

# Table of Contents

File 1989-0014

Name: Veterinary Clinic - Rezone from RMF-64 to PB and Final Plan & Plat

	<b>S c a n n e d</b>	<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	<b>Table of Contents</b>		
X	X	<b>Review Sheet Summary</b>		
X		Application Form		
X		Review Sheets		
X		Receipts for fees paid for anything		
		<b>*Submittal checklist</b>		
		<b>*General project report</b>		
		Reduced copy of final plans or drawings		
X		Reduction of assessor's map.		
		Evidence of title, deeds, easements		
X	X	<b>*Mailing list to adjacent property owners</b>		
		Public notice cards		
		Record of certified mail		
X		Legal description		
		Appraisal of raw land		
		Reduction of any maps - final copy		
		<b>*Final reports for drainage and soils (geotechnical reports)</b>		
		Other bound or non-bound reports		
		Traffic studies		
		<b>*Petitioner's response to comments</b>		
		<b>*Staff Reports</b>		
		<b>*Planning Commission staff report and exhibits</b>		
		<b>*City Council staff report and exhibits</b>		
		<b>*Summary sheet of final conditions</b>		
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>		
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>				
X	X	Action Sheet	X	Notice of Public Posting - 4/4/89
X		Review Sheets	X	Request for Treasurer's Certificate of Taxes Due - 3/2/89
X	X	Review Sheet Summary	X	Purchaser's Statement of Settlement - 4/21/89
X	X	Development Summary	X	Handwritten Notes to file - no date
X	X	Development Application - 3/3/89	X	Letter from Floy A. Young and Earl E. Young to planning re: opposition to rezone - 4/8/89
X	X	Ordinance No. 2427 - **	X	Site Plan
X		Warranty Deed - Darrow L. Stemple and Margaret M. conveys to Donald W. Anderson and J.I. Anderson - 4/21/89	X	Appraisal of 1165 Bookcliff Avenue - 2/21/89
X	X	Planning Commission Minutes - ** - 4/11/89		
X		Public Notice of Posting - 4/21/89		
X	X	Impact Statement		
X		12 <sup>TH</sup> Street Corridor Guideline		
X		Final Affidavit and Agreement - 4/21/89		
X		Certification of Plat - 4/19/89		
X		Real Estate Contract - Grand Junction Board of Realtors - 2/15/89		
X		Plat of Anderson Minor Subdivision		
X		Commitment for Title Ins. - Commonwealth Land Title Ins. Company - 2/15/89		

## IMPACT STATEMENT/PROJECT NARRATIVE

### 1) What is the proposal.

The proposal addresses a zoning change to alter the current use of the former land bank at 1165 Bookcliff for the purpose of a veterinary clinic.

### 2) Where is the proposal.

The proposed clinic location will be on the SE corner of Bookcliff and north 12th Street.

### 3) When the proposal is to be developed and any phasing involved.

The remodeling of the facility will commence immediately upon acceptance of zoning. The construction will be finished by the middle of June with an opening date a few days thereafter.

### 4) The area impacted by the proposal.

The area impacted will essentially not be changed since the veterinary clinic to be relocated is presently situated only 1/2 block from the proposed facility. The current veterinary clinic (2140 N. 12th) has been located in this neighborhood for over six years.

### 5) The compatibility of the proposal in relation to the surrounding area and residents.

The veterinary clinic provides a service to residents. The 12th Street corridor presently contains a human hospital, a chiropractic facility, a veterinary clinic, and an assortment of other service businesses. The medical facility across the street is, for example, no hindrance, rather an amenity to the area. Additionally, access to the clinic will be improved by relocation to the corner of Bookcliff and 12th; clients will be able to utilize a side street during the times of heavier traffic flows on 12th.

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6) The services to be provided, both public and private.

This will be a veterinary medical practice to serve the public. As mentioned in a paragraph above the current clinic has been providing services to the public for over six years. There will be no outside run facilities. All animals which will need to stay in the hospital for treatment will be kept indoors.

7) Any special considerations to be addressed.

Financing is being arranged to be in place by March 6th. Rezoning is the final piece of the package to enable the move to take place.

8) How the proposal meets the criteria for: rezones, special uses, conditional uses, etc.

The planning department has provided information that the proposed zoning change complies with current plans for the 12th Street corridor.

