



**PLANNING COMMISSION AGENDA
CITY HALL AUDITORIUM, 250 NORTH 5TH STREET**

TUESDAY, MAY 26, 2009, 6:00 P.M.

Call to Order

Welcome. Items listed on this agenda will be given consideration by the City of Grand Junction Planning Commission. Please turn off all cell phones during the meeting.

In an effort to give everyone who would like to speak an opportunity to provide their testimony, we ask that you try to limit your comments to 3-5 minutes. If someone else has already stated your comments, you may simply state that you agree with the previous statements made. Please do not repeat testimony that has already been provided. Inappropriate behavior, such as booing, cheering, personal attacks, applause, verbal outbursts or other inappropriate behavior, will not be permitted.

Copies of the agenda and staff reports are available on the table located at the back of the Auditorium.

Announcements, Presentations and/or Prescheduled Visitors

Consent Agenda

Items on the consent agenda are items perceived to be non-controversial in nature and meet all requirements of the Codes and regulations and /or the applicant has acknowledged complete agreement with the recommended conditions.

The consent agenda will be acted upon in one motion, unless the applicant, a member of the public, a Planning Commissioner or staff requests that the item be removed from the consent agenda. Items removed from the consent agenda will be reviewed as a part of the regular agenda. Consent agenda items must be removed from the consent agenda for a full hearing to be eligible for appeal or rehearing.

1. Minutes of Previous Meetings

Not available at this time.

[Attach 1](#)

2. **West Ridges Boulevard ROW Vacation – Vacation of Right-of-Way** [Attach 2](#)

Request a recommendation of approval to City Council to vacate excess right-of-way originally platted as West Ridges Boulevard.

FILE #: VR-2009-012

PETITIONERS: Martin Magdalenski, Daniel Olson, Joseph Raczak

LOCATION: 2335, 2335 1/2 and 2337 Rattlesnake Court

STAFF: Michelle Hoshide

3. **Mountain View Estates – Preliminary Subdivision Plan** [Attach 3](#)

Request approval of a Preliminary Subdivision Plan to develop 61 single family lots on 19.17 acres in an R-4 (Residential 4 du/ac) zone district.

FILE #: PP-2008-212

PETITIONER: Bill Ogle – Level III Development LLC

LOCATION: 2922 B 1/2 Road

STAFF: Senta Costello

4. **Fiesta Guadalajara Expansion – Preliminary Development Plan** [Attach 4](#)

Request a recommendation of approval to City Council to zone 1.421 acres from a City C-1 (Light Commercial) and a City R-8 (Residential 8 du/ac) to a PD (Planned Development) zone with default zones of C-1 (Light Commercial) and R-8 (Residential 8 du/ac) and a recommendation of approval to City Council of a PDP (Preliminary Development Plan). Request a recommendation of approval to City Council to vacate a portion of the North/South alley east of North 7th Street, South of Glenwood Avenue.

FILE #: RZ-2009-037

PETITIONER: David Ortiz

LOCATION: 710, 748 North Avenue and 705, 727 Glenwood Avenue

STAFF: Senta Costello

***** END OF CONSENT CALENDAR *****

***** ITEMS NEEDING INDIVIDUAL CONSIDERATION *****

Public Hearing Items

On the following items the Grand Junction Planning Commission will make the final decision or a recommendation to City Council. If you have an interest in one of these items or wish to appeal an action taken by the Planning Commission, please call the Public Works and Planning Department (244-1430) after this hearing to inquire about City Council scheduling.

5. **Homeless Shelter Expansion – Site Plan Review** [Attach 5](#)

Appeal of the Director's Final Action on an Administrative Development Permit to approve the expansion of the existing shelter with a 5,345 sq ft 2-story addition.

FILE #: SPR-2008-008
PETITIONERS: Sheryl Fitzgerald, Alan Sarkisan
LOCATION: 2853 North Avenue
STAFF: Senta Costello

6. **Reigan Growth Plan Amendment – Growth Plan Amendment** [Attach 6](#)

Request a recommendation of approval to City Council of a Growth Plan Amendment to change the Future Land Use Designation from Mixed Use to Commercial/Industrial on 12.00 acres.

FILE #: GPA-2009-069
PETITIONER: Robert Reigan
LOCATION: 2204, 2202 1/2 & 2202 H Road
STAFF: Scott Peterson

General Discussion/Other Business

Nonscheduled Citizens and/or Visitors

Adjournment

Attach 1
Minutes of Previous Meetings

Not Available at this time.

Attach 2**West Ridges Boulevard ROW Vacation – Vacation of Right-of-Way**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: May 26, 2009
STAFF PRESENTATION: Michelle Hoshide

AGENDA TOPIC: West Ridges Boulevard Right-of-Way Vacation (VR-2009-012)

ACTION REQUESTED: Approval of vacation of a portion of the West Ridges Boulevard right-of-way.

BACKGROUND INFORMATION				
Location:		A portion of the West Ridges Boulevard right-of-way west of 2335, 2335 ½, and 2337 Rattlesnake Court		
Applicant:		Janet and Joseph Raczak, Martin and Ulrike Magdalenski and Daniel and Deborah Olson		
Existing Land Use:		Residential		
Proposed Land Use:		Residential		
Surrounding Land Use:	North	Redlands Mesa Golf Course Hole #10		
	South	Redlands Mesa Golf Course		
	East	Residential		
	West	Golf Club House		
Existing Zoning:		PD (Planned Development)		
Proposed Zoning:		PD (Planned Development)		
Surrounding Zoning:	North	PD (Planned Development)		
	South	PD (Planned Development)		
	East	PD (Planned Development)		
	West	PD (Planned Development)		
Growth Plan Designation:		n.a.		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Request to vacate an unused portion of the West Ridges Boulevard right-of-way.

RECOMMENDATION: Recommendation of approval to City Council

ANALYSIS

1. Background

The applicants, Janet and Joseph Raczak, Martin and Ulrike Magdalenski and Daniel and Deborah Olson have made a request to vacate a portion of the existing West Ridges Boulevard right-of-way that runs adjacent to their properties located on Rattlesnake Court. The request to vacate this portion of right-of-way will remove excess right-of-way from West Ridges Boulevard.

This vacation will allow the applicants to obtain responsibility of maintenance of the right-of-way and remove responsibility of maintenance from the city.

2. Section 2.11.C of the Zoning and Development Code

Requests to vacate any public right-of-way or easement must conform to all of the following:

- a. *The Growth Plan, Grand Valley Circulation Plan and other adopted plans and policies of the City.*

The vacation of this portion of right-of-way will not impact the Grand Valley Circulation Plan, Growth Plan or policies adopted by the City of Grand Junction.

- b. *No parcel shall be landlocked as a result of the vacation.*

No parcel will be landlocked as a result of the vacation.

- c. *Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.*

Access will not be restricted to any parcel as a result of this vacation.

- d. *There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).*

The vacation will not cause any adverse impacts on the health, safety or welfare of the general community and the quality of public facilities. Services provided to any parcel of land will not be reduced if this portion of right-of-way is vacated.

- e. *The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.*

A 10' utility easement has be reserved and retained to ensure adequate public facilities and services will not be inhibited.

- f. *The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.*

The vacation will allow the City to transfer maintenance responsibility to the residents adjacent to the right-of-way.

FINDINGS OF FACTS/CONCLUSION

After reviewing the Ridges Boulevard Right-of-Way Vacation application, VR-2009-012 for the vacation of a portion of the West Ridges Boulevard right-of-way, the following finding of facts and conclusion has been determined:

- 1.) The request is consistent with the goals and polices of the Growth Plan
- 2.) The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.
- 3.) The City shall reserve and retain a 10 foot utility easement.

