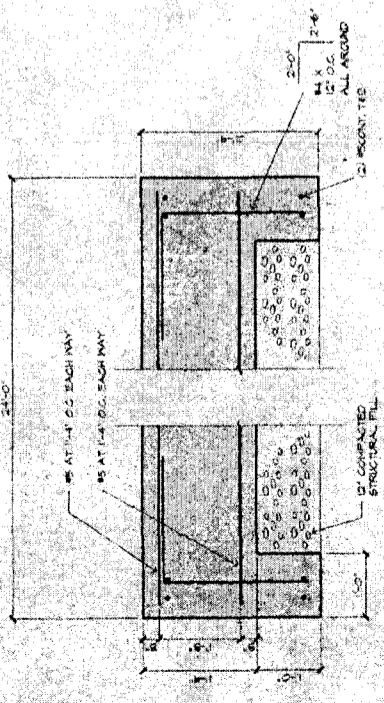
2 PIPE BOLLARD
AS.1 1/2" x 1'-0"



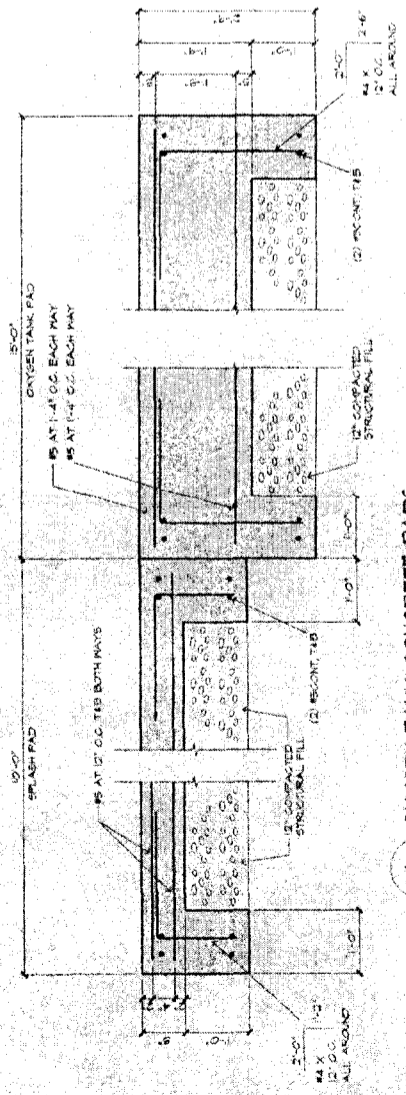
3 ANCHOR BOLT
AS.1 3/4" x 1'-0"



4 CONCRETE PAD PLAN
AS.1 1/4" x 1'-0"



5 OXYGEN TANK PAD
AS.1 3/4" x 1'-0"



6 OXYGEN TANK CONCRETE PADS
AS.1 3/4" x 1'-0"

PARTIAL SITE PLAN - OXYGEN TANK PAD
AS.1 1/8" x 1'-0"

FILE
1/24/86
TJA