

Table of Contents

File 1980-0068
Date 9/11/81

Project Name: Medical Arts Facility -710 Bunting - Final Plan - Revised

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 IIn some instances, not all entries designated to be scanned by the department 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 provided.</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>
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 to adjacent property owners
		Public notice cards
		Record of certified mail
		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
X	X	*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	X	Report – "Relationship of Proposed Use of Grand Junction Policy for the 7 th Street Corridor
X	X	Review Sheet Summary	X		Impact Study
X		Review Sheets	X	X	Development Schedule
X	X	Sign Permit – recorded on ISYS for 1300 N. 7 th Street (map and sign diagram included)	X		Preliminary Development Plan – 9/30/80
X	X	Planning Commission Minutes - ** - 10/28/80, 12/30/80	X	-	Deed
X	X	Letter from Ed Chamberlin to Bob Bright re: response to comments-12/30/80	X		Agreement for Sale and Purchase of Real Property – 6/11/80
		Adopted policy statements for 7 th Street Corridor	X	X	Signed petition of adjacent property owners in favor of proposal
X		Site Plan	X		Elevation Map
X		Letter from Sue Drissel to inform of public hearing on 1/21/81 – sent 1/8/81			
		Final Development Plan Application			
		Letter from Sue Drissel to inform of public hearing on 11/19/80- sent 11/3/80			
X		Letter from Bob Bright to Laird Milburn re:			
X		Rezone Application			

Acres .35
Units _____
Density _____

CITY ACTION SHEET

File # 68-80
Zone PB

Activity Final Dev. Plan
Phase Final
Date Submitted 12/2/80
Date Mailed Out 12/3/80
Date Posted 12/19/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission _____

Date Neighbors Notified--
City Council 1-9-81
Date CIC Legal Ad 1-14-81
Hearing Date--
Planning Commission 12/3/80
Hearing Date--
City Council 1-21-81
10 Review Period--Return By 12/17/80

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION _____
- DRAINAGE _____
- SEWER _____
- WATER (UTE, CLIFTON)
- FLOODPLAIN
- CITY ENGINEER

- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES
- Camp

Common Location 710 Bunting

Board	Date	Comments
PC		
PC	<u>10/28/80</u>	<u>Rezone - Conditions of Approval</u>
<u>PC</u>	<u>12/30/80</u>	<u>Approved sub to review comments</u>
		<u>land scaping to be similar to church</u>
		<u>to North ^{Consent OK}</u>
<u>CIC</u>	<u>1/21/81</u>	<u>Approved on consent adj. sub to PC,</u>
		<u>Staff & review comments</u>

Staff Comments

Legal OK

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

REVIEW SHEET SUMMARY

FILE# 68-80

ITEM MEDICAL OFFICES

DATE SENT TO REVIEW DEPT. 12/03/80

FINAL PLAN-REVISED

DATE DUE 12/17/80

PETITIONER Dr. Fred Wessels

(Ed Chamberlain)

LOCATION 710 Bunting

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/08/80	CITY UTIL	None
12/09/80	MT. BELL	Our access to this project will be to the northeast corner of the site unless acquisition of ROW across church property is not possible.
12/10/80	TRANSP. ENG.	The driveway should have radii on the corners to facilitate turns.
12/16/80	PUB. SERV.	Gas: No objection Electric: No objections
12/16/80	CITY FIRE	Existing water lines are 6", we require 8" looped lines for this type of development. Therefore, we recommend that the lines in 7th Street & Bunting Ave. be upgraded. One additional hydrant will be required at the driveway off of Bunting Ave.
12/17/80	CITY ENG.	Access location looks good. New sidewalks will require resetting fire hydrant and water meter. Utilities Superintendent should be contacted to arrange for that. Sidewalks should be constructed to City specifications and a permit from and inspection by City Engineering will be required.
12/22/80	COMP. PLAN.	No problem with revised submittal. Parking should be adequately screened from residence to east, as well as properly landscaped.
12/22/80	STAFF COMMENTS	1. Due to reversing the structure and the parking lot the set back from 7th is 1.2 feet from the property line. 2. Need detail on sign.

SUMMARY:

1. Radii on driveway corners as per transportation engineers comments.
 2. Fire requirements be worked out with the fire department.
 3. Public improvements installed as per City Engineer's comments.
- As this is a final, recommend that comments be addressed prior to Council action.

12/30/80 RIDER/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL OF #68-80 MEDICAL OFFICES, FINAL PLAN, FOR 710 BUNTING, TO THE CITY COUNCIL, SUBJECT TO STAFF AND REVIEW COMMENTS.