STAFF RECOMMENDATION:

I recommend that the Planning Commission forward a recommendation of approval of the request to vacate a portion of the West Ridges Boulevard right-of-way, VR-2009-012, to the City Council with the findings and conclusion listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

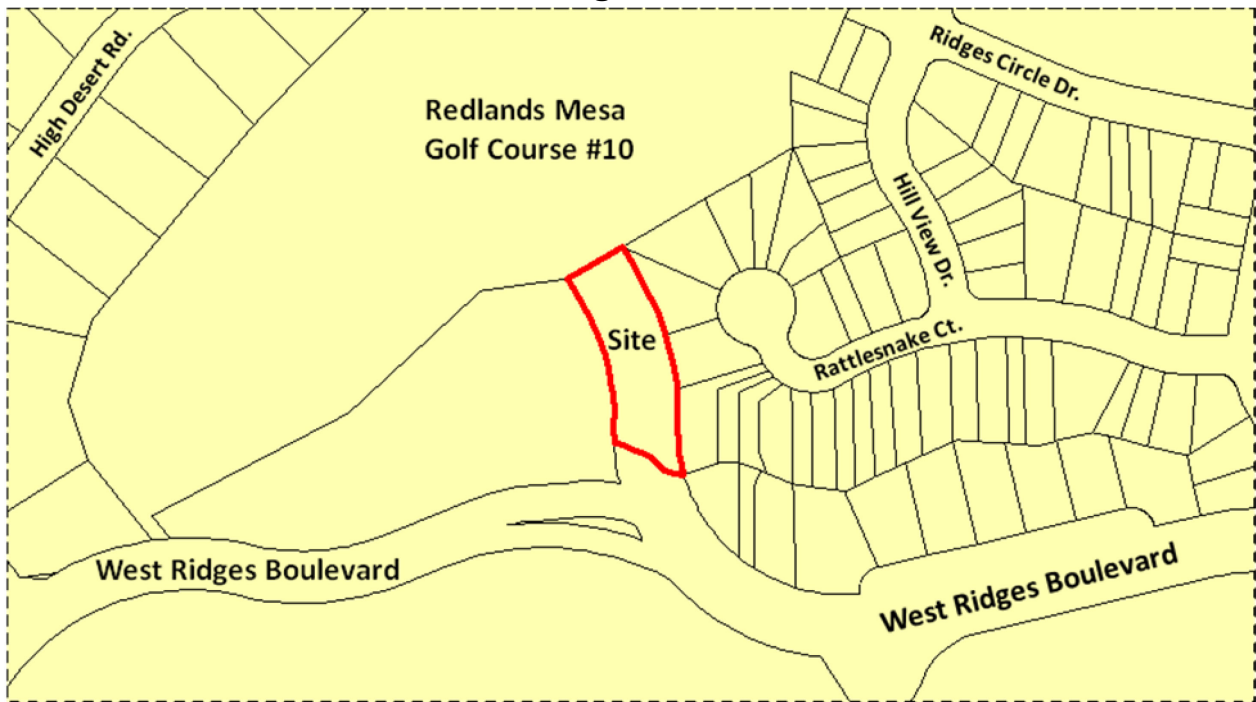
Mr. Chairman, on the vacation of a portion of the West Ridges Boulevard right-of-way adjacent to the 2335 ½, 2335 and 2337 Rattlesnake Court, VR-2009-012, I move that the Planning Commission forward a recommendation of approval to City Council with the facts and conclusions listed in the staff report.

Attachments:

Figure 1: Site Location Map
Figure 2: Aerial Photo Map
Figure 3: Future Land Use Map
Figure 4: Existing City and County Zoning Map
Figure 5: Proposed Right-of-Way Vacation Ordinance

