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File 1983-0053

Project Name Medical Clinic – 2530 N. 8th Street

P r e s e n t d	S	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in 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	X	Table of Contents	
X	X	Review Sheet Summary	
X		Application form	
X		Review Sheets	
		Receipts for fees paid for anything	
		*Submittal checklist	
		*General project report	
		Reduced copy of final plans or drawings	
X		Reduction of assessor's map	
		Evidence of title, deeds	
X	X	*Mailing list to adjacent property owners	
		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	
		*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 Memo from Don Newton to Planning re: drainage easement -7/28/89
X		Final Draft	X X Letter from Robert Lee to James Wilson re: CO – 6/26/89
X	X	Planning Clearance -** - 12/22/83	
X	X	Letter from Bob Goldin to Sam Haupt, PH Mangement re: use approved with conditions – 11/7/83	
X		Development Application – 10/10/83	
X	X	Project Narrative	
X		Warranty Deed	
X		Certificate of Occupancy	
X	X	Letter from Kathy Portner to James Wilson re: in violation of Section 307-7/31/89	
X	X	Planning Commission Minutes– ** - 8/30/83	
X		Landscape Plan	
X	X	Revised Site Plan (to be scanned)	
X	X	Letter from Kathy Portner to Dean Pfannenstiel re: verification of legal easement – 9/11/89	