Acres .35
Units _____
Density _____

CITY ACTION SHEET

File # 68-80
Zone R-2

Activity Rezone R-2 to PB
Phase Preliminary
Date Submitted 9/30/80
Date Mailed Out 10/3/80
Date Posted 10/17/80
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission _____

40.D.P.

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 10/28/80
Hearing Date--
City Council 11/19/80
10 Review Period-Return By 10/14/80

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION _____
- DRAINAGE _____
- SEWER _____
- WATER (UTE, CLIFTON)
- FLOODPLAIN
- CITY ENGINEER

- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES
- Comp. Planning

Common Location 710 Bunting

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GTC</u>	<u>10/28/80</u>	<u>Approved - Subject to Rev's Staff</u>
<u>CIC</u>	<u>11/19/80</u>	<u>Comments</u>
		<u>Approved - Subject to P.C.</u>
		<u>Recommendations.</u>

Staff Comments

adj. OK

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

REVIEW SHEET SUMMARY

FILE# 68-80

ITEM REZONE R-2 to PB & ODP PRELIM.

DATE SENT TO REVIEW DEPT. 10-03-80

DATE DUE 10-14-80

PETITIONER Frederick Wessels 2121 Norht Ave

LOCATION 710 Bunting

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-14-80	PARKS & REC.	No comment
10-14-80	MT. BELL	No objections or requests.
10-14-80	CITY FIRE	No objections to this rezone as long as there is adequate fire protection.
10-14-80	CITY ENG.	No comments. Looks like all public improvements exist and site layout looks good.
10-14-80	CITY POLICE	Poses no problem.
10-15-80	PUB. SERV.	PSCo. ELECTROC: No objections to rezone. PSCo. GAS: No objections.
10-16-80	COMP. TEAM	Item 2 of the 7th Street Policy Statements, adopted by the Grand Junction Planning Commission recommends "Support medical uses and professional offices are appropriate from Patterson Road to Walnut", while "On the east side of 7th Street from Orchard to Bunting, residential uses, as well as cultural and educational facilities, are appropriate at the present time. Because of the influx of submittals for requests to office in the city, some input and guidance is necessary in reviewing these requests for re-zone. Adoption of the Policy Statements by CIC is expected in the near future for this prime corridor. According to the GJPC Policy, therefore, the proposed use is inappropriate for this section of 7th Street. However, the existing church to the north of the property, acts as a boundary and a buffer from residential uses; and directly south of the site (across the street) is a chiropractor's office. An office use, with proper buffering from residential on the eastern side of the site, could be compatible with existing uses.
10-20-80	STAFF PLANNER	1. Recommend that if project is not initiated within one year, the rezone be scheduled for a rehearing before the Planning Commission. 2. Need dimensions of parking stalls, driveway, and setbacks for evaluation. 3. Recommend screening to the east of proposed structure (from existing residence). 4. Landscaping detail needed for evaluation. Landscaping should be growing vegetation (grass, etc.)

SUMMARY of COMMENTS

1. Public improvements should be installed to match those of adjacent properties (sidewalks).
2. While inconsistent with 7th Street Policy, site conditions are such that a medical office "could be compatible with existing uses" (comprehensive team).
3. If project is not begun within one year from date of approval, a rehearing should be initiated.
4. Detail needed on all dimensions and on landscaping.

5. Adequate screening needed on eastern side of property.

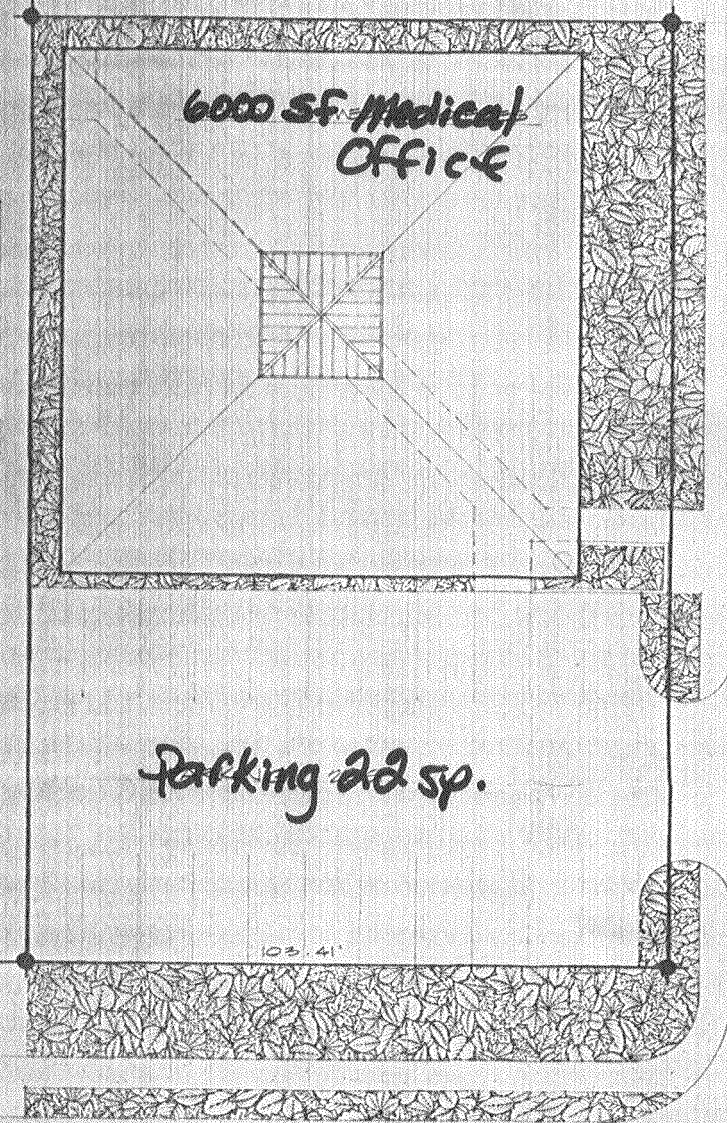
RECOMMENDATION:

Planning staff feels that due to the uses to the north (a church) and south (medical office), the proposed use would be compatible. Recommend approval subject to comments.

10/28/80 RIDER/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #68-80 REZONE R2 TO PB, MEDICAL ARTS FACILITY.

RIDER/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #68-80 MEDICAL ARTS FACILITY, PRELIMINARY PLAN, SUBJECT TO STAFF COMMENTS, SUBJECT TO SWITCHING OF THE BUILDING AND PARKING ON THE LOT, RETAINING THE RESIDENTIAL SETBACKS THAT EXIST IN THE NEIGHBORHOOD, USING GRASS TO CONFORM WITH THE TYPE OF LANDSCAPING AT THE CHURCH, AND PARTICULARLY NOTING THE STIPULATIONS THAT IF NOTHING IS DONE WITHIN ONE YEAR THAT THIS REZONE BE BROUGHT BACK FOR REHEARING BEFORE THE COMMISSION; THAT THERE BE ADEQUATE BUFFERING BETWEEN THE PARKING LOT AND THE RESIDENCE TO THE EAST AS LONG AS IT IS IN RESIDENTIAL USE.

Church



BUNTING AVENUE

SEVENTH STREET



SITE PLAN

#68-80

American Lutheran Church
1350 North Seventh Street
Grand Junction, Co 81501

68-80

Etta P. Sickenberger
710 Ouray Avenue
Grand Junction, Co 81501

68-80

Hilda Reynolds
730 Bunting
Grand Junction, Co 81501

68-80

Earl R. Warren
1305 North Seventh Street
Grand Junction, Co 81501

68-80

Marcia Bryant
725 Kennedy Avenue
Grand Junction, Co 81501

68-80

F. S. and E. M. Clodfelter
P. O. Box 896
Grand Junction, Co 81501

68-80

Maria Meador
725 Kennedy Avenue
Grand Junction, Co 81501

68-80

Homer C. and F. A. Crouch
1226 North Seventh Street
Grand Junction, Co 81501

68-80

Richard F. Dewey
2236 Tiffany Court
Grand Junction, Co 81501

68-80

John P. Canning
739 Bunting
Grand Junction, Co 81501

68-80

Curt H. and Freda A. Crouch
1236 North Seventh Street
Grand Junction, Co 81501

68-80

W. L. and K. E. Whisler
1307 North Seventh Street
Grand Junction, Co 81501

68-80

Audrey Swan
727 Bunting
Grand Junction, Co 81501

68-80

Georgia E. Warren
1305 North Seventh Street
Grand Junction, Co 81501

68-80

*E. Chamberlin/Arch.
543 Main Suite 5
City 81501*

68-80

*Laind Milburn
900 Valley Fed. Plaza
City 81501*

68-80

RELATIONSHIP OF PROPOSED USE
TO GRAND JUNCTION POLICY FOR THE
SEVENTH STREET CORRIDOR

It is the applicant's understanding that the Planning Commission of the City of Grand Junction has adopted a Policy for the Seventh Street Corridor, as follows:

Patterson Road to North Avenue.

A. Support medical uses and professional offices are appropriate from Patterson Road to Walnut Avenue.

B. From Orchard Avenue to Glenwood Avenue, cultural and educational facilities are appropriate, particularly those related to School District 51, Mesa College, or the Colorado Center for the Arts.