Site Location Map

Figure 1



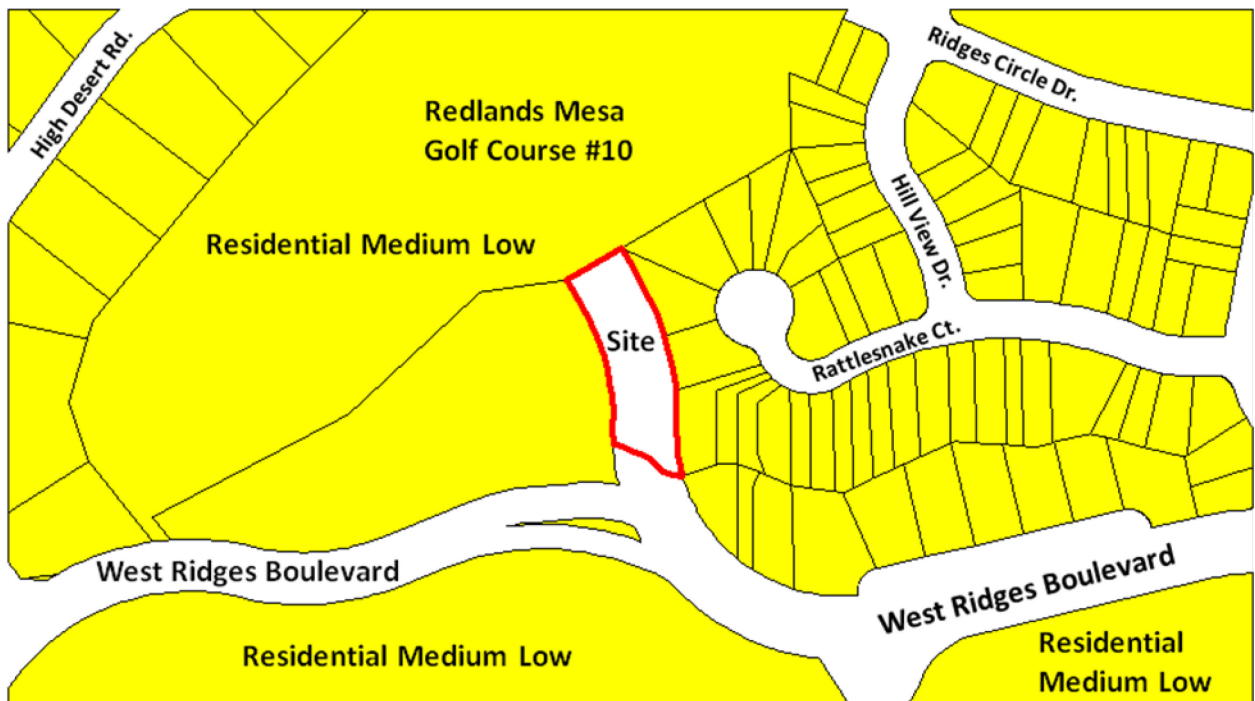
Aerial Photo Map

Figure 2



Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4

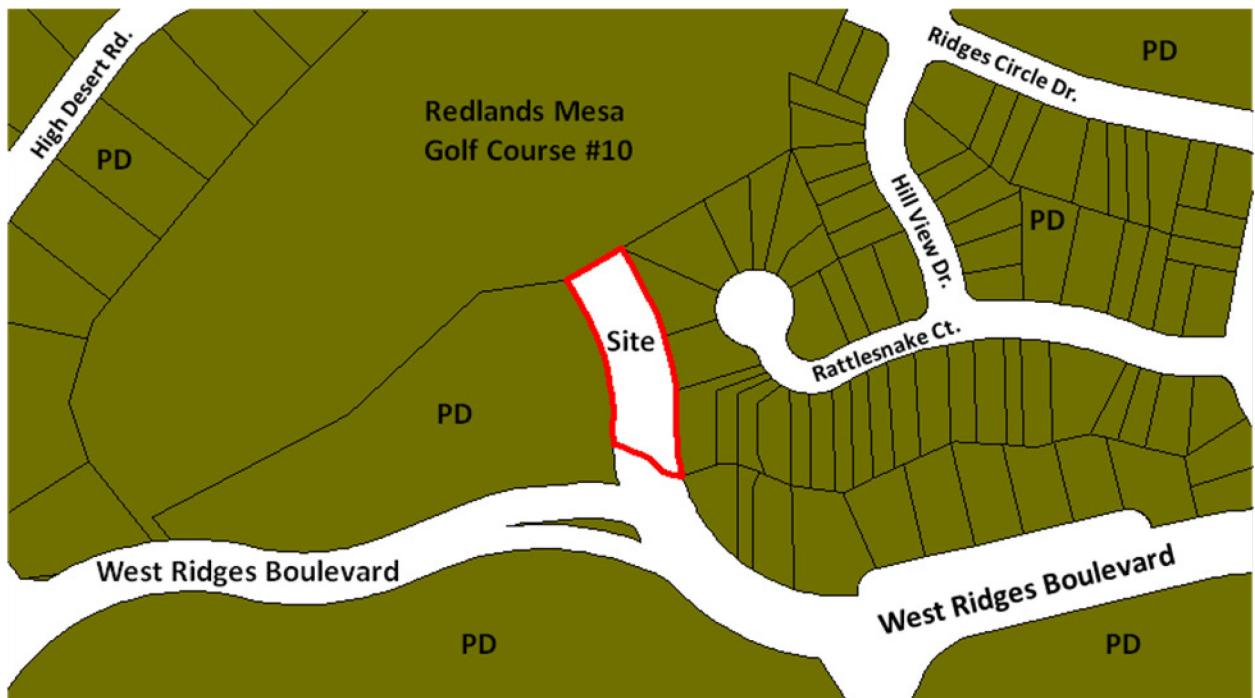


Figure 5

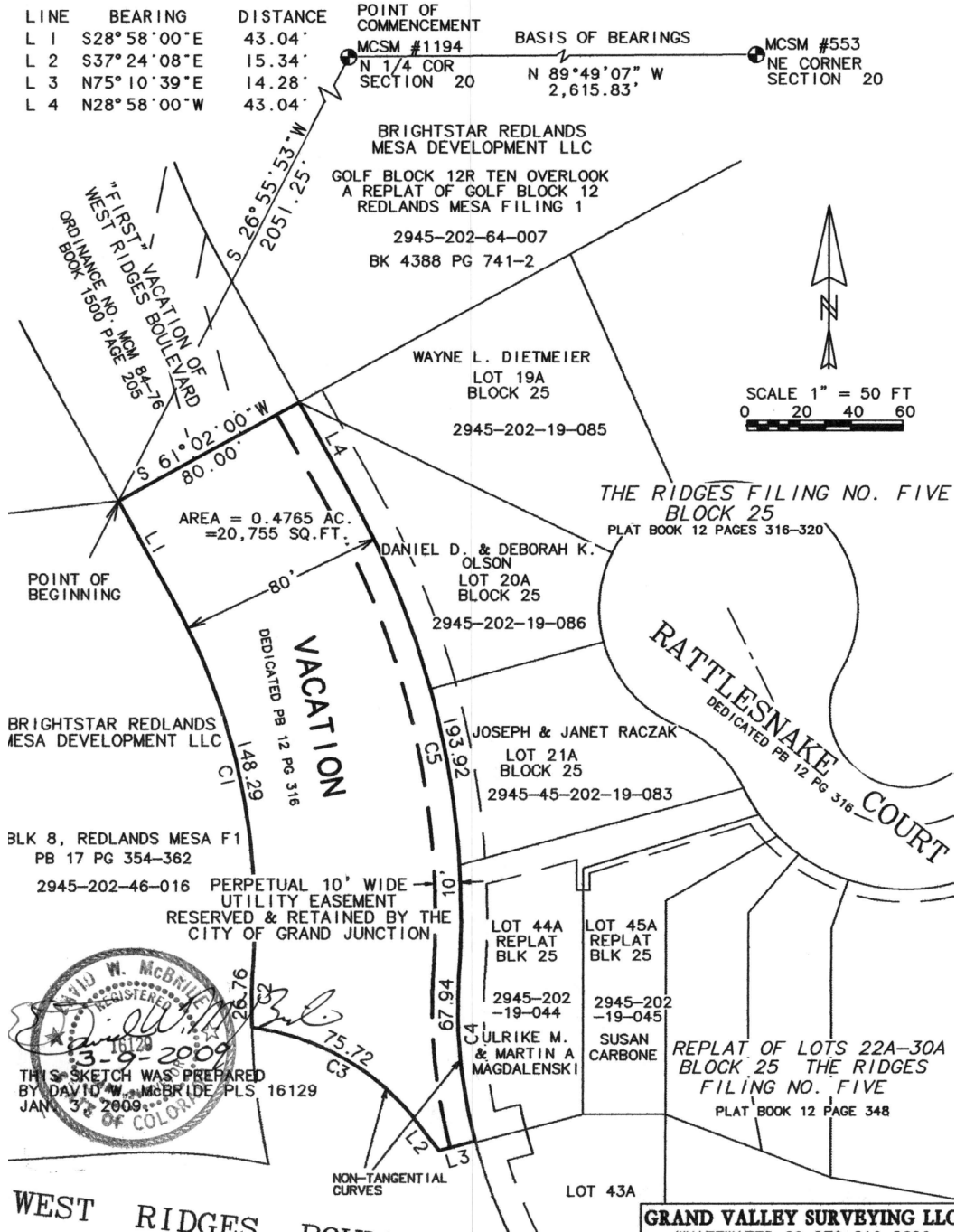
Proposed Right-of-Way Vacation

EXHIBIT "B"

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
SE1/4 NW1/4 SECTION 20, T1S, R1W, U.M.

CURVE	DELTA ANGLE	RADIUS	ARC	CHORD	CHORD BEARING
C 1	32° 40' 44"	260.00'	148.29'	146.29'	S 12° 37' 37" E
C 2	5° 17' 12"	290.00'	26.76'	26.75'	S 01° 02' 34" W
C 3	44° 38' 09"	97.19'	75.72'	73.82'	S 59° 43' 12" E NON-TANG.
C 4	18° 32' 08"	210.00'	67.94'	67.64'	N 05° 33' 17" W NON-TANG.
C 5	32° 40' 44"	340.00'	193.92'	191.30'	N 12° 37' 37" W

LINE	BEARING	DISTANCE	POINT OF COMMENCEMENT	BASIS OF BEARINGS
L 1	S28° 58' 00" E	43.04'	MCSM #1194	
L 2	S37° 24' 08" E	15.34'	N 1/4 COR	
L 3	N75° 10' 39" E	14.28'	SECTION 20	N 89° 49' 07" W
L 4	N28° 58' 00" W	43.04'		2,615.83'



DAVID W. MCBRIDE
REGISTERED
16129
3-9-2009
THIS SKETCH WAS PREPARED
BY DAVID W. MCBRIDE, PLS 16129
JAN 30 2009
STATE OF COLORADO

CITY OF GRAND JUNCTION

ORDINANCE NO.

**AN ORDINANCE VACATING A PORTION OF THE WEST RIDGES BOULEVARD
RIGHT-OF-WAY LOCATED ADJACENT TO 2335 ½, 2335 AND 2337
RATTLESNAKE COURT**

RECITALS:

A request to vacate a portion of the West Ridges Right-of-Way adjacent to the western properties located on Rattlesnake Court. This request has been made by Joseph and Janet Raczak, Daniel and Deborah Olson, and Martin and Ulrike Magdalenski. The City shall reserve and retain a perpetual 10 foot Utility Easement on, along, over, under, through and across the eastern portion of the right-of-way to be vacated.

The City Council finds that the request to vacate the herein described portion of the West Ridges Boulevard right-of-way with the reservation to retain an easement is consistent with the Growth Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request on May 26, 2009, found the criteria of the Zoning and Development Code to have been met, and recommends that the vacation be approved as requested subject to the condition that the City shall reserve and retain a perpetual Utility Easement on, along, over, under, through and across 10 feet of the area of the hereinafter described right-of-way.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The described right-of-way in the attached Exhibit A which is incorporated herein as if fully rewritten is hereby vacated and a 10 foot perpetual Utility Easement is hereby reserved and retained for City-approved utilities including the installation, operation, maintenance and repair of said utilities and appurtenances which may include but are not limited to electric lines, cable TV lines, natural gas pipelines, sanitary sewer lines, storm sewers, waterlines, telephone lines, equivalent other public utility providers and appurtenant facilities.

Introduced for first reading on this _____ day of _____, 2009

PASSED and ADOPTED this _____ day of _____, 2009.

ATTEST:

President of City Council

City Clerk

CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO
SE1/4 NW1/4 SECTION 20, T 1 S, R 1 W, U.M.

