

Table of Contents

File 1980-0042
Date 6/22/01

Project Name: Medical Clinic

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	*Mailing list
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X		Elevation Plan
X	X	Review Sheet Summary			
X		Conditional Use Application			
X	X	Zoning Violation Report			
X	X	Certified letter from Lance Williams to Frank Wagner re: landscaping-6/4/82			
X	X	Letter from Frank Wagner to Lance Williams re: landscaping-6/9/82			
X	X	Planning Commission Minutes - ** - 6/24/80			
X		Letter to give notice of public hearing from Sue Drissel – 7/7/80			
X		Letter from Robert Bright to Gordon Munro re: approval of application-6/24/80			
X		Legal description			
X		Site Plan (to be scanned)			
X		Location Plan			

Acres _____
Units _____
Density _____

ACTION SHEET

File # 42-80
Zone R-3
Tax Area Code _____

Activity Conditional Use - Medical Clinic
(MONRO, KEMPERS, & SHANKS)

Date Neighbors Notified 6-17-80

Date Submitted 6/2/80

Date CIC/MCC Legal Ad _____

Date Mailed Out 6-6-80

P.C. ad - 6-17-80
PC Hearing Date 6-24-80
posted 6-13-80

Review Agencies _____

Review Period - Return By 10 day 6-16-80

- Send
- _____ COUNTY ROAD DEPARTMENT
 - _____ COUNTY HEALTH DEPARTMENT
 - _____ COUNTY SURVEYOR
 - _____ COMTRONICS
 - _____ GRAND VALLEY RURAL POWER
 - MOUNTAIN BELL
 - PUBLIC SERVICE
 - _____ SOIL CONSERVATION SERVICE
 - _____ SCHOOL DISTRICT 51
 - _____ STATE HIGHWAY
 - _____ STATE GEOLOGICAL
 - _____ STATE HEALTH - RADIOLOGICAL
 - _____ TRANSAMERICA TITLE

- Send
- FIRE city
 - IRRIGATION GRAND VALLEY
 - DRAINAGE GRAND Jct.
 - _____ WATER (UTE, CLIFTON)
 - _____ SEWER
 - CITY ENGINEER TRANSP ENGINEER
UTILITIES
 - _____ MACK, LOMA, MESA, COLBRAN
 - _____ FRUITA, PALISADE
 - PARKS & Rec.
 - Jim Patterson
 - P.D. - Ed Vandertook
 - Energy Office
 - TEC. REVIEW

Board	Date	Comments
<u>GYPC</u>	<u>6/24/80</u>	<u>Rec. approval subject to staff</u> <u>comments except allowing rear</u> <u>access to remain as submitted</u>
<u>CIC</u>	<u>7/16/80</u>	<u>approved subject to P.C. recommendations</u>

Common Location 1001 Wellington Ave

Staff Comments
Legal OK

Original Documents

- _____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
- _____ Imp. Guarantee Receipt # _____ Check # _____
- _____ Covenants _____ Open Space Dedication
- _____ Power of Attorney
- _____ Dev. Schedule

#42-80

Colorado West Senior
Fed. Nat'l Mortgage
2001 Bryan Towers 1200
Dallas, Texas 75201
#42-80

Joanne Duran
946 Bookcliff Avenue
Grand Junction, Colorado 81501

#42-80

G. Kempens
819 26 1/2 Rd.
City - 81501
#42-80

J. Hartman
946 Bookcliff Ave.
City - 81501
#42-80

Leo Warren
1002 Bookcliff Ave.
City - 81501
#42-80

A. Shenkel, et al
735 Bookcliff
City - 81501
#42-80

#42-80

REVIEW SHEET SUMMARY

FILE# 42-80

ITEM CONDITIONAL USE-MEDICAL CLINIC

DATE SENT TO REVIEW DEPT. 6-06-80

DATE DUE 6-16-80

PETITIONER Munro, Kempers, Shanks

LOCATION 1001 Wellington Ave.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-11-80	FLOOD PERSON	Available information does not indicate a 100 year event flood hazard at this site. This project is not subject to City of Grand Junction Floodplain regulation
6-11-80	MAPPING	None
6-11-80	CITY FIRE	This office has no objection to this development as long as there is adequate fire protection such as hydrants and accessibility to constructed structures on property. Hydrant spacing should be 300' spacing and on a 8" pipe where a grid system is used. I recommend that the hydrant be placed on the N/W corner of lot just south of the entrance.
6-12-80	CITY UTILITIES	None
6-13-80	PUBLIC SERVICE	Rec. 6-10-80 Electric: No objections Gas: No objections
6-16-80	CITY TRANSP.ENG.	No comments
6-16-80	CITY ENG.	The street improvements are planned to be installed as part of Street Improvement District 1980-Phase B, this fall. Sanitary sewer and water is to be installed in Wellington prior to street improvements. This plan shows the paved areas on south and east sides of the building sloping to outfall the storm runoff onto the adjacent properties. This runoff should be carried in some controlled manner to a public drain such as the street gutters instead of dumping it onto their neighbors.
6-18-80	PARKS & REC.	A very unusual combination of plants : Aspen, a Yucca and Potentilla, two mountain plants and a desert plant. Aspen trees are very susceptible to various pests and diseases at this altitude. Other multi stemmed trees that would be acceptable are Washington Thorn, Goldenrain Tree or Purpleleaf Plum. Yucca could be replaced with spreading juniper.

