

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

2000

Location: 2004 N. 12th

Project Name: Addition to Clinic

ITEMS	DISTRIBUTION																										
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent Police	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	TOTAL REQ'D.
		Date Received <u>10-22-96</u>																									
Receipt # <u>4752</u>																											
File # <u>SPR-96-228</u>																											
● Application Fee <u>\$140</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	
● Planning Clearance*	VII-3	1																									
● 11"x17" <u>8 1/2"x11"</u> 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	
● Evidence of Title <u>-Title Insurance</u>	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	
● 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	
● 11"x17" <u>Floor Plan</u>	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	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-10,11	1	1																								
○ Traffic Impact Study	X-15	1	2																		1						

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

PRE-APPLICATION CONFERENCE

Date: 8/20/96
Conference Attendance: Mike Ony, Kristen Ashbeck
Proposal: Addition to B.A.C.K. Clinic
Location: 2004 N. 12th

Tax Parcel Number: 2945-122-00-156
Review Fee: \$100 + Insp. = \$140
(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: #22-86

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)

GENERAL PROJECT REPORT

Project: Addition to Back and Conditioning Clinic (B.A.C.K.)
2004 North 12th Street
Grand Junction, Colorado

Project Description

The Project will consist of a 1,990 s. f. addition to an existing physical therapy facility, which is a tenant in the existing office building located at 2004 North 12th Street. The existing building footprint covers 8,738 s. f. of the .74 acre lot. The addition will create a building with a footprint of 10,712 s. f.. The addition will enable the clinic to better serve its patients.

Public Benefit

The project will help to better serve the patients of the clinic and provide additional jobs. The addition of landscaping on Pinyon Avenue will improve the overall streetscape.

Project Compliance, Compatibility and Impact

1. Surrounding land use is residential to the east and northeast, and medical offices to the north. The adjacent zoning is B-3 to the east and northeast, and PB to the north.
2. Site access will be modified slightly on Pinyon Avenue - the existing curb cuts (2) are to be moved to provide better parking layout and site access. Traffic patterns on Pinyon Avenue and on 12th Street will not be changed.
3. The addition will be served by the existing utilities and fire protection that currently serves the existing building.
4. Although the clinic plans to hire new employees, the increased numbers of employees and patients should not significantly affect the existing public services.
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 hours of operation are currently 7:30 am to 5:00, Monday through Friday. The clinic hopes to extend their hours of operation to 6:00 pm when the addition is complete.
7. The clinic currently employs 9 people. Since most of the employees work with certain patients, their work schedules vary. Therefore, all 9 employees are seldom working at the same time. The clinic has plans to hire 2 additional employees.
8. The clinic plans to use their existing signage at this time.

Landscaping/Parking

1. The existing east parking lot will be restriped to maximize the number of parking spaces in the remaining parking area.
2. The addition represents a 12.8% increase in the total square footage of building on site. The landscaping requirements for parking lots with less than 50 spaces is 5% of the total parking area, or 1,026 s. f. 12.8% of this area is 132 s.f. We propose to provide a total of 569 s. f. of existing landscaping (157 s. f.) and new landscaping (412 s. f.). As indicated on the Landscaping Plan, the new landscaping will be located to separate the parking lot from Pinyon Avenue.
3. Additional employee parking will be provided across the street at Community Hospital, owner of the clinic.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-228

TITLE HEADING: B.A.C.K. & Conditioning Clinic

LOCATION: 2004 N 12th Street

PETITIONER: Doctor's Clinic Building

PETITIONER'S ADDRESS/TELEPHONE: 2021 N 12th Street
Grand Junction, CO 81501
242-0920

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.

CITY COMMUNITY DEVELOPMENT

11/5/96

Kristen Ashbeck

244-1437

1. Parking required is 58 (42 for 12,708 office + therapy as stated). Need verification that The Doctor's Clinic Building Inc. (owner shown on title work) is the same as the hospital. Otherwise, a lease agreement between them will be required for use of 8 spaces across the street.
2. Where is the existing edge of pavement behind the 2-story building (labeled but no line)? This area seems to be suitable for landscaping.
3. Provide detail of trash enclosure--block wall, fence, other?
4. Backing area to get out of the last parking spaces near the dumpster is needed.
5. Since the building hours extend into dusk/evening, low-level pedestrian lighting is required.
6. In order to build over property lines, the parcels must be combined into a single parcel. See attached form.