LINE	BEARING	DISTANCE	POINT OF COMMENCEMENT	BASIS OF BEARINGS	POINT OF TERMINATION
L 1	S28°58'00"E	43.04'	<p>MCSM #1194</p> <p>N 89°49'07" W</p> <p>2,615.83'</p> <p>MCSM #553</p> <p>NE CORNER SECTION 20</p>		
L 2	S37°24'08"E	15.34'			
L 3	N75°10'39"E	14.28'			
L 4	N28°58'00"W	43.04'			

BRIGHTSTAR REDLANDS MESA DEVELOPMENT LLC
 GOLF BLOCK 12R TEN OVERLOOK
 A REPLAT OF GOLF BLOCK 12
 REDLANDS MESA FILING 1
 2945-202-64-007
 BK 4388 PG 741-2

WAYNE L. DIETMEIER
 LOT 19A
 BLOCK 25
 2945-202-19-085

DANIEL D. & DEBORAH K. OLSON
 LOT 20A
 BLOCK 25
 2945-202-19-086

JOSEPH & JANET RACZAK
 LOT 21A
 BLOCK 25
 2945-45-202-19-083

LOT 44A REPLAT BLK 25
 2945-202-19-044
ULRIKE M. & MARTIN A MAGDALENSKI

LOT 45A REPLAT BLK 25
 2945-202-19-045
SUSAN CARBONE

LOT 43A

THE RIDGES FILING NO. FIVE BLOCK 25
 PLAT BOOK 12 PAGES 316-320

RATTLESNAKE COURT
 DEDICATED PB 12 PG 316

REPLAT OF LOTS 22A-30A BLOCK 25 THE RIDGES FILING NO. FIVE
 PLAT BOOK 12 PAGE 348

AREA = 0.4765 AC. = 20,755 SQ. FT.

VACATION
 DEDICATED PB 12 PG 316

PERPETUAL 10' WIDE UTILITY EASEMENT RESERVED & RETAINED BY THE CITY OF GRAND JUNCTION

POINT OF BEGINNING

WEST RIDGES BOULEVARD
 "FIRST" VACATION OF WEST RIDGES BOULEVARD
 ORDINANCE NO. NCM 84-76
 BOOK 1500 PAGE 205

NON-TANGENTIAL CURVES

DAVID W. McBRIDE
 REGISTERED PROFESSIONAL SURVEYOR
 NO. 16129
 STATE OF COLORADO
 THIS SKETCH WAS PREPARED BY DAVID W. McBRIDE, PLS 16129
 JAN 3 2009

GRAND VALLEY SURVEYING LLC

Attach 3
Mountain View Estates – Preliminary Subdivision Plan

CITY OF GRAND JUNCTION
 PLANNING COMMISSION

MEETING DATE: May 26, 2009
 STAFF PRESENTATION: Senta L. Costello

AGENDA TOPIC: Mountain View Estates, PP-2008-212

ACTION REQUESTED: Preliminary Subdivision Plan Approval

BACKGROUND INFORMATION				
Location:		2922 B½ Road		
Applicants:		Owner: Level III Development, LLC – Bill Ogle Representative: Austin Civil Group – Jim Joslyn		
Existing Land Use:		Single Family Residential/Agricultural		
Proposed Land Use:		Single Family Residential subdivision		
Surrounding Land Use:	North	Single Family Residential subdivision		
	South	Single Family Residential/Agricultural		
	East	Single Family Residential/Agricultural		
	West	Single Family Residential/Agricultural		
Existing Zoning:		R-4 (Residential 4 du/ac)		
Proposed Zoning:		R-4 (Residential 4 du/ac)		
Surrounding Zoning:	North	R-4 (Residential 4 du/ac)		
	South	R-4 (Residential 4 du/ac) / County RSF-4		
	East	R-4 (Residential 4 du/ac) / County RSF-R		
	West	County RSF-4 (Residential Single Family 4 du/ac)		
Growth Plan Designation:		Residential Medium Low 2-4 du/ac		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request for Preliminary Subdivision Plan approval for Mountain View Estates on 19.17 acres in a R-4 (Residential 4 du/ac) zone district.

RECOMMENDATION: Approval of the proposed Preliminary Subdivision Plan.

ANALYSIS

1. Background

The property was annexed in 2008 as the Level III Annexation. Two Pre-Application applications were reviewed for the property, one in 2007 and another in 2008. The Preliminary Subdivision Plan application was received July 2, 2008.

Density – The property is classified as Residential Medium Low 2-4 dwelling units/acre on the Future Land Use Map and zoned R-4(Residential 4 du/ac). The proposed subdivision consists of 61 single family dwelling units on 19.17 acres with a density of 2.18 dwellings per acre, conforming to density requirements of both the Growth Plan and zone district.

Access – Proposed access for the subdivision is from B ½ Road on the south and Twin Forks Place located in the River's Edge Subdivision to the north. A stub street is extended to the property to the east. Maroon Peak Street runs along the west property line.

Road Design – Since Maroon Peak Street is adjacent to undeveloped property, the required right-of-way dedication is reduced from 44' to 38'. The developer will need to construct the curb, gutter and sidewalk along the east side of the street and 28' of asphalt. The right-of-way width includes 1.5' right-of-way to back of walk, 6.5' curb, gutter & sidewalk, 28' asphalt, 2' for construction and slope transition to existing grade.

Open Space / Park – The subdivision is not providing open space or Land dedicated for a park ground. The developer will be paying the required 10% Open Space fee for future park land acquisition.

Lot Layout – The development has been designed for single-family detached dwellings on lots ranging from 8,018 square feet to 17,218 square feet. The minimum lot size in the R-4 zone is 8,000 square feet, therefore the minimum lot area requirement has been met. The minimum lot width for the R-4 zone is 75 feet. With the exception of Lot 5, Block 4, all of the proposed lots meet the lot width requirement. Section 3.2 C.2. of the Zoning and Development Code, allows the Planning Commission to vary lot widths for irregularly shaped lots. The Developer has requested that the Planning Commission approve Lot 5, Block 4 as an irregularly shaped lot. The Planning Commission can approve this lot as an irregularly shaped lot, due to the shape required of lots adjacent to cul-de-sac bulbs.

Landscaping – A 14' wide landscape strip will be provided along B ½ Road (Tracts A, C and E). The existing Orchard Mesa Irrigation District pipe will be placed in a Tract with an access easement for the irrigation company (Tracts F and G) and landscaped. Tracts B, D, and H will also be landscaped according to Zoning Code requirements for detention ponds and street frontage. All tracts will be conveyed to and maintained by the Home Owner's Association.

Phasing – The project is proposed to be constructed in one phase.

2. Section 2.8.B.2 of the Zoning and Development Code

A preliminary subdivision plan can only be approved when it is in compliance with the purpose portion of Section 2.8 and with all of the following criteria:

- a. The Growth Plan, Grand Valley Circulation Plan, Urban Trails Plan and other adopted plans.

Response: The proposed Mountain View Estates, with a density of 3.18 dwelling units per acre, is in compliance with the Growth Plan designation of Residential Medium Low (2-4 du/ac).

- b. The Subdivision standards of Chapter Six.

Response: The design and layout of this project meets the standards of Chapter Six of the Zoning and Development Code.

- c. The Zoning standards contained in Chapter Three.

Response: The design of the proposed subdivision complies with the standards required by the Chapter Three of the Zoning and Development Code.

- d. Other standards and requirements of this Code and all other City policies and regulations.

Response: The proposed subdivision has been reviewed by the Development Engineer and meets all requirements of the Transportation Engineering Design Standards (TEDS) and Stormwater Management Manual (SWMM).

- e. Adequate public facilities and services will be available concurrent with the subdivision.

Response: Public facilities and services are adequate to serve the proposed residential density. There is an 18" and a 2" Ute Water line and an 8" sanitary sewer line located within the B ½ Road right-of-way.

- f. The project will have little or no adverse or negative impacts upon the natural or social environment.

Response: The project will have no adverse or negative impacts upon the natural or social environment. The surrounding environment is largely developed or proposed for development in a fashion similar to the proposed development.

- g. Compatibility with existing and proposed development on adjacent properties.

Response: The proposed subdivision is of the same or similar type of residential use and density as exists in the vicinity. Many of the historical agricultural properties in the area have recently been subdivided or are under review for development.

- h. Adjacent agricultural property and land uses will not be harmed.

