Table of Contents

File _____COU-1996-04.4

Name: Western Orthopedic Association - 2020 N 12th Street

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS			
r e	c a	retrieval system. In some instances, thems are found on the list but are not present in the scanned electronic development			
s	a n	$_{\rm n}$ file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and w			
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n t	e d	Documents specific to certain mes, not round in the standard enceknist materials, are listed at the bottom of the page.			
Ľ	u	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for			
		the contents of each file.			
X	X	Table of Contents			
		*Review Sheet Summary			
X	X				
X		Review Sheets			
Receipts for fees paid for anything					
x	X	*Submittal checklist			
X					
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
		*Mailing list to adjacent property owners			
		Public notice cards			
		Record of certified mail			
	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			
*Review Comments *Petitioner's response to comments					
		*Staff Reports			
	*Planning Commission staff report and exhibits				
$\left - \right $		*City Council staff report and exhibits *Summary sheet of final conditions			
		DOCUMENT DESCRIPTION:			
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X	X	Planning Clearance – 1/25/96 - **			
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\$50.00 pard Accupt # 3390

DATE SUBMITTED: 1/22/96

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CHANGE OF USE DEVELOPMENT APPLICATION

PROPERTY OWNER: WESTERN ORH-DEDKS
ADDRESS: 2020 NE ANTRA
PHONE: 245-04-4
APPLICANT'S NAME AL CO.
ADDRESS: 529 20 20 20 20 20 20 20 20 20 20 20 20 20
PHONE: 24-2-4-2-
LOCATION OF PROPERTY
TAX PARCEL# $2945 \cdot 07 \cdot 800$
EXISTING USE DOCTORS LARS
PROPOSEDUSE
OTHER NONE
F FOR OFFICE USE ONLY F
ZONE:SETBACKS: FSR SPECIAL CONDITIONS
I HEREBY ACKNOWLEDGE THAT THAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH ALL REQUIREMENTS.
FAILURE TO COMPLY SHALL-RESULT IN LEGEL ACTION:
Man Rolling
Signature
APPROVED BY:

DATE APPROVED:_____

SUBMITTAL CHECKLISY

CHANGE OF USE REVIEW

Location: 2020 N. 1246 54. Type of Use: Midical Office				
	· · · · · · · · · · · · · · · · · · ·			
ITEMS	DISTRIBUTION			
Date Received <u>1-22-96</u> Receipt # File # COU-96-H.H DESCRIPTION	 City Community Development City Dev. Eng. City Utility Eng. City Vatishereration City Parks/Recreation City Attorney City Attorney City Sanitation City Free Dept. City Patiene / Aurilion City Patiene / Aurilion City Free Dept. City Patiene / Aurilion City Free Dept. O Water District O U.S. West O Other O Other 			
Application Fee 550.00 Submittal Checklist *				
Application Form* v				
Review Agency Cover Sheet *				
Planning Clearance*				
Reduction of Assessor's Map				
• General Project Report				
Sketch 64 Proposed Signage				
- 15 Aufre Line				
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NOTES: • An asterisk in the item description column indicates that a form is supplied by the City.				

Date: 1/18/96 nad ana Rootlices Proposal: Chanse Location: Tax Parcel Number: 2945-122-00-158 Additional ROW required? ______ TCP/Adjacent Half street improvements? ________ 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.

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