

\$50.00 paid
Receipt # 3390

DATE SUBMITTED: 1/22/96

CHANGE OF USE

DEVELOPMENT APPLICATION

PROPERTY OWNER: WESTERN ORTHOPEDIC

ADDRESS: 2020 NTH 17TH

PHONE: 245-0484

APPLICANT'S NAME: ALPHABETIC CO.

ADDRESS: 529 9/2 2000

PHONE: 242-1425

LOCATION OF PROPERTY: 12TH & PINYON

TAX PARCEL #: 2945-02-810

EXISTING USE: DOCTORS LAB

PROPOSED USE: SALE

OTHER: NONE

FOR OFFICE USE ONLY

ZONE: _____ SETBACKS: F _____ S _____ R _____

SPECIAL CONDITIONS: _____

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL REQUIREMENTS. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

[Signature]
Signature

APPROVED BY: _____

DATE APPROVED: _____

Date: 1/18/96
Proposal: Change storage area for offices
Location: 2020 N 124th St

Tax Parcel Number: 2945-122-00-158

Related Files: # 45-83

Additional ROW required? NO

TCP/Adjacent Half street improvements? TCP?

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

Related Files: _____

January 22, 1996

GENERAL PROJECT REPORT

Western Orthopedics and Sports Medicine
2020 N. 12th Street
Grand Junction, CO 81501

The Western Orthopedics Medical Office Building, built in 1992, was originally designed for four (4) physicians. Since that time, Western Orthopedics has operated with two physicians: Dr. Larry Copeland and Dr. Richard Knackendoffel, and one part-time Orthotics Technician. The two physicians spend approximately 50% of their time seeing patients in the building. Otherwise, they see patients at Community Hospital, St. Mary's Hospital, or at other locations, or are not on call. For the last year, the Orthotics Technician has used one of the four physician offices and an exam room on the main level.

The site provides for twenty-nine parking spaces, including two handicap, van accessible spaces.

Two additional physicians will now be joining the staff, bringing the total number of physicians to four. Only two of the four physicians, however, will see patients in the building at one time. And for the first time since the building was built, all four physician offices will be used. As a result, the part-time Orthotics Technician will move to a newly constructed office with accompanying exam rooms, on the basement level.

During each day therefore, there will still be only two physicians seeing patients in the building, and for two days each week, one Orthotics Technician. This represents no change from the current "busiest shift" operation of the building. It only means that the building will, for the first time, be used on a consistent basis throughout each day and each week.