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2945-111-00-014  
DONALD G. SULLIVAN  
CAROL A. SHELL  
P.O. BOX 742  
PALATINE, IL 60067

2945-111-00-015  
RICHARD C. HUFFAKER  
1964 CHAPARRAL DR.  
GRAND JUNCTION, CO 81503

2945-111-00-016  
BETTY J. WHITE  
1160 BOOKCLIFF  
GRAND JUNCTION, CO 81501

2945-111-00-017  
DONALD E. LOVATO  
804 JAMAICA DR.  
GRAND JUNCTION, CO 81506

2945-111-19-001  
SYLVIA E. JENEN  
1156 BOOKCLIFF AVE. #1  
GRAND JUNCTION, CO 81501

2945-111-19-002  
HAZEL C. HARRIS  
1156 BOOKCLIFF AVE. #2  
GRAND JUNCTION, CO 81501

2945-111-19-003  
EUGENIA J. MCCLURE  
1156 BOOKCLIFF #3  
GRAND JUNCTION, CO 81501

2945-111-19-004  
LARRY D. BECKER  
1614 WOODGREEN DR.  
ROUND ROCK, TX 78664

2945-111-19-005  
JEFFREY F. PARKER  
1156 BOOKCLIFF AVE. #5  
GRAND JUNCTION, CO 81501

2945-111-19-006  
ROBERT A. DALPORTO  
5691 MARLIN DR.  
BYRON, CA 94514

2945-111-19-007  
SUSAN RHODES  
1156 BOOKCLIFF AVE. #7  
GRAND JUNCTION, CO 81501

2945-111-19-008  
WANDA STOCKERT  
1156 BOOKCLIFF AVE. #8  
GRAND JUNCTION, CO 81501

2945-111-19-009  
FRANCIS L. EGGERS  
3245 SYLVANER CT.  
PLEASANTON, CA 94566

2945-111-19-010  
ALBION W. FRAZIER  
1156 BOOKCLIFF AVE. #10  
GRAND JUNCTION, CO 81501

2945-111-19-011  
RUDOLF HARLAN WIENS  
1156 BOOKCLIFF AVE. #11  
GRAND JUNCTION, CO 81501

2945-111-19-012  
CLARK M. SNYDER  
1156 BOOKCLIFF AVE. #12  
GRAND JUNCTION, CO 81501

2945-111-00-081  
2945-111-00-082  
FLORA LEE MCCALLISTER  
707 PUTTER DR.  
GRAND JUNCTION, CO 81506

2945-111-00-083  
GRAND VALLEY CHIROPRACTIC CENTER  
1916 N. 12TH ST.  
GRAND JUNCTION, CO 81501

2945-111-00-078  
FLOYD ONAN  
1153 BOOKCLIFF AVE.  
GRAND JUNCTION, CO 81501

2945-111-00-079  
EARL A. YOUNG  
2303 N. 1ST ST.  
GRAND JUNCTION, CO 81501

2945-111-24-001  
2945-111-24-002  
LYLE R. MOSS, D.O.  
1060 ORCHARD AVE  
GRAND JUNCTION, CO 81501

2945-111-24-003 THROUGH 006  
HAROLD P. MOSS  
964 LAKESIDE CT.  
GRAND JUNCTION, CO 81506

2945-122-20-001  
WGH GROUP  
1964 CHAPPARRAL  
GRAND JUNCTION, CO 81503

2945-122-00-064  
JOHN D. CROZIER  
13 VISTA DR.  
BROOKFIELD, CT 06804

2945-122-00-074  
2945-122-00-115  
WARREN K. BELDON  
491 32 1/8 RD. APT. 4  
CLIFTON, CO 81520

2945-111-29-001 THROUGH 007  
HAROLD P. MOSS  
964 LAKESIDE CT.  
GRAND JUNCTION, CO 81506

2945-111-29-008 THROUGH 011  
DAVID M. WEILER  
2885 W. 128TH AVE. NO. 725  
NORTHGLENN, CO 80234

2945-111-00-077  
OTHNEY P. BURCH  
1360 FT. TAYLOR CT.  
KEY WEST, FL 33040

2945-111-00-941  
HOUSING AUTHORITY OF THE CITY  
OF GRAND JUNCTION  
2236 N. 17TH ST.  
GRAND JUNCTION, CO 81501

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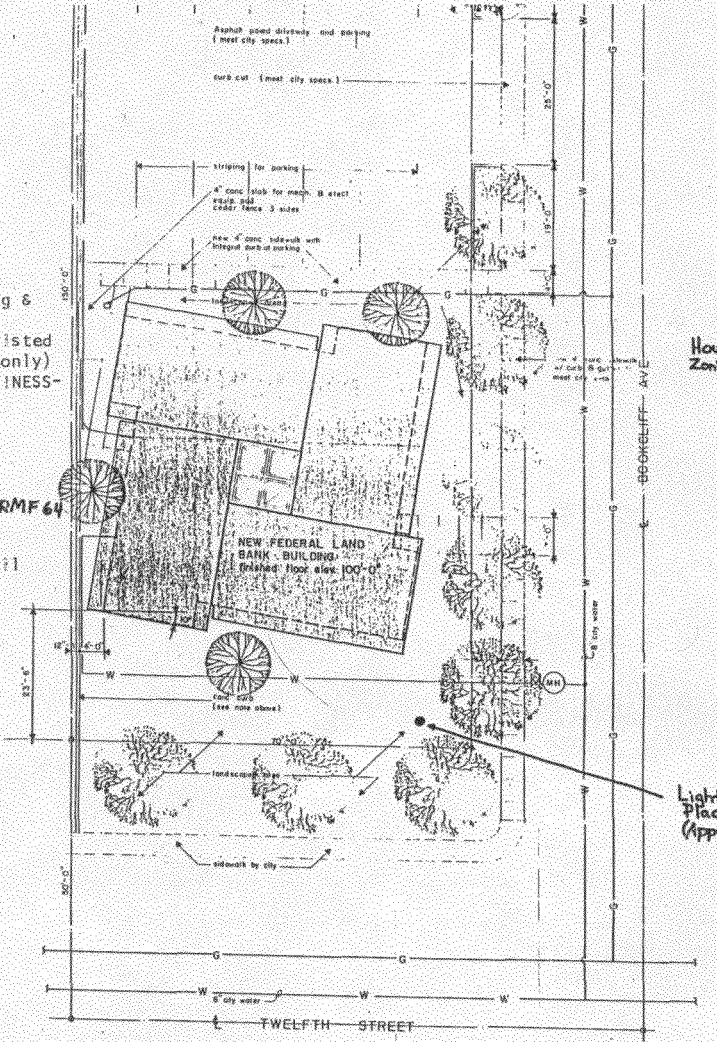
**APPROVED USES:**

From the Grand Junction Zoning & Development Code Figure 4-3-4 Use/Zone Matrix, those uses listed under ANIMAL CLINICS (indoor only) under the main heading of BUSINESS-Limited, Inside..

House Zoning: RMF 64

Rezoned approved by City Council April 19, 1989

Rezoned to Planned Business



House Zoning

Light Place (Appn)

**SITE PLAN**  
1" = 10'-0"



1165 Bookcliff Avenue  