C. Multiple use, mixing residential, office, and service business uses are appropriate on the west side of Seventh Street between Orchard Avenue and Glenwood Avenue, if done properly in a planned context.

D. On the east side of Seventh Street from Orchard Avenue to Bunting Avenue, the existing residential uses, as well as cultural and Mesa College facilities, are appropriate at the present time.

E. Commercial and/or office development on the east side of Seventh Street from Bunting Avenue to North Avenue is appropriate, although this type of development should not be expanded into adjoining residential neighborhood.

Comments:

1. The Seventh Street policy generally supports the proposed use by applicant, in that this is a planned medical office facility between Orchard Avenue and Glenwood Avenue

(see subpart 2D of Seventh Street policy entitled Patterson Road to North Avenue) but for its location on the east side of Seventh Street.

2. The Seventh Street policy contemplates multiple family residential development, cultural building development, and Mesa College facilities (see subpart 2D) in the same location as the proposed use, i.e. the east side of Seventh Street from Orchard to Bunting.

3. The Seventh Street policy contemplates commercial and office development (see subpart 2E) on the east side of Seventh Street immediately to the south of the proposed use.

4. The proposed use is on a single lot sandwiched between the American Lutheran Church and property presently zoned Business. Therefore, to allow a re-zone of the lot in question would not represent, to any significant degree, encroachment into a predominantly residential area. Rather, the proposed use would be more compatible with the predominant use in the immediately surrounding area.

2. Impact on Area:

The entire surrounding area is developed. Because of the location of the property in question, impact on traffic, utilities, fire, and police protection will be negligible.

3. Access:

IMPACT STUDY

1. Need:

The contemplated Planned Business Use is for a Medical Arts Office Building. A survey conducted by Applicant's attorney indicates there is at present no available office space for such use. Yet a very high growth rate for physicians, and related occupations, is expected in Mesa County.

Rocky Mountain H.M.O. expects an increase of between 25 and 30 new physicians (both M.D.'s and D.O.'s) per year in Mesa County, and that this will continue for the indefinite future. The Planning Office at St. Mary's Hospital believes this projection to be reasonable in light of the anticipated growth in this community.

The Mesa County Planning Department projects a growth in population from the present population of approximately 70,000 residents to 118,700 by 1985.

Both the growth rate for the general population, and for physicians in particular, as outlined above, are confirmed by such diverse locally based agencies as the Grand Junction Chamber of Commerce and the Western Colorado Health Systems Agency, a federally funded health planning office concerned with such questions as growth and need in the health related fields.

Based upon such projections, and assumed each new physician would require only 1,000 square feet of office space, a need will exist, beginning in 1981, for an additional 25,000 to 30,000 square feet of medical office space for

DEVELOPMENT SCHEDULE

1. Construction should begin within four months of approval of the re-zone and authorization of construction by the City of Grand Junction.

2. The project will probably be built in two stages - the exterior stage and the interior stage, i.e. division into separate office space. Both stages should be completed within five months after construction commences.

3. Completion of both stages is anticipated by July 30, 1981.

I have reviewed the schematic plan for a proposed medical clinic on the corner of Seventh Street and Bunting Avenue and have no objections to the concept providing that the building is of a residential scale and that adequate landscaping is installed and maintained. Enforcement of these provisions shall be by an agreement between the developers and the city via a Planned Development Zoning.

<u>Date</u>	<u>Name</u>	<u>Address</u>	<u>Remarks</u>
8-25-80	Fred Arnsperger	1223 N 7 th	
8-25-80	Rosanna Ramos	1221 N. 7 th	
8-25-80	Lo A Reynolds	738 Bunting	
8-26-80	Mrs. Hilda Reynolds	738 Bunting	
9-25-80	Allan Wolfe	1317 N. 7 th	
9-25-80	P. J. Shanny	1325 N. 7 th	
10-3-80	Viola Alstatt	1305 N. 7 th St.	

December 30, 1980

Mr. Bob Bright
Senior City Planner
City-County Development Department
559 White Avenue, Room 60
Grand Junction, CO 81501

Re: File #68-80

Dear Bob:

In response to your request, this letter confirms that the comments on your review sheet summary (12/17/80) have been resolved or agreed to by the owners of the property. Specifically:

1. Mt. Bell will provide service either to SE or NE corner of property. Currently service is to a pole in the NE corner.
2. We will radius the driveway corners.
3. We will reach an agreement with the City Fire Department prior to application for a building permit.
4. We will comply with the City Engineer's comments regarding public improvements.
5. The sign shall conform to the city sign code for businesses.

Sincerely,


Ed Chamberlin

EC/sb

543 Main Street Suite 5
Grand Junction Colorado 81501
(303) 242-6804