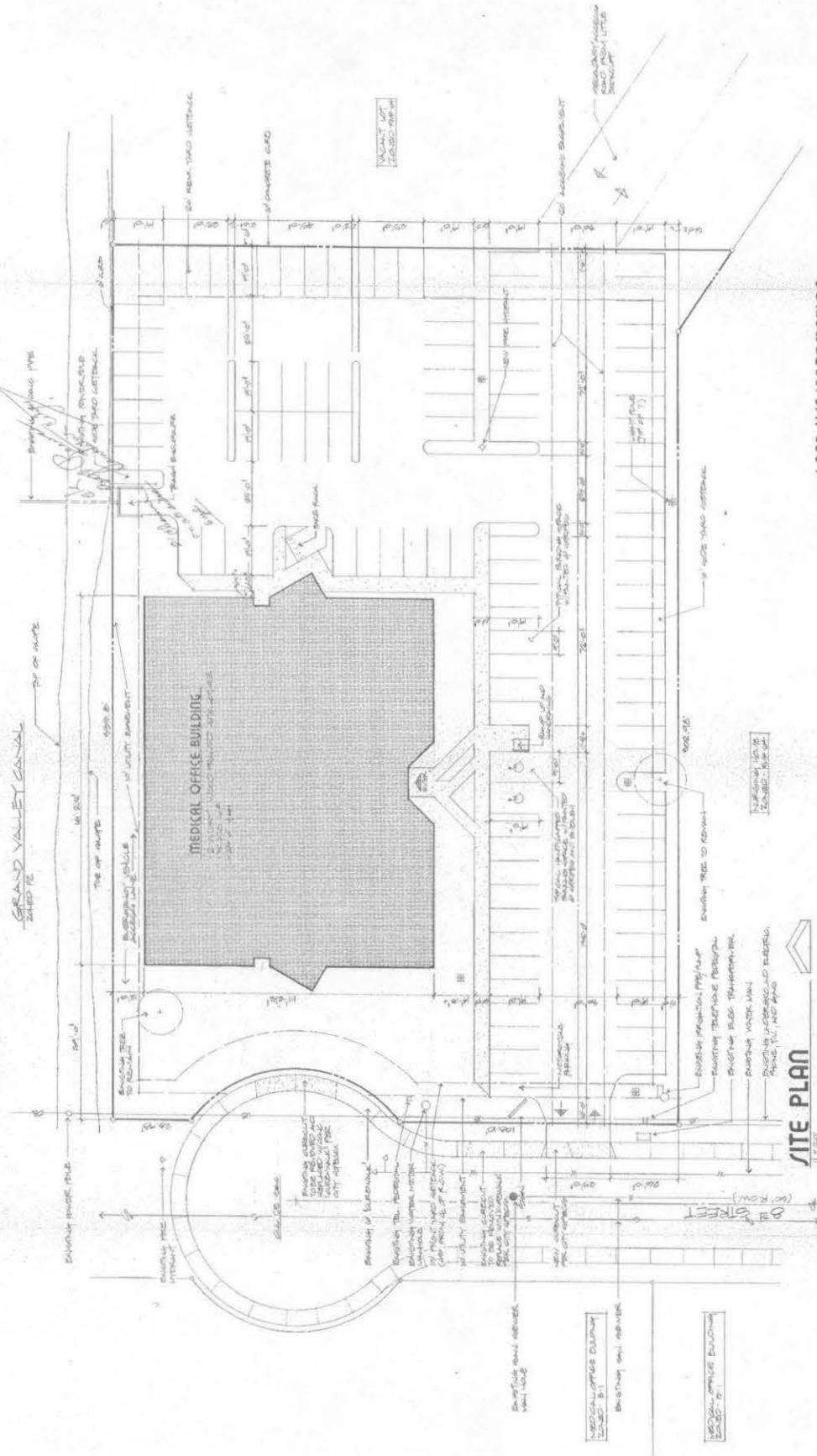
PROJECT NARRATIVE

The proposed Wellington Medical Building No. 4 is a medical office condominium building with individual medical suites, and shared waiting areas and service core. Separate parking facilities will be provided for staff and patient use, as well as spaces for use by handicapped persons, and bicycles.

The building will be a two-story wood framed structure with a brick and wood veneer exterior. The building will be supported by an engineered concrete system.

Construction should start on approximately November 1, 1983, and should be ready for occupancy by September 1, 1984. Early in this period, the rough grading and earthwork will be done with paving and landscaping not being started until the Spring of 1984, when weather conditions are more favorable.

Lewis P. Sonda, Jr. dba Threadneedle Company 2525 North 8th Street Grand Junction, Colorado 81501	Thomas G. Towner dba Towner Investments 2525 North 8th Street Grand Junction, Colorado 81501	Alison L. Dean 2525 North 8th Street Grand Junction, Colorado 81501
Gilbert I. Madison, Jr. dba Madison Investments 2525 North 8th Street Grand Junction, Colorado 81501	Floy E. Young dba Young Investments 2525 North 8th Street Grand Junction, Colorado 81501	Enno Heuscher, M.D. 2525 North 8th Street Grand Junction, Colorado 81501
L. Edward Ellinwood 694 Sperber Court Grand Junction, Colorado 81501	Cor-Don, Inc. c/o Mesa Lab. 2525 North 8th Street Grand Junction, Colorado 81501	B & H Investments 2525 North 8th Street Grand Junction, Colorado 81501
Merkel Investments 2525 North 8th Street Grand Junction, Colorado 81501	HIJM Investments 2525 North 8th Street Grand Junction, Colorado 81501	Frederick A. Schumann 2323 North 7th Street Grand Junction, Colorado 81501
Duncan-Campbell Investments 790 Wellington Avenue Grand Junction, Colorado 81501	B & G Investments 790 Wellington Avenue Grand Junction, Colorado 81501	W & R Investments 790 Wellington Avenue Grand Junction, Colorado 81501
SWP Investments 790 Wellington Avenue Grand Junction, Colorado 81501	PWS Investments 790 Wellington Avenue Grand Junction, Colorado 81501	HIJM Investments 790 Wellington Avenue Grand Junction, Colorado 81501
Alpha Investments 790 Wellington Avenue Grand Junction, Colorado 81501	Larry D. Tice 790 Wellington Avenue Grand Junction, Colorado 81501	Wellington Avenue Medical Bldg. P.O. Box 2026 Grand Junction, Colorado 81502
Bethesda Care Centers 1955 N. Union Blvd. Colorado Springs, Colorado 80909		



LAND USE INFORMATION

LOT SIZE 75,199 sds (1.362 ac)
 BLOCK AREA 19,759 sds (0.359 ac)
 PARCELS & PLOTS 41,500 sds (0.76)
 INTERESTING 19,759 sds (0.359 ac)

PURPOSES
 OFFICE 100,000 sq ft
 SPECIAL PURPOSE 0 sq ft
 RESIDENTIAL 0 sq ft
 INDUSTRIAL 0 sq ft
 TOTAL 100,000 sq ft