Grand Junction, CO

House Vacant Land Zoning: RMF 64

#14 89

Recorder's Note: Poor Legibility On Document Provided For Recording.



# REVIEW SHEET SUMMARY

FILE NO. 14-89 TITLE/HEADING Rezone to PB for Veterinary Clinic DUE DATE 3-17-89  
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone from RMF-64 to Planned Business  
located at 1165 Bookcliff Ave. Dr. Don Anderson

PETITIONER ADDRESS 2140 North 12th Street

ENGINEER N/A

DATE REC.      AGENCY      COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

3-06-89	Fire Dept.	Our department doesn't have a problem with this rezone. There is no added impact on fire access or protection.
3-07-89	U.S. West	No Objection
3-08-89	Parks	Appraisal appears to be in order. The value of \$10,000 should be used to calculate the open space fee. $\$10,000 \times 5\% = \$500.00$
3-09-89	Public Service	Gas & Electric: No objections
3-09-89	Police	No problems
3-10-89	City Attorney	Does the applicant own the property? If not, I'll need a copy of the contract to buy. See plat comments in red.
3-13-89	Public Works	No right-of-way concerns.
3-15-89	City Engineer	Replacement of broken concrete in driveway section on Bookcliff Avenue is property owner's responsibility. This replacement is not required as a condition of the rezone. No other objections or comments.
3-16-89	GJ Drainage	There are no known open or tiled drains of the Grand Junction Drainage District crossing, or adjacent to, the site at 1165 Bookcliff. There have been no reports of ground water problems at the site; hence, there are no adopted or proposed plans to extend either an open or tiled drain to the site. No report of subsurface conditions was with the packet sent to this office. Surface drainage must be accommodated by streets and gutters of the City of Grand Junction. There is an irrigation head ditch that runs down the west side of 12th Street (the Drainage District often gets calls about the ditch when it is overflowing). Identification of the location of the irrigation line seems like a reasonable thing to have on a plat/plan.
3-16-89	Planning Dept.	Although this property is zoned RMF-64, it has had a business use approved through a conditional use in the old R-3 zoning. A PB zone would be more appropriate for the historic use of the property. The 12th Street Corridor Guidelines identify this part of 12th Street as an area of transition: from residential to medical, educational and commercial uses. This proposal fits the guidelines.

File #14-89 (con't)

3-16-89

Planning Dept.

The width of the public utility easement should be shown.

The P.K. nail in the concrete walk should be replaced with rebar.

The second line of the right-of-way and easement dedication statement should read "...and hereby dedicates to the City of Grand Junction on behalf of itself and Public Utilities..."

Forty-five feet (45') from centerline of 12th Street (section line) is all that is needed for right-of-way. If there is excess existing, the petitioner may contact the City Engineer prior to finalizing the plat for recording.