CITY DEVELOPMENT ENGINEER

11/5/96

Jody Kliska

244-1591

1. Transportation Capacity Payment - \$796.00.
2. Permit required from City Engineer for driveways. As shown, existing driveways not being used are required to be removed and replaced with sidewalk.
3. A Development Improvements Agreement and Guarantee is required for the replacement of curb, gutter and sidewalk. See attached form.

CITY UTILITY ENGINEER

11/6/96

Trent Prall

244-1590

Please contact Jodi Romero at the City's Customer Service Section, 244-1520, for information regarding sewer plant investment fees.

CITY FIRE DEPARTMENT

11/5/96

Hank Masterson

244-1414

Submit complete plans to Fire Department for our review and approval.

CITY POLICE DEPARTMENT

10/23/96

Lisa Dicamillo

244-3587

There needs to be adequate lighting between the addition and the existing building on the north side for people walking on the sidewalk.

CITY ATTORNEY

10/28/96

Dan Wilson

244-1505

No comment.

MESA COUNTY BUILDING DEPARTMENT

10/25/96

Bob Lee

244-1656

No comments. We have reviewed this project with the architect.

PUBLIC SERVICE COMPANY

10/30/96

John Salazar

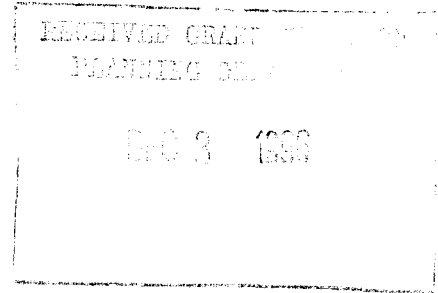
244-2781

GAS & ELECTRIC: No objections. Contractor needs to contact Public Service Company at time of construction and provide list of additional gas equipment. Public Service Company will check capacity of existing gas meter.

RESPONSE TO REVIEW COMMENTS

To: Kristen Ashbeck

Project: Addition to Back and Conditioning Clinic (B.A.C.K.)
2004 North 12th Street
Grand Junction, Colorado
File #SPR - 96 - 228



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

CITY COMMUNITY DEVELOPMENT

1. A lease agreement between the building owner and Community Hospital is attached.
2. The edge of existing pavement is on the property line. Additional landscaping can be provided only by removing some paving. (Refer to attached revised site/landscaping plan)
3. The trash enclosure will be constructed of fencing material to match the fencing adjacent to it. (Refer to attached revised site/landscaping plan)
4. A backing area will be provided. (Refer to attached revised site/landscaping plan)
5. There is existing site lighting located on the existing 2-story building. Additional site lighting will be provided on the addition. (Refer to attached revised site/landscaping plan)
6. The three parcels in question have been combined into one parcel as described on the attached form provided by City Community Development.

CITY DEVELOPMENT ENGINEER

1. A Transportation Capacity Payment in the amount indicated on the Review Comments is attached.
2. A permit for work to be done in the City right-of-way will be applied for before beginning the work.
3. A completed Development Improvements Agreement and Guarantee form is attached.

CITY UTILITY ENGINEER

1. I spoke to a representative of the City's Customer Service Section regarding the sewer plant investment fees. The building owner is currently being charged for a capacity of 50 employees. The clinic will actually employ 11-12 persons when the addition is completed. Since the actual number of employees is far less than the capacity being charged for, a sewer plant investment fee will not be assessed. In addition, we discovered that the correct address for the building being added to is: 2000 N 12th St.

CITY FIRE DEPARTMENT

1. A complete set of drawings will be submitted for review for a building permit.

CITY POLICE DEPARTMENT

1. There is existing soffit lighting above the covered walk area of the existing 2-story building. This lighting should be adequate for persons using the walk.