Received 11-22-81 by *John R. [unclear]*
 from *Frank A. Wagner* for *Wellington Medical Building #4*
Frank Wagner - 1981

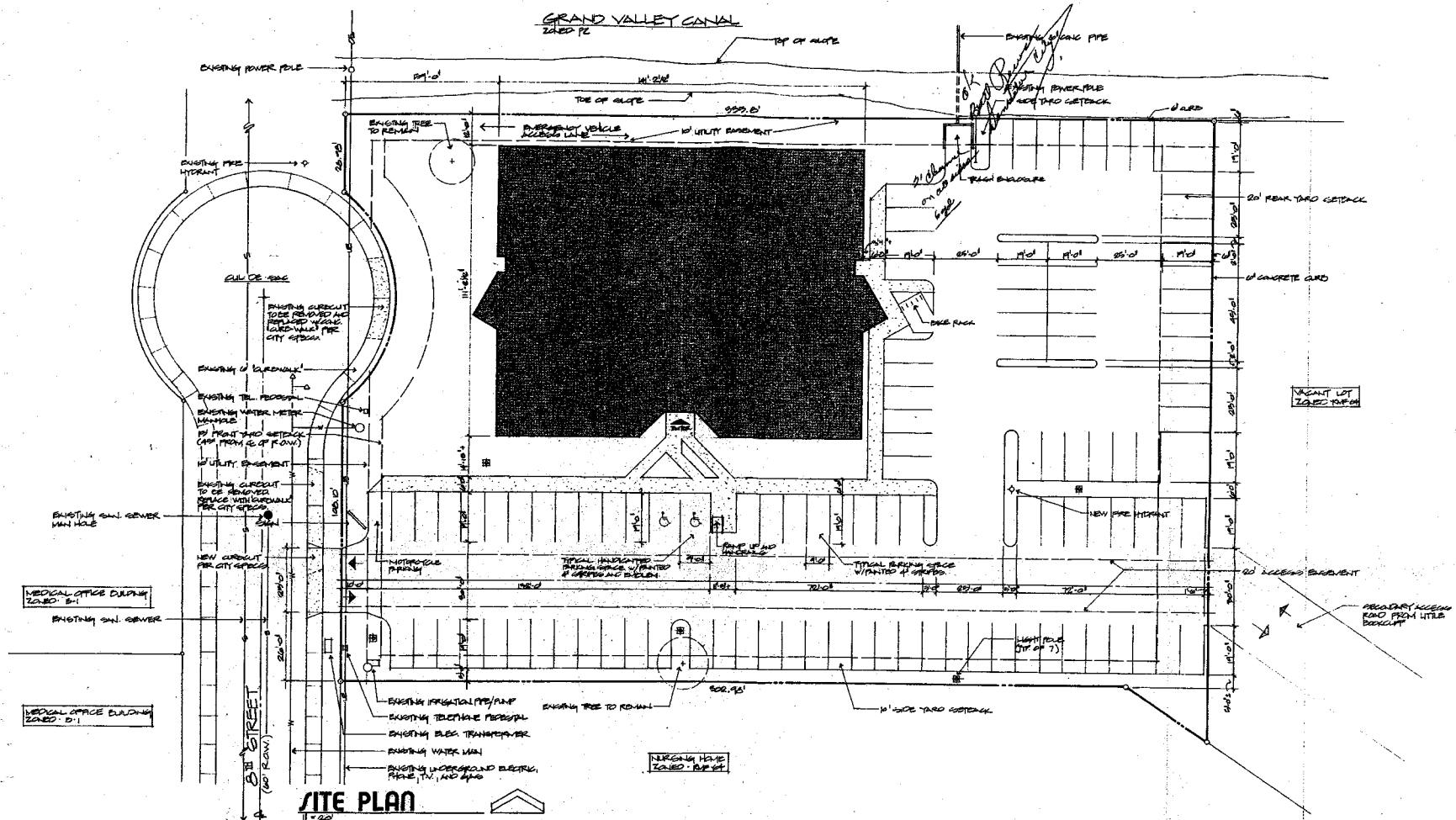
UTILITIES/LEGEND

- SOUTHERN WATER
- WATER
- SEWER
- GAS
- ELECTRIC
- SOUTHERN WATER VALVE

SITE PLAN

11' x 20'

