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File\_1990-0024

Name Indoor Vet Clinic/Special Use - 2232 North 7th St.-#18 - Harve Chapell

	5	A few items are denoted with an asterisk (*), which means the										
	c a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents										
	n	specific to certain files, not found on the standard list. For this										
	n	Remaining items, (not selected for scanning), will be marked	d p	res	sent on the checklist. This index can serve as a quick							
	e	guide for the contents of each file.			·							
	d	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.										
	X	Table of Contents										
	X	Review Sheet Summary										
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X		Receipts for fees paid for anything										
		*Submittal checklist										
X	X	*General project report										
	$\Box$	Reduced copy of final plans or drawings										
		Reduction of assessor's map.										
		Evidence of title, deeds, easements										
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	$\vdash$	Public notice cards										
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X	$\vdash$	Legal description										
Ë		Appraisal of raw land										
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-	$\vdash$	*Petitioner's response to comments										
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<u> </u>		*Planning Commission staff report and exhibits										
<u> </u>	$\vdash$	*City Council staff report and exhibits										
<u> </u>	$\vdash$	*Summary sheet of final conditions										
<u></u>	$oxed{oxed}$	*Letters and correspondence dated after the date of final appro										
		<b>DOCUMENTS SPECIFIC TO THIS</b>	<u> </u>	<u>E\</u>	ELOPMENT FILE:							
$\mathbf{x}$	$\overline{\mathbf{x}}$	Action Sheet										
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X		Review Sheets	$\neg$									
X		Development Application – 5/31/90										
X			_									
X	X	Letter from A.W. Moss to Planning re: statistics concerning signage on the property – 6/12/90										
X	X											
X		Lease Agreement – not signed	$\dashv$									
X		Special Warranty Deed – United Bank of Grand Junction – Downtown trustee	_									
L	L	for E. H. Munro conveyed to E.S. Grant – 2/90										
X	Γ	Special Warranty Deed - Anthony W. Williams conveys to E.S. Grant										
X		Special Warranty Deed - Central Bank of Grand Junction as Trustee under										
-	<del> </del>	Lydia S. Parker conveys to (no name)  Special Warranty Deed – Roland A. Raso and Heman Bull conveys to (no name)										
X		Notice of Special Use Application – 6/19/90										
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L		clinic – 6/21/90										
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## PROJECT NARRATIVE

#24 90

Harve Chappell, DVM and Suzanne Hoest, DVM are requesting that special use for an indoor small animal veterinary clinic be granted. The site is Unit 18 of the Medical Arts Building located at 2232 N. 7th Street, which is zoned B-1. The proposed clinic would serve as a hospital for dogs and cats, providing outpatient services and medical and surgical care. The clinic would not serve as a boarding kennel. Drs. Hoest and Chappell have been practicing in two separate facilities. Their goal is to combine their practices, and the availability of this site offers them the opportunity to do so. They hope to serve their present clients and to provide a conveniently located facility for those living in the north area of town.

Since the Medical Arts Building is an existing facility from which businesses have been operating for many years, access to the building and pedestrian and vehicular circulation patterns are already established. The same is true for public services such as waste disposal, water, gas and electric services.

The veterinarians hope to begin remodeling the interior of the unit they would occupy as soon as the special use is granted, hopefully no later than the third week of June. The remodeling will take from 4-6 weeks. The goal would be to have a functioning hospital by mid-August.

The Medical Arts Building is occupied by professionals in various branches of the medical field. A veterinary hospital providing surgical and medical services would be in keeping with this theme. A veterinary hospital typically has a much lower volume of traffic than most human medical care offices, so the impact on traffic in this area would be negligible. There is ample parking to accommodate staff and clients. The hospital would be located in the unit on the southwest end of the facility. Soundproofing would be installed between the hospital and the one adjacent unit so that noise would not be a problem. Cleanliness is essential for a properly operating hospital. Waste is disposed of as it is in any medical facility, and odor has never been a problem.

Original Romove

The exterior of the building is not being altered by the veterinarians, except for the possible relocation of the entrance. The interior would be remodeled to suit the specific needs of an animal hospital. A small animal veterinary hospital is a medical facility not unlike a human medical facility. Therefore, the proposed use is compatible with the present use and the use intended by the owners of the Medical Arts Building.

Thank you for your consideration,

Suzanne Hoest, DVM Harve Chappell, DVM Dr. R. Raso 3350 Star Ct. Grand Junction, CO 81506

School District 51 2115 Grand Ave. Grand Junction, CO 81501

Central Bank & Trust R. Gavigan Trust Dept. 4th and White Grand Junction, CO 81501 Bishop of Pueblo 1001 Grand Pueblo, CO 81003