Parks and open space fees must be paid prior to recording the plat and plan.

A separate sign permit will be required.

Parking requirements are one space per 300 square feet of floor area.

3-21-89

Bldg. Dept.

Any modifications or alterations to the building requires the issuance of a building permit. Change in occupancy use okay per U.B.C.

**LATE**

**RESPONSE NECESSARY**

by 3/31/89

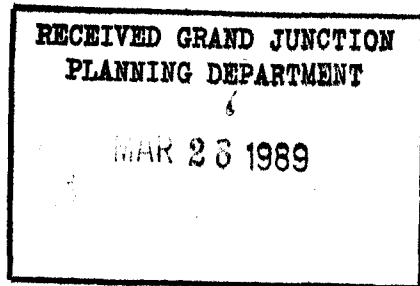
sent  
3/21/89



Columbine Veterinary Hospital  
2140 N. 12th Street  
Grand Junction, Colorado 81501  
(303) 241-6777

March 27, 1989

Planning Department  
City of Grand Junction  
City Hall  
250 N. 5th Street  
Grand Junction, Colorado 81501



Dear Sir:

This letter is in response to the Planning Department Review Sheet Summary received last week, regarding file No. 14-89, Rezone to PB for Veterinary Clinic, to be located at 1165 Bookcliff Avenue, Dr. Donald Anderson.

Responding to comments:

- Parks - We will pay the open space fee of \$500. prior to recording the plan and plat.
- City Attorney - Applicant intends to purchase property. A copy of the contract will be delivered to the City Attorney.
- City Engineer - We acknowledge that the broken concrete in the driveway section is the property owner's responsibility.
- GJ Drainage - Before the plat is finalized for recording the location of the irrigation line will be identified on the plat/plan.
- Planning - The P.K. nail in the concrete walk will be replaced with rebar.

Parks and open space fees will be paid prior to recording. I am aware of the permit for the sign.

The building is 3100 square feet. There are parking spaces for 13 vehicles.

- Building - Prior to remodeling the building for a veterinary clinic, a building permit will be obtained.

Thank you for your consideration of our petition. We appreciate all the assistance we have received from the City of Grand Junction Planning Department.

Sincerely,

*Donald W. Anderson, DVM*

Donald W. Anderson, DVM  
Columbine Veterinary Hospital



# development summary



File # 14-89 Name Rezone & Final Plan & Plat - Vet. Clinic Date 4/12/89

PROJECT LOCATION: 1165 Bookcliff Avenue

PROJECT DESCRIPTION: A request to change from Residential Multi-Family (RMF-64) to Planned Business (PB) zone and a Final Plan and Plat for one lot of approximately 0.2 acres.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED*	
Complies with adopted policies	X				Streets/Rights Of Way	X			
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

\* See explanation below

- \* This property has been used as a business for many years under a conditional use in the old R-3 zone. Rezoning to PB will bring the zoning into conformance with the historic and proposed uses.
- \* The 12th Street Corridor Guidelines identify this part of the corridor as an area of transition--from residential to medical, educational and commercial uses.

## STATUS & RECOMMENDATIONS:

- \* The proposal fits the following criteria for rezoning (Section 4-4-4 of the Zoning and Development Code):

- There has been a change in the character of the area.
- The proposed rezone would be compatible with the surrounding area.
- The proposal is in conformance with the adopted corridor guidelines.
- Adequate facilities are available to serve the development.

### Planning Commission Action

4/11/89 PC recommended approval of the rezone.

PC approved the final plat and plan for the proposed veterinary clinic use as well as those uses listed under "Service Business-Limited, Inside" in the Use/Zone Matrix of the Zoning and Development Code.



ITEM #14-89

INITIATED BY Donald Anderson

ACTION PROPOSED Rezone RMF-64, Final Plan and Plat

PRESENTED BY Kathy Portner

**COMMENTS**

See review agency comments.

**SUGGESTED MOTION**

**MOVED BY** \_\_\_\_\_

Rezone: "Mr. Chairman, on item #14-89, consideration of a rezone from residential multi-family (RMF-64) zone to planned business (PB-14-89), I move that we forward this on to City Council with recommendation of approval/denial, based on the following reasons:"

Final Plan: "Mr. Chairman, on item #14-89, consideration of a final plan & Plat and plat for one lot of approximately .2 acres, I recommend we (approval) approve this, subject to the review agency comments."

Final Plan: "Mr. Chairman, on item #14-89, consideration of a final plan & Plat and plat for one lot of approximately .2 acres, I recommend we (denial) deny this, based on the following reason(s)"

**CONDITIONS**

YES \_\_\_\_\_ NO \_\_\_\_\_ TABLE \_\_\_\_\_