Response: Compliance with the Stormwater Management Manual requirements as well as with the required stormwater discharge permit will ensure runoff does not harm adjacent uses. The proposed subdivision includes a detention pond in the southwest area of the property adjacent to B ½ Road (Tract D) and another pond (Tract H) along the north property line. The preliminary pond designs have been reviewed by the City Development Engineer and been determined to meet the preliminary plan requirements.

- i. Is neither piecemeal development nor premature development of agricultural land or other unique areas.

Response: The proposed Mountain View Estates will utilize existing sewer, water, and street facilities that are available to the property and have sufficient capacity for the additional lots. It is a logical extension of the adjacent development.

- j. There is adequate land to dedicate for provision of public services.

Response: Adequate land for public services such as road right-of-way and utilities has been provided.

- k. This project will not cause an undue burden on the City for maintenance or improvement of land and/or facilities.

Response: As required by Code, the applicant is responsible for construction of all infrastructure and private improvements for the development as well as payment of applicable impact fees. Burden on the City will amount to typical ongoing maintenance of the added public facilities (streets, utilities) which is not considered to be an undue burden.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Mountain View Estates application, PP-2008-212 for preliminary subdivision plan approval, I make the following findings of fact and conclusions:

1. The proposed preliminary subdivision plan is consistent with the Growth Plan.

2. The preliminary subdivision plan is consistent with the purpose of Section 2.8 and meets the review criteria in Section 2.8.B.2 of the Zoning and Development Code.
3. Lot 5, Block 4, is an irregularly shaped lot that does not meet the minimum lot width of 75 feet as specified in Table 3.2 of the Zoning and Development Code. Pursuant to Section 3.2.C.2 of the Zoning and Development Code, the Planning Commission may vary the minimum lot width on irregularly shaped lots.

STAFF RECOMMENDATION:

I recommend that the Planning Commission approve the proposed preliminary subdivision plan, PP-2008-212 with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

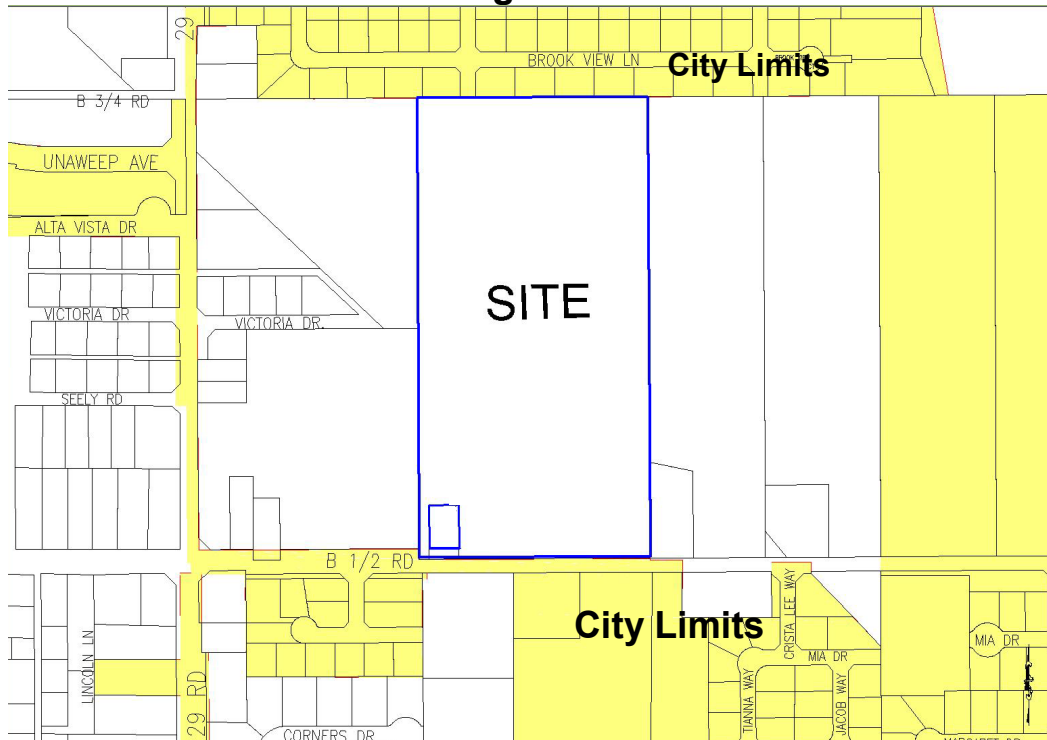
Mr. Chairman, I move that we approve the Preliminary Subdivision Plan for Mountain View Estates, PP-2008-212, with the findings and conclusions listed in the staff report.

Attachments:

Site Location Map / Aerial Photo
Future Land Use Map / Existing City and County Zoning Map
Preliminary Subdivision Plan