E. N. Behan 2217 N. 7th Grand Junction, CO 81501 HPS Investments 640 Grand Grand Junction, CO 81501

M. G. Bossey 2150 Shenandoah Dr. Grand Junction, CO 81505

J. L. Walker 961 Lakeside Dr. Grand Junction, CO 81506

J. A. Ruybal Jr. 2231 N. 7th Grand Junction, CO 81501

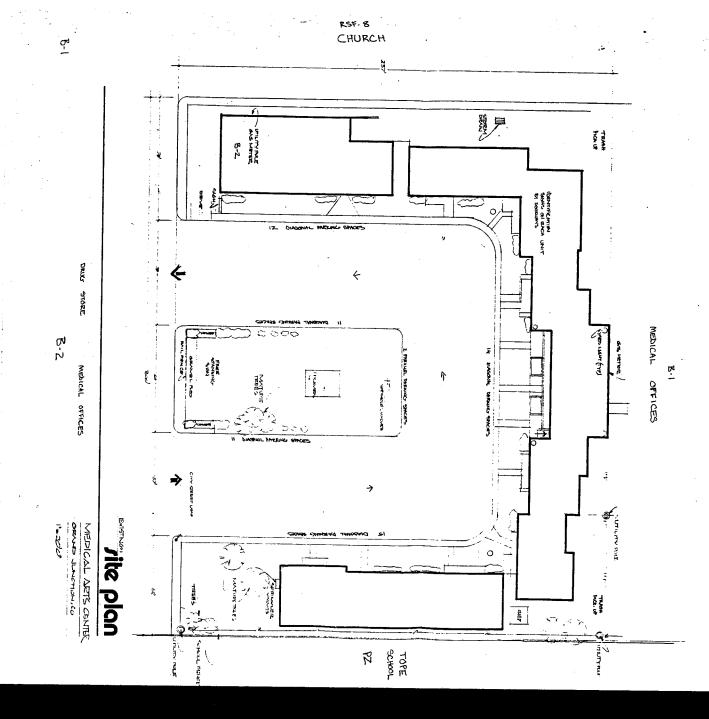
Dr. J.J. Parker 725 Bookcliff Grand Junction, CO 81501

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Madsen and West MDs 729 Bookcliff Grand Junction, CO 81501

Dr. D.H. Burns 731 Bookeliff Grand Junction, CO 81501

Bookcliff Investments 725 Bookcliff Grand Junction, CO 81501 Original
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Original :

#24 90

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RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

JUN 12 1990

June 12, 1990

City of Grand Junction Planning Department City Hall Grand Junction, CO

# Dear Kathy:

Please accept the following statistics concerning signage on the property of the Medical Arts Center at the corner of 7th Steet and Bookcliff in the City of Grand Junction.

Property frontage on 7th Property frontage on Book Building facade		300 ft. 255 ft. 495 ft.
EXISTING SIGNAGE		
TYPE	Number "	SQ. FT.
Free standing Two sided Free Standing	2	6 <b>0</b>
One sided ~	1	4
Building attached Identification units B Painted on building	12 1	92.5 40
TOTAL SIGNAGE		196.5 so. ft.

Please advise the status of the property in relation to its compliance with the City sign codes and the amount of additional square footage of signage that may be available to us.

sincemely,

A, W. Moss 688 Crestridge Dr. Grand Junction, CO 81506

304 West Main St. Grand Junction, CO 81505 243-5242 (Home 434-8366)

George Wheeler

Art Moss 688 Crestridge Dr. Grand Junction, CO 81506 Phone: 243-2454 (Days 242-5850)

#### REVIEW SHEET SUMMARY

FILE NO. #24-90 TITLE HEADING: Small Animal Veterinary Hospital

ACTIVITY: Special Use for an indoor veterinary hospital in a B-1 Zone.

PETITIONER: Harve Chappell, Suzanne Hoest

LOCATION: 2232 North 7th Street, Unit 18

PHASE:

ACRES:

PETITIONER'S ADDRESS: 2549 G 1/2 Road, Grand Junction, CO

ENGINEER: Art Moss

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

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#24-90 VETERINARY HOSPITAL (Page 1 of 2)

### 06/07/90 BUILDING DEPARTMENT

This appears to be a change in the character of the occupancy of the building. However, I don't believe it should be placed in a different occupancy group; therefore, we have no objections.

Building permits are required for the remodel work.

No other comments.

## 06/06/90 CITY POLICE DEPARTMENT

No problems noted.

06/06/90 CITY ATTORNEY

None.

06/06/90 CITY FIRE DEPARTMENT

We do not have a problem with this clinic.

06/18/90 CITY ENGINEER

No comment.

06/19/90 CITY PROPERTY AGENT

No comments.

06/19/90 CITY UTILITIES ENGINEER

The Utility Division of the Public Works Department has no objection to the proposed change of use.

Existing facilities, water and sewer, will accommodate the proposed use; therefore, the extension or enlargement of those utilities will not be required.

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

June 21, 1990

Harve Chappell Suzanne Hoest 2549 G 1/2 Road Grand Junction, CO

Dear Harve and Suzanne:

The request for a Special Use Permit for an indoor small animal veterinary clinic at 2232 N. 7th Street, unit 18 has been approved. The use as proposed is compatible with the surrounding medical offices. The existing office complex will accommodate the site needs of the clinic.

Any new signage will require a separate sign permit obtained by a licensed sign contractor. The interior remodel will require a Planning Clearance and Building Permit.

Good luck in your new location.

Kathy Portui

Kathy Portner Senior Planner

xc: Art Moss File #27-90