STAFF RECOMMENDATION

Should consider redesign of parking and access to rear of structure entailing elimination of 13' access and parking area to south. This would enable the structure to be relocated Southward a sufficient amount to permit a wide landscaping area adjacent to Wellington, thereby ensuring compatibility with the use directly North of Wellington (SSM Medical Building site). Recommend 2 additional parking stalls for Handicapped. Recommend wood screening fence on south. Recommend changes in proposed drainage as per comments of City Engineer. Approval is recommended as per comments.

*BIKERACKS
TRASH*

6-24-80 GJPC - RIDER/SCHOENBECK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE CONDITIONAL USE FOR A MEDICAL CLINIC, SUBJECT TO STAFF COMMENTS, THE ADDITION OF BIKE RACKS ON THE PREMISES, AND ALLOWING THE REAR ACCESS TO REMAIN AS DRAWN.

NO. 42-80

ZONING VIOLATION REPORT

DATE 4/7/82

OCCUPANT Munro, Kempers & Shanks ADDRESS 1001 Wellington
 OWNER Medical Clinic ADDRESS _____
 PHONE 243-0900 DIRECTIONS _____
 REFERRED BY site check DATE _____
 VIOLATION chg. in driveway location + chgs. in landscaping CODE _____
 COMPLAINANT _____ ADDRESS _____

4/15Dr. Kempers

We briefly discussed changes from orig. plan. He's going to research the correspondence, plans, etc., relating to the project to determine if any of these changes were allowed, and then get back w/ me.

4/19Mrs. Munro, Dr. Kempers, & Dr. Shanks

met w/ them at the clinic, + we went over the changes that were made from the revised site plan; I'm to contact the architect, Mr. Frank Wagner - 245-3861; the Garden Center evidently did the landscaping

4/20Jim Bragdon is going to check curb cut.

The city evidently signed off on a change of location request, so there's nothing we can do about this.

6/16

Bike rack in; no other chgs. - Case closed



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

CERTIFIED RETURN RECEIPT
P201460932

June 4, 1982

Mr. Frank Wagner, Architect
861 Rood Avenue
Grand Junction, CO 81501

RE: Medical Clinic, 1001 Wellington (File 42-80)

Dear Mr. Wagner:

During a routine site check of the above facility in April, it was discovered that there had been several deviations from the approved site plan. The landscaping and location of the driveway were changed. Also, there evidently is no bike rack on the premises, contrary to both the site plan and the Grand Junction Planning Commission minutes (see enclosed copy).

Regarding the location of the curb cut, I found that the city had apparently approved it for where it is now and installed it, too. So there is no problem as far as the clinic is concerned with the location although it is unfortunate that it is so close to the intersection.

We will need a letter from you explaining why the landscaping plan was changed so dramatically. As the present landscaping is well done, we are not going to have you change it. You should realize that the city does not look favorably upon builders or developers modifying site plans without prior approval.

A bicycle rack will also need to be installed. We would like the rack to be in and a letter received from you within 30 days.

If you have any questions, please call me at 244-1628.

Sincerely,

Lance R. Williams
Development Enforcement Officer

xc: Dr. Glen Kempers
Dr. George Shanks
Mrs. Gordon Munro

ARMSTRONG & ASSOCIATES, INC.

861 Rood Avenue - Grand Junction, Colorado 81501 - (303) 245-3861

June 9, 1982

City-County Planning Department
559 White Avenue, Room 60
Grand Junction, CO 81501

Attn: Lance R. Williams, Development Enforcement Officer

Re: Medical Clinic 1001 Wellington (File 42-80)


Dear Mr. Williams:

I am in receipt of your June 4th letter referencing the above project and the primary question is regarding the landscaping deviation from the original submitted plan. I did not have primary responsibility for the contract administration during construction although I had some cursory control over the project. The landscaping portion of the project was handled entirely by the owners and I do recall that there was a great deal of controversy with the resolution being from Dr. Monroe instructing a landscape nursery to provide the final design and installation. I agree the landscaping does look good, but I had no knowledge as to how it was coordinated with the city standards and the original plan.

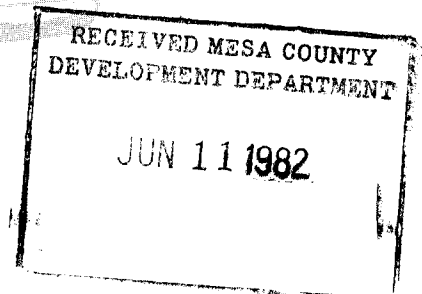
Dr. Shanks had talked with me a couple of times relating to the problem he was having with resolution of the landscaping and that is my only direct knowledge of any deviation. I assumed that any approvals would be handled by the landscaper since they are experiencing these sorts of modification approvals every day. The bicycle rack should have been installed in the general contract, but on a time and material basis it was apparently overlooked at the end of the job. By virtue of this letter and your June 4th letter, I would assume the owners will take the necessary steps to provide the bicycle rack. If you have any further questions, please call.

Respectfully,

ARMSTRONG & ASSOCIATES, INC.



Frank A. Wagner
Principal Architect
NCARB Certified, A.I.A., C.S.I.



cc: Dr. Glen Kempers
Dr. George Shanks
Mrs. Gordon Monroe

ENGINEERS-ARCHITECTS