FRANK A WAGNER
 ARCHITECT
 1000 W. 10th Street
 DENVER, CO 80202
 TEL: 333-8800



SITE PLAN

- UTILITIES/ LEGEND**
- S — SANITARY SEWER
 - W — WATER
 - U — UNDERGROUND ELECTRIC (PHONE, TV, AND CABLE IN CONCRETE TRENCH)
 - CE — OVERHEAD ELECTRIC
 - — SANITARY SEWER MANHOLE

LAND USE INFORMATION

LOT SIZE	72,195 SQ. FT. (1.62 AC.)
BLDG. GRAND FLOOR	19,735 SQ. FT. (45%)
PARKING + DRIVE	41,150 SQ. FT. (57%)
LANDSCAPING	19,230 SQ. FT. (21%)

PERMITS

SPACES REQUIRED - US	100
GENERAL	100
HYDRATED	2
TOTAL	100

Received 11-22-83, by Mr. [Name] and [Name] for [Name] - 7 in Hydrant
 broken approval - (218)

DESIGNED BY
 DLO 2.1.1983
 CIVIL ENGINEER
 REGISTERED PROFESSIONAL ENGINEER

K A WAGNER, ARCHITECT
 LIGHTEN MEDICAL BUILDING #4

REVIEW SHEET SUMMARY

FILE NO. #53-83 TITLE HEADING SPECIAL USE PERMIT - CLINIC DUE DATE, 10/19/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES ACTIVITY: Special Use Permit for Medical Clinic; LOCATION: N. 8th Str. & Patterson Road; PETITIONER: PH Management

PETITIONER ADDRESS P. O. Box 2026, G.J.

ENGINEER

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/14/83	City Engineer	Please evaluate on-site drainage if approval is obtained and review final plans with engineering prior to construction. On-site utilities service are detailed, please review prior to any excavation in City right-of-way.
10/17/83	Transportation Engineer	What is the "20' access easement" for? Will this parking lot be connected to one to the east and have another exit point? I hope so.
10/27/83	Development Department	<ol style="list-style-type: none">1. Resolve all other review agency comments.2. Meet all UBC, UFC codes.3. Submit detailed landscape plan prior to or at same time as building permit.4. This will be a clinic with shared services?5. All signage must meet sign code (watch for site distance concerns for both sign and landscaping).6. Trash pick-up location should be okayed by City Sanitation Engineer (if City trash) directly.7. Any change or modification to this Special Use proposal will require a re-review and new approval by this Dept. <p>NOTE: A letter of confirmation will be sent to the petitioner and owner. This will be your approval. You will need to respond in writing to this Department with response comments.</p>



CITY - COUNTY PLANNING

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

(303) 244-1628

November 7, 1983

Mr. Sam Haupt
PH Management
P. O. Box 2026
Grand Junction, CO 81502

Dear Sam:

The application for a Special Use Permit (File #53-83) for a medical clinic (at 8th, south of Patterson) has been reviewed by this Department. Affected review agencies have also reviewed the proposal.

Given no adverse comments to the use from the neighborhood or the review agencies, the use is approved with the following conditions:

1. Resolve all review agency concerns as outlined on review sheet.
2. Sign-off of Sanitation Engineer and Fire Department for the site plan.
3. Access road to the east will be dust free.
4. Any modification or change to the plan as submitted and approved must be re-reviewed by this Department.

This letter will be your confirmation for the Special Use Permit.

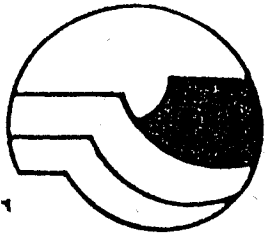
Thank you for your cooperation.