CITY ATTORNEY

1. There were no review comments.

MESA COUNTY BUILDING DEPARTMENT

1. Complete sets of drawings will be submitted to the agency for review for building permit.

PUBLIC SERVICE DEPARTMENT

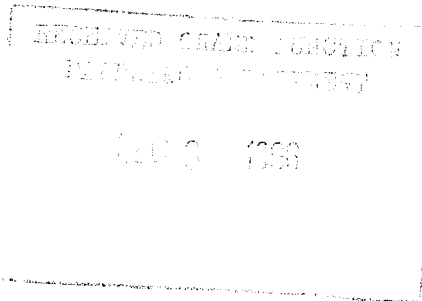
1. No objections were indicated.

I have attached the forms, agreements and drawings required by the review comments. If additional information is needed, please call Mike Oney, Fawhaus, Inc., at 243-2122.

/



2021 N. 12th Street, Grand Junction, CO 81501 (970) 242-0920



December 3, 1996

City of Grand Junction
Planning Department

RE: OWNERSHIP OF COMMUNITY PROFESSIONAL PLAZA

This letter is to inform you that Community Hospital owns 100 percent of the stock of Doctor's Clinic Building, Inc., which in turn owns the property located at 2004 N. 12th St. This property is known as Community Professional Plaza. Community Hospital is the owner of Community Professional Plaza.

Sincerely,

Joseph F. Boyle
Associate Administrator

sb



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

December 16, 1996

Joseph F. Boyle
Associate Administrator
Community Hospital
2021 N. 12th Street
Grand Junction, Colorado 81501

RE: Ownership of Community Professional Plaza
SPR-96-228 B.A.C.K. Addition

Dear Mr. Boyle,

This letter is in response to your correspondence of December 3, 1996 regarding the topic referenced above. Your letter provided sufficient information to justify the allowance of parking for employees of the B.A.C.K. building in the new lot being developed by the hospital on the northwest corner of 12th Street and Orchard Avenue. However, please be advised that, should any circumstances of the relationship between the Doctor's Clinic Building, Inc. and Community Hospital change, a re-evaluation of the parking situation may be required.

Please do not hesitate to contact me if you have questions about this project.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

DEVELOPMENT DATA

ADDRESS: 2004 NORTH 12TH ST.

ZONING: B-3

USE: EXISTING - COMMERCIAL AND MEDICAL OFFICES

ADDITION - COMMERCIAL AND MEDICAL OFFICES

LAND USE BREAKDOWN

TOTAL SITE AREA - .74 ACRES (32,093.7 SF)
 TOTAL BUILDING AREA - 15,508 SF
 ADDITION - 1,990 SF (12.8%)
 TOTAL PARKING AREA - 20,525 SF
 TOTAL LANDSCAPED AREA - 569 SF

PARKING:

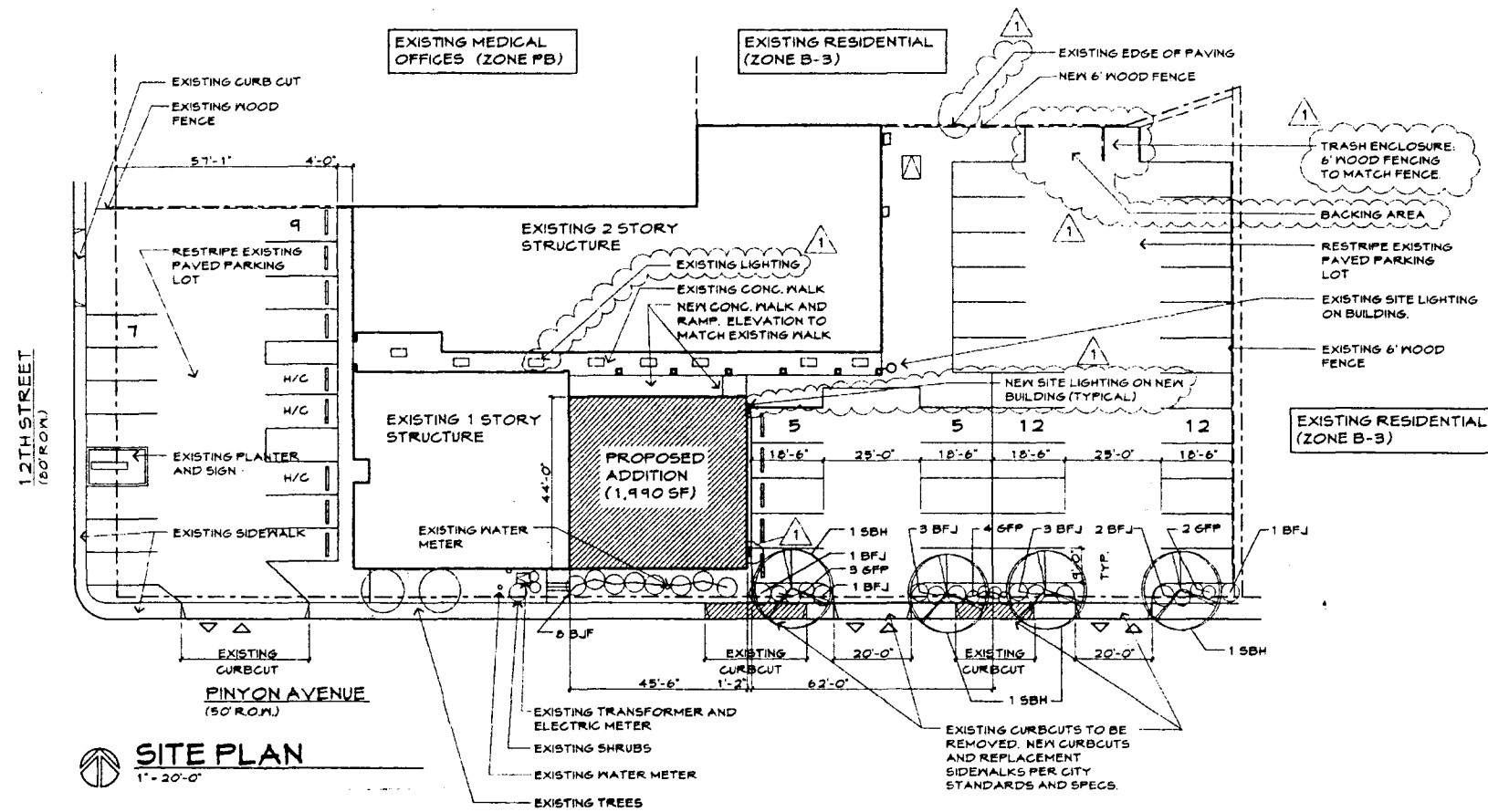
COMMERCIAL (11,100 SF) - 37 SPACES
 MEDICAL (4 THERAPISTS) - 16 SPACES
 PARKING REQUIRED - 53 SPACES
 PARKING PROVIDED - 50 SPACES
 (HOSPITAL PERSONNEL TO USE PARKING FACILITIES PROVIDED ACROSS 12TH ST.)

UTILITIES:

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

APPROVAL SIGNATURES

Michael J. Adkins 10/17/96
 CITY ENGINEER COMM. DEV. DATE



SITE PLAN
 1" = 20'-0"

PLANTING LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	PLANTING SIZE
SBH	GLEDITSIA TRIACANTHOS INERMIS 'SUNBURST'	SUNBURST HONEYLOCUST	1 1/2'
BFJ	JUNIPERUS SABINA 'BUFFALO'	BUFFALO JUNIPER	5 GAL
GFP	POTENTILLA FRUTICOSA 'GOLDFINGER'	GOLDFINGER POTENTILLA	5 GAL

NOTE: PROVIDE A PRESSURIZED UNDERGROUND IRRIGATION SYSTEM AT NEW LANDSCAPING AREAS.

FANHAUS INC.
FRANK A. WAGNER
ARCHITECT AIA
 115 No. 8th Street #440
 Grand Junction, Colorado
 81501 (410) 248-2122



CONSULTANTS

SITE PLAN
LANDSCAPING PLAN

COMMUNITY
PROFESSIONAL
PLAZA

RECEIVED GRAND JUNCTION
 PLANNING DEPARTMENT
 DEC 3 1996
 FINAL 12/17/96
 KKA

PROJECT NO:
 DATE: 10/17/96
 DRAWN: MEO
 REVISIONS:
 11/21/96

SHEET NO.