Site Location Map

Figure 1



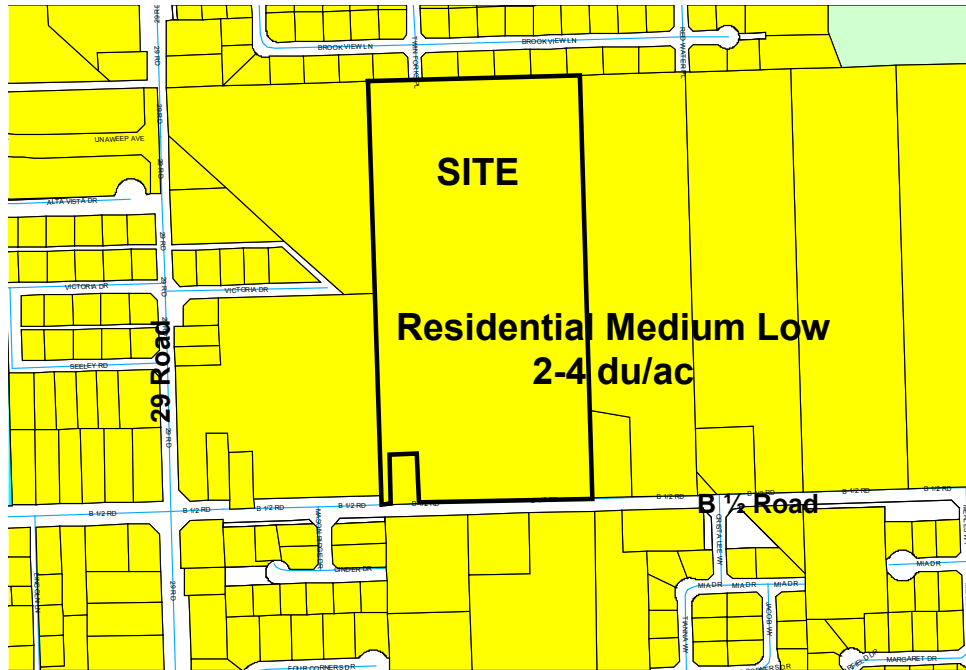
Aerial Photo Map

Figure 2



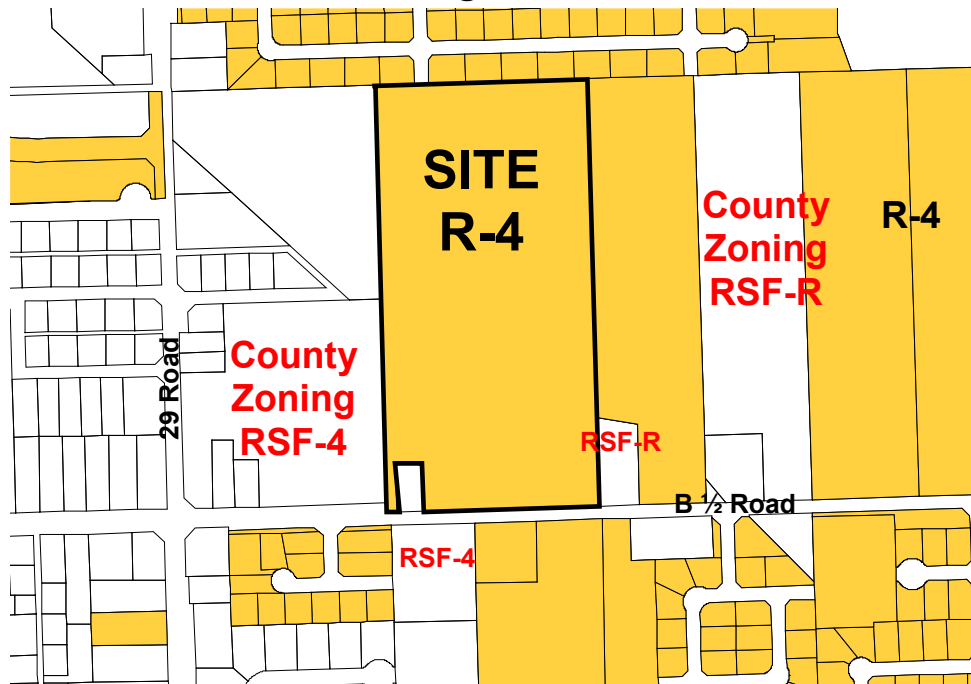
Future Land Use Map

Figure 3



Existing City and County Zoning Map

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

ZONING RES-4

Attach 4**Fiesta Guadalajara Expansion – Preliminary Development Plan**

CITY OF GRAND JUNCTION
PLANNING COMMISSION

MEETING DATE: May 26, 2009
STAFF PRESENTATION: Senta L. Costello

AGENDA TOPIC: Fiesta Guadalajara Planned Development – RZ-2009-037

ACTION REQUESTED: Rezone property located at 710 and 748 North Avenue and 705 and 727 Glenwood Avenue from C-1 (Light Commercial) and R-8 (Residential 8 du/ac) to PD (Planned Development) and vacation of the west 7.5' of the North/South alley located east of North 7th Street and south of Glenwood Avenue.

BACKGROUND INFORMATION				
Location:		710 and 748 North Avenue and 705 and 727 Glenwood Avenue		
Applicants:		Sanchez/Ortiz, LLC – Derrick Draper		
Existing Land Use:		Restaurant, Bar, Residential, Parking		
Proposed Land Use:		Restaurant, Bar, Residential, Parking		
Surrounding Land Use:	North	Office, Residential		
	South	Retail		
	East	Retail, Residential		
	West	Office, Retail		
Existing Zoning:		C-1 (Light Commercial)/R-8 (Residential 8 du/ac)		
Proposed Zoning:		PD (Planned Development)		
Surrounding Zoning:	North	B-1 (Neighborhood Business)/R-8 (Residential 8 du/ac)		
	South	C-1 (Light Commercial)		
	East	C-1 (Light Commercial)/R-8 (Residential 8 du/ac)		
	West	C-1 (Light Commercial)		
Growth Plan Designation:		Commercial / Residential Medium 4-8 du/ac		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: A request for: 1) zoning a property located at 710 and 748 North Avenue and 705 and 727 Glenwood Avenue to PD (Planned Development) with default zones of C-1(Light Commercial) and R-8 (Residential 8 du/ac) and 2) vacation of the west 7.5' of the North/South alley located east of North 7th Street and south of Glenwood Avenue.

RECOMMENDATION: Recommendation of approval to City Council

ANALYSIS

1. Background

The property was platted as part of the Capitol Hill Subdivision in 1898, replatted as part of the Craig's Subdivision in 1940. The property was annexed into the City of Grand Junction in 1909 as part of the Capitol Hill Addition annexation.

The restaurant building on the property at 710 North Avenue was built in 1978 and has historically been used as a restaurant. The building located at 748 North Avenue was built in 1955 and has had a variety of uses since construction including a restaurant and bar. The property at 705 Glenwood Avenue is used as a parking lot; a drive-thru coffee kiosk constructed in 1998 is located there. 727 Glenwood Avenue is a single family home and has been used as such since it was built in 1943.

Current use of the property includes a restaurant, bar, coffee kiosk, one single family house and parking.

The Applicant is proposing that the property be developed as a PD (Planned Development) with default zones of C-1 (Light Commercial) and R-8 (Residential 8 du/ac). Section 3.3.G and 3.4.D of the Zoning and Development Code ("Code") states that the purpose of the R-8 and C-1 zone districts are respectively:

"To provide for medium-high density attached and detached dwellings, duplexes, two-family dwelling, stacked dwelling, and multi-family units. R-8 is a transitional zone district between lower density single family districts and higher density multifamily or business development. A mix of dwelling types is allowed in this district."

and

"To provide indoor retail, service and office Uses requiring direct or indirect arterial street access, and business and commercial development along arterials. The C-1 zone district should accommodate well-designed development on sites that provide excellent transportation access, make the most efficient use of existing infrastructure and provide for orderly transitions and buffers between uses."

In conjunction with the proposed rezone, the applicant is also requesting to vacate a 7.5 foot section of the north/south alley and a 15 foot east/west drainage easement, which are interior to the project boundaries. The portion of the alley requesting to be vacated was dedicated in 1980 for alley and utility purposes. The 7.5 feet is not needed for the alley to function and contains no utilities. The drainage that runs through the drainage easement will be relocated with the proposed redevelopment of the site and a new easement dedicated at that time.

Uses and Development Character

Multifamily residential and commercial uses will be constructed on the 1.422 acre site.

Unified development of the site is proposed with similar architectural styles and themes across the 1.422 acres including common landscape and streetscape features. Shared parking is proposed with uses that have offset peak hours for parking needs. Adequate parking will be provided at peak business hours for each use.

Density

The maximum density for the area of the site with an underlying C-1 zone district (the C-1 portion) is 24 du/ac. On the portion of the site with an underlying zone of R-8 ("the R-8 portion"), a maximum density is three dwelling units. The entire Planned Development (PD) requires at least three dwelling units. The proposed development has a total of three dwelling units on the R-8 portion of the site, with no dwelling units on the C-1 portion; however, the area could be re-developed in the future to include up to 31 additional dwelling units. A total of 34 dwelling units could be developed within the Planned Development.

Access

Access to the site will be from a single entrance on North Avenue, access along the east/west alley north of the site, and a new access along Glenwood Avenue. The existing driveway along North 7th Street will be removed.

Open Space / Park

No open space or parkland has been proposed as part of the proposed Planned Development.

Signage

Freestanding signage along North Avenue, North 7th Street, and Glenwood Avenue will be limited to one monument sign per street frontage per parcel; the signs may be no higher than 10 feet. A sign package will be submitted as part of the Final Site Plan for all signage.

Community Benefit

The proposed development combines multifamily residential dwelling units and commercial uses within the 1.422 acre site. Internal traffic and pedestrian circulation and concentrated development create more efficient use of street and related infrastructure. The mix of residential and commercial uses share parking on the site, lowering the overall parking requirement. Access points are consolidated, improving circulation on two busy streets, North Avenue and N 7th Street. Additional residential

dwelling units near North Avenue, Mesa State College and the commercial center of Grand Junction are needed and development of these may tend to reduce overall traffic and driving distances to essential services. The proposed development will provide three residential units. Mixed use sites and buildings encourage innovative building, site and infrastructure design. Although no specific architectural standards are being applied or imposed with this PD, the streetscape is expected to create a look similar to what is encouraged by the North Avenue Corridor Plan which affects properties just to the east of this site.

Based on the foregoing, the Director has determined that substantial community benefits as outlined in Chapter 5 will be derived with this project. These benefits are:

- Needed housing types and/or mix;
- Innovative designs.

Phasing Schedule

The Final Site Plan shall be submitted within 2 years after this approval.

Default Zoning/Deviations

The Applicant is proposing default zones of C-1 and R-8, which are consistent with the Growth Plan designations of Commercial and Residential Medium 4-8 du/ac. The bulk standards for the C-1 and R-8 zones respectively, as indicated in Table 3.2 in the Zoning and Development Code, are as follows:

	Density	Non-Residential FAR	Maximum building size	Minimum lot area	Minimum lot width	Front yard setback Principle/Acc.	Side yard setback Principle/Acc.	Rear yard setback Principle/Acc.	Maximum building height
R-8	4-8 du/ac	0.45	N/A	4,000 sf	40'	20'/25'	5'/3'	10'/5'	35'
C-1	12-24 du/ac	1.00	80,000 w/o a CUP	.5 ac	50'	15'/25'	0'/0' (10'/5' if adjacent residential)	10'/10'	40'

The Planning Commission may recommend and the City Council may deviate from the default district standards if the Applicant has provided community amenity from the list under Section 5.4.G of the Code. The applicant is providing:

- A varied streetscape which incorporates hardscape (i.e. decorative concrete, pavers, trees in tree wells, planters, street furniture, etc) and traditional street frontage (trees, shrubs, groundcover within planting beds and/or berms) landscaping improvements;
- A mix of uses including multi-family residential and commercial;
- Needed housing in the Mesa State College neighborhood;

- Redevelopment of an existing older site which is deficient by current Zoning Code standards;
- While outside the boundaries of the North Avenue Plan, the project implements many of the design element of the Plan;

C-1 and R-8 bulk standards deviations –

Setbacks (principal structures/accessory structures)

Front yard setback:	20'/25' for residential 0'/25' for commercial
Side yard setback:	5'/3' for residential 0'/5' for commercial
Rear yard setback:	10'/5' for residential 0'/0' for commercial

Landscaping deviations –

Hardscape, urban landscaping (pavers, stamped/colored concrete, trees in tree wells/grates, planters street furniture, etc.) along North Avenue and traditional landscaping (i.e. trees, shrubs, ground cover, etc.) along North 7th Street and Glenwood Avenue are proposed. The street frontage landscaping includes areas both on private property and within public right-of-way.

Use deviations –

Staff recommends that the bar and drive-thru kiosk be included as allowed uses without a Conditional Use Permit. Compatibility review and review of Conditional Use Permit criteria shall be determined by the Director.

2. Consistency with the review criteria of Section 2.12.C.2. of the Zoning and Development Code.

A preliminary development plan application shall demonstrate conformance with all of the following:

a. The ODP review criteria in Section 2.12.B;

Requests for an Outline Development Plan (ODP) for property zoned Planned Development (PD) must demonstrate conformance with all of the following:

1) The Growth Plan, Grand Valley Circulation Plan and other adopted plans and policies.

The proposed Plan implements the following Goals and Policies of the Growth Plan:

Goal 1: To achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.

Policy 1.4: The City and County may allow residential dwelling types (e.g., patio homes, duplex, multi-family and other dwelling types) other than those specifically listed for each residential category through the use of planned development regulations that ensure compatibility with adjacent development. Gross density within a project should not exceed planned densities except as provided in Policy 1.5. Clustering of dwellings on a portion of a site should be encouraged so that the remainder of the site is reserved for usable open space or agricultural land.

Policy 1.5: The City and County may allow maximum residential densities to exceed those specified in Exhibit V.2 (Future Land Use Categories, Page 15) by up to twenty (20) percent through the use of planned development or clustering regulations that result in specific community benefits, if adequate public facilities can be provided and the proposed development will be compatible with adjacent development. (Specific community benefits may include: compatible infill, affordable housing, community parks, trails, open space.)

Policy 1.7: The City and County will use zoning to establish the appropriate scale, type, location and intensity for development. Development standards should ensure that proposed residential and non-residential development is compatible with the planned development of adjacent property.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

Goal 11: To promote stable neighborhoods and land use compatibility throughout the community.

Policy 11.1: The City and County will promote compatibility between adjacent land uses by addressing traffic, noise, lighting, height/bulk differences, and other sources of incompatibility through the use of physical separation, buffering, screening and other techniques.

Goal 13: To enhance the aesthetic appeal and appearance of the community's built environment.

Policy 13.2: The City and County will enhance the quality of development along key arterial street corridors. The Urban Area Plan will prevail when corridor plans, adopted prior to 1996, are inconsistent with this plan.

Policy 13.4: The community's streets and walkways will be planned, built, and maintained as attractive public spaces.

Policy 13.8: The City and County will encourage building and landscape designs which enhance the visual appeal of individual projects and the community as a whole. Design guidelines should provide flexibility while promoting aesthetics, traffic safety and land use compatibility.

Goal 28: The City of Grand Junction is committed to taking an active role in the facilitation and promotion of infill and redevelopment within the urban growth area of the City.

Policy 28.3: The City's elected officials and leadership will consistently advocate and promote the planning, fiscal, and quality of life advantages and benefits achievable through infill and redevelopment.

2) The rezoning criteria provided in Section 2.6 A. of the Zoning and Development Code.

A. The existing zoning was in error at the time of adoption.

The current zoning of the property is in conformance with the Future Land Use Map and the existing uses are in allowed within those zone district. The existing zone districts were not in error and are still in conformance; however through the use of a Planned Development, community benefit will be derived. Absent the PD designation those benefits will not be achieved.

B. There has been a change of character in the neighborhood due to installation of public facilities, other zone changes, new growth trends, deterioration, redevelopment, etc.

The character North Avenue remains principally urban land uses; however, the neighborhood includes new uses and redevelopment at 10th and slightly to the east of this site. Redevelopment of this property and other properties is an emerging growth trend.

C. The proposed rezone is compatible with the neighborhood, conforms to and furthers the goals and policies of the Growth Plan and other adopted plans and policies, the requirements of this Code, and other City regulations;

The proposed PD with default zones of C-1 and R-8 is compatible with the surrounding area and furthers the goals and policies of the Growth Plan.

D. Adequate public facilities and services are available or will be made available concurrent with the projected impacts of development allowed by the proposed zoning;

Adequate public facilities are currently available and in use by the existing businesses on the site. The proposed redevelopment of the property will be utilizing the existing facilities.

E. The supply of comparably zoned land in the surrounding area is inadequate to accommodate the community's needs; and

There is an inadequate supply of zoning which allows for an elevated level of wide, pedestrian friendly streetscape improvements such as: colored/stamped/aggregated sidewalk treatments, pavers, trees in tree wells, planters and street furniture. The proposed planned development will provide the opportunities to permit those improvements. Attached Exhibit "A" is a graphic example of what this type of streetscape may look like.

F. The community will benefit from the proposed zone.

The project will provide the following community benefits:

- Needed housing types and/or mix;
- Innovative designs.

3) The planned development requirements of Chapter Five of the Zoning and Development Code.

- Setback standards – Principal structure setbacks shall not be less than the minimum setbacks for the default zone unless the applicant can demonstrate that:
 - Buildings can be safely designed and that the design is compatible with lesser setbacks. Compatibility shall be evaluated under the Uniform Fire Code and any other applicable life, health or safety codes;

The front yard setback is reduced to 0' for the project. The only potential safety issue would be the site triangle. Due to the corner of the building being angled and the location of the building on the northeast corner, there is not a safety issue with the reduced setback;

- Reduced setbacks are offset by increased screening or primary recreation facilities in private or common open space;

The reduced setbacks offer additional screening by placing the parking behind the buildings instead of along the street.

- Reduction of setbacks is required for protection of steep hillsides, wetlands or other environmentally sensitive natural features.

The site is currently an existing developed property and does not have any hillsides, wetlands, or natural features; therefore this criterion does not apply.

- Open Space – All residential planned developments shall comply with the minimum open space standards established in Chapter Six or the open space requirements of the default zone, whichever is greater.

The standards of Chapter Six apply to developments with 10 or more units and the underlying R-8 zone district site can provide the required 600 square feet per unit of public or private outdoor living space.

- Fencing/Screening – Planned developments shall provide uniform perimeter fencing in accordance with Chapter Six.

As a mixed use project perimeter fencing is not required. However, if fencing is installed it shall be uniform fencing throughout the project.

- Compatibility – Nonresidential design and construction shall be compatible with adjacent residential development

The proposed building is similar in scale to the existing commercial buildings in the area. The adjacent residential neighborhood will be buffered by the proposed residential units on the northeastern portion of the development.

- Landscaping – Landscaping shall meet or exceed the requirements of Chapter Six of this Code.

The development does propose variations to traditional landscaping by including a hardscape type of street treatment along North Avenue; however, the project will meet or exceed the requirements of the Code.

- Parking – Off-street parking shall be provided in accordance with Chapter Six of this Code.

The development utilizes shared parking between the proposed uses with differing peak hours and will meet the requirements of the Code while reducing the total number of parking spaces required.

- Street Development Standards – Streets, alleys and easements shall be designed and constructed in accordance with TEDS and Chapter Six of this Code.

The development will dedicate an additional 5' of right-of-way along North Ave to accommodate a future right turn lane. All other adjacent rights-of-way are existing per Code and TEDS standards.

- 4) The applicable corridor guidelines and other overlay districts in Chapter Seven.

While the property is located approximately 1/2 mile west of the western boundary of the North Avenue Corridor Plan area, the project implements many of the goals of the North Avenue Plan including:

- Encouraging mixed uses including residential and multi-family;
- Allows for an improved streetscape which could include (see attached Exhibit "A": colored/stamped/aggregated sidewalk treatments, pavers, trees in tree wells, planters and street furniture, greater visibility of storefronts with the buildings being closer to the street, clear and safe pedestrian connections by directing pedestrian traffic along sidewalks with through use of the streetscape.
- Parking lots adjacent to streets should have a defined curb cut entrance, added sidewalks and additional plantings to define parking lot circulation and enhance way finding. Additionally, planting islands within these expanses of asphalt will allow for a reduction in the urban heat islands typically found in large parking lots.
- Signage along North Avenue will be improved by minimizing pole mounted signs and replacing them with ground mounted monument signs.

- 5) Adequate public services and facilities shall be provided concurrent with the projected impacts of the development.

Adequate public facilities are currently available and in use by the existing businesses on the site. The proposed redevelopment of the property will be utilizing the existing facilities in a similar manner.

- 6) Adequate circulation and access shall be provided to serve all development pods/areas to be developed.

Circulation and access will be provided with the redevelopment of the site. The access along North 7th Street will be removed and relocated to the Glenwood Avenue street frontage. An additional 5' of right-of-way will be provided along the North Avenue frontage to accommodate a future right-turn

lane. The driveway on 7th Street is narrow and difficult to enter and exit. Elimination of this access will improve traffic flow and safety.

- 7) Appropriate screening and buffering of adjacent property and uses shall be provided.

The proposal will maintain the commercial aspects of the development along the North Avenue and North 7th Street corridors protecting the residential neighborhood to the northeast.

- 8) An appropriate range of density for the entire property or for each development pod/area to be developed.

A minimum of 3 residential units will be developed on the site. The PD allows, however, for more dwelling units to be developed in the future on the "C-1 portion" of the site (up to 31 additional dwelling units). Presently the "C-1 portion" of the site is dedicated to commercial use.

- 9) An appropriate set of "default" or minimum standards for the entire property or for each development pod/area to be developed.

The Applicant has proposed default zones of C-1 and R-8 with the requested deviations that are established in the attached Ordinance.

- 10) An appropriate phasing or development schedule for the entire property or for each development pod/area to be developed.

The development shall be in accordance with the Code, unless a different phasing/development schedule is approved.

- 11) The property is at least twenty (20) acres in size.

Not applicable – this criteria is for projects with an approved ODP, which this project does not.

- b. The applicable preliminary subdivision plan criteria in Section 2.8.B;

Not applicable – A preliminary subdivision plan is not needed or required for the proposed development.

- c. The applicable site plan review criteria in Section 2.2.D.4;

The final site plan has not yet been submitted for review, but the attached preliminary plan shows that all criteria of Section 2.2.D.4 can be met.

- d. The approved ODP, if applicable;

There is not an approved ODP for this proposal.

e. The approved PD rezoning ordinance, if adopted with an ODP;

Not applicable. This is a rezoning request.

f. An appropriate, specific density for all areas included in the preliminary plan approval;

The specific density shall be as follows:

The maximum density for the area of the site with an underlying C-1 zone district (the "C-1 portion") is 24 du/ac. On the portion of the site with an underlying zone of R-8 (the "R-8 portion"), a maximum density is three dwelling units. The entire Planned Development (PD) requires at least three dwelling units. The proposed development has a total of three dwelling units on the R-8 portion of the site, with no dwelling units on the C-1 portion; however, the area could be re-developed in the future to include up to 31 dwelling units. A total of 34 dwelling units could be developed within the Planned Development.

g. The area of the plan is at least five (5) acres in size or as specified in an applicable approved ODP.

The property is less than 5 acres in size; however,

- the proposed development cannot be developed under conventional zoning and still achieve the desired community benefits,
- is adequately buffered from adjacent residential properties by use of existing buildings to remain, the proposed residential site and landscaping,
- mitigates adverse impacts to adjacent properties through the placement of buildings, landscaping and uses,
- Is consistent with the goals and policies of the Growth Plan as previously stated in the staff report.

3. Consistency with Chapter 5 of the Zoning and Development Code

In addition to the questions asked by Zoning and Development Code Sections 2.6 and 2.12, the petitioner must identify what public benefits arise from zoning the property to PD as required by Chapter 5 of the Zoning and Development Code. Below are the public benefits as identified by the petitioner:

- Needed housing types and/or mix
- Innovative designs

Staff agrees that the benefits as described by the petitioner are public benefits achieved with the proposed project.

4. Section 2.11.c of the Zoning and Development Code

The vacation of the right-of-way shall conform to the following:

- a. The Growth Plan, Grand Valley Circulation Plan, and other adopted plans and policies of the City.

Response: The right-of-way vacation request are in conformance the Growth Plan, Grand Valley Circulation Plan, and all other adopted plans and policies of the City.

- b. No parcel shall be landlocked as a result of the vacation.

Response: No parcels will be landlocked as a result of vacation of the west 7.5' of the north/south alley.

- c. Access to any parcel shall not be restricted to the point where access is unreasonable, economically prohibitive or reduces or devalues any property affected by the proposed vacation.

Response: Access to all properties will not change as a result of the vacation of the western 7.5' of the north/south alley.

- d. There shall be no adverse impacts on the health, safety, and/or welfare of the general community and the quality of public facilities and services provided to any parcel of land shall not be reduced (e.g. police/fire protection and utility services).

Response: There will not be adverse impacts on the health, safety, and/or welfare of the community and the quality of public facilities and services will be maintained if the west 7.5' of the north/south alley is approved.

- e. The provision of adequate public facilities and services shall not be inhibited to any property as required in Chapter Six of the Zoning and Development Code.

Response: Adequate public facilities and services will be maintained.

- f. The proposal shall provide benefits to the City such as reduced maintenance requirements, improved traffic circulation, etc.

Response: The proposed vacation will reduce maintenance requirements of the western 7.5' of the north/south alley.

FINDINGS OF FACT, CONCLUSIONS, AND CONDITIONS:

After reviewing the Fiesta Guadalajara Planned Development application, RZ-2009-037, for a rezone to PD and vacation of alley right-of-way, the following findings of fact, conclusions, and conditions have been determined:

- 1) The requested rezone is consistent with the Growth Plan.
- 2) The requested right-of-way vacation is consistent with the Growth Plan.
- 3) The review criteria of Section 2.6.A of the Zoning and Development Code have been met.
- 4) The review criteria of Section 2.12.C.2 of the Zoning and Development Code have been met.
- 5) The review criteria in Section 2.11.C of the Zoning and Development Code have all been met.
- 6) The proposed development provides long-term community benefits above and beyond those required to mitigate the impacts of development and complies with Chapter 5 of the Zoning and Development Code.

STAFF RECOMMENDATION:

Staff recommends that the Planning Commission forward a recommendation of approval of the requested rezone, right-of-way vacation, RZ-2009-037 to the City Council with the findings, conclusions, and conditions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on Fiesta Guadalajara rezone, RZ-2009-037, I move that the Planning Commission approve of the rezone with the facts, conclusions, and conditions listed in the staff report.

Mr. Chairman, on Fiesta Guadalajara vacation of right-of-way request, RZ-2009-037, I move that the Planning Commission approve of the vacation request with the facts, conclusions, and conditions listed in the staff report.

Attachments:

Site Location Map/Aerial Photo Map
Future Land Use Map/Existing City Zoning Map
Preliminary Development Plan
Exhibit "A"
Rezoning Ordinance
Vacation of Right-Of-Way Ordinance

Site Location Map

Figure 1



Aerial Photo Map