Sincerely,

Bob Goldin
Senior City Planner

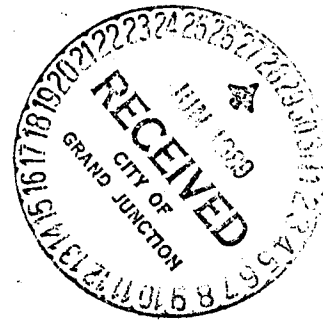
BG/sw

*Sam Haupt
picked up letter
in person on
11:53:49 11/8/83
BG*



Mesa County
Building
Department

634 Main Street
P.O. Box 20,000-5005
Grand Junction, Colorado
81502-5005



June 26, 1989

James R. Wilson
2139 Buffalo Dr.
Grand Jct. Co. 81501

Dear Mr. Wilson:

I am this date preparing a certificate of occupancy for the medical building located at 2530 North 8th Street, Grand Junction, Colorado. The certificate of occupancy will be sent to the City Planning and Engineering Departments for their approvals. It is my understanding there are some problems with respect to the site drainage that needs to be addressed. You should contact Don Newton, City Engineer, for information on that problem.

Please be advised that Section 305 and 307 of the Uniform Building Code, 1985 Edition, (copy attached) requires that a certificate of occupancy be issued before a building is occupied. You are presently in violation of Section 307 as the building has been occupied for some time.

Due to the age of the building permit this matter needs to be resolved as soon as possible.

A lack of action on your part will force me to forward the matter to the City attorneys office for their review.

Should you have any questions or require additional information please contact me at 244-1656.

Sincerely,

Robert L. Lee
Assistant Building Official

c.c. Don Newton, City engineering

certified: P 130 934 521

Memorandum

July 28, 1989

To: City Planning Dept.
From: Don Newton, City Engineer *JDN*

Subject: Medical Building at 2530 N. 8th Street

I have reinspected the site at the above address and found that a drainage inlet and pipe has been installed in the parking lot which conveys surface runoff to the Buthorn Drain in ~~Wellington Ct.~~ These improvements complete the requirements for a drainage outlet from the site.

Little Bookcliff (La Villa Grande)
A drainage easement is required for the drainage pipe from the parking lot inlet to the right of way line on Wellington Ct. I do not know if this easement has been provided.

I also need a copy of the plans showing the drainage improvements for our records. This plan should be on 24" X 36" reproducible mylar.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

July 31, 1989

James R. Wilson
2139 Buffalo Dr.
Grand Junction, CO 81501

Dear Mr. Wilson:

I conducted a site check of the medical building located at 2530 N. 8th Street and found all the site design requirements to be completed. Don Newton, the City Engineer, has also noted that all drainage improvements have been completed. Before releasing the C.O. we need to verify that a legal easement has been obtained for the drainage pipe from the parking lot inlet to the right-of-way line on Wellington Court. The City Engineer also needs a copy of the plans showing the drainage improvements (see attached memo).

As noted in the letter dated June 26, 1989 from the Building Department, you are presently in violation of Section 307 of the Uniform Building Code, 1985 Edition requiring a C.O. be issued before a building is occupied. Please submit the above requested documents by August 15, 1989 in order to continue occupying the premises. Failure to comply will result in a summons to Municipal Court.

We appreciate your prompt cooperation in this matter.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

/kp
Attachment

xc: Bob Lee, Building Department
Don Newton, City Engineer
Dan Wilson, City Attorney



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

September 11, 1989

Dean M. Pfannenstiel
Property Management, Inc.
P.O. Box 3025
Grand Junction, CO 81502

Dear Dean:

As property manager of the medical building located at 2530 N. 8th Street, we would appreciate your assistance in obtaining the necessary information for us to release the Certificate of Occupancy (C.O.). The building is currently being occupied without a C.O. which is a violation of the Uniform Building Code. We have received no response to the attached letter, dated July 31, to James R. Wilson.

Please assist us in obtaining a response to the letter. Before releasing the C.O. we need to verify that a legal easement has been obtained for the drainage pipe from the parking lot inlet to the right-of-way line on Wellington Court. The City Engineer also needs a copy of the plans showing the drainage improvements. If you have questions concerning these requirements, please contact Don Newton, City Engineer at 244-1559.

If the concerns are not resolved by September 30, 1989, we will be forced to take legal action. Thank you for your cooperation.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

/kp
Attachments

xc: Don Newton, City Engineer