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File 1990-0024

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

	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 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
X		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
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 non-bound reports
		Traffic studies
		*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)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X		Development Application - 5/31/90
X	X	Site Plan
X	X	Letter from A.W. Moss to Planning re: statistics concerning signage on the property - 6/12/90
X	X	Planning Clearance - ** - 6/2/90
X		Lease Agreement - not signed
X		Special Warranty Deed - United Bank of Grand Junction - Downtown trustee for E. H. Munro conveyed to E.S. Grant - 2/90
X		Special Warranty Deed - Anthony W. Williams conveys to E.S. Grant
X		Special Warranty Deed - Central Bank of Grand Junction as Trustee under Lydia S. Parker conveys to (no name)
X		Special Warranty Deed - Roland A. Raso and Heman Bull conveys to (no name)
X		Notice of Special Use Application - 6/19/90
X	X	Letter from Kathy Portner to Harve Chappell, Suzanne Hoest re: approval of clinic - 6/21/90

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From Office

PROJECT NARRATIVE

24 70
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.

24 90

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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

24 90

Madsen and West MDs
729 Bookcliff
Grand Junction, CO 81501

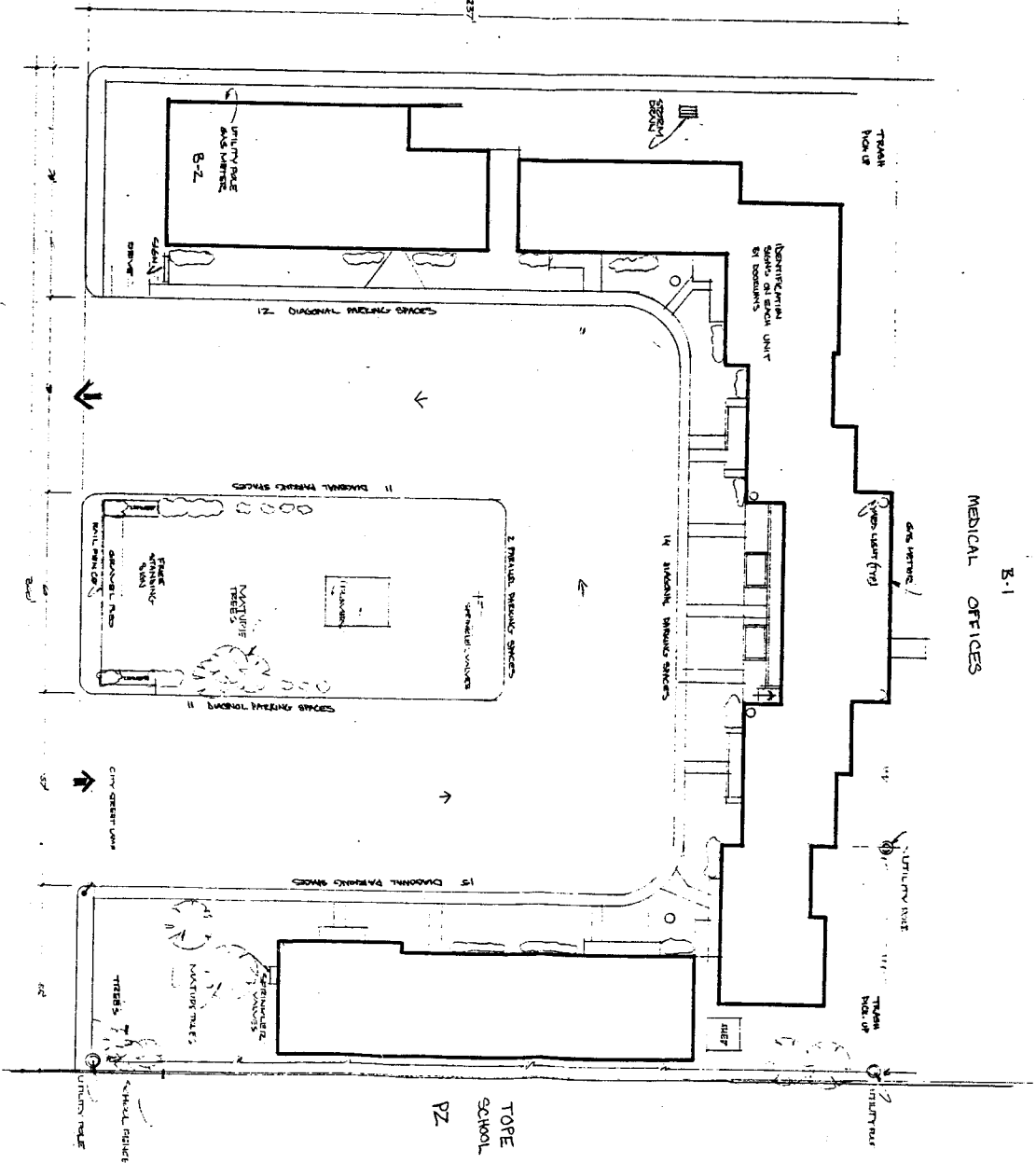
Dr. D.H. Burns
731 Bookcliff
Grand Junction, CO 81501

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Bookcliff Investments
725 Bookcliff
Grand Junction, CO 81501

RSF-8
CHURCH

B-1



MEDICAL OFFICES

B-1

DATA STORE

B-2

MEDICAL OFFICES

EXPANSION
site plan

MEDICAL ARTS CENTER
OSCAR J. JENNINGS

1-22-67

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JUN 1 1990

24 90

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 Street and Bookcliff in the City of Grand Junction.

Property frontage on 7th Street	300 ft.
Property frontage on Bookcliff	255 ft.
Building facade	495 ft.

EXISTING SIGNAGE

TYPE	Number	SQ. FT.
Free standing		
Two sided	2	60
Free Standing		
One sided	1	4
Building attached		
Identification units	12	92.5
Painted on building	1	40
TOTAL SIGNAGE		196.5 sq. 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.

sincerely,

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

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

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



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.

Sincerely,

Kathy Portner
Senior Planner

xc: Art Moss
✓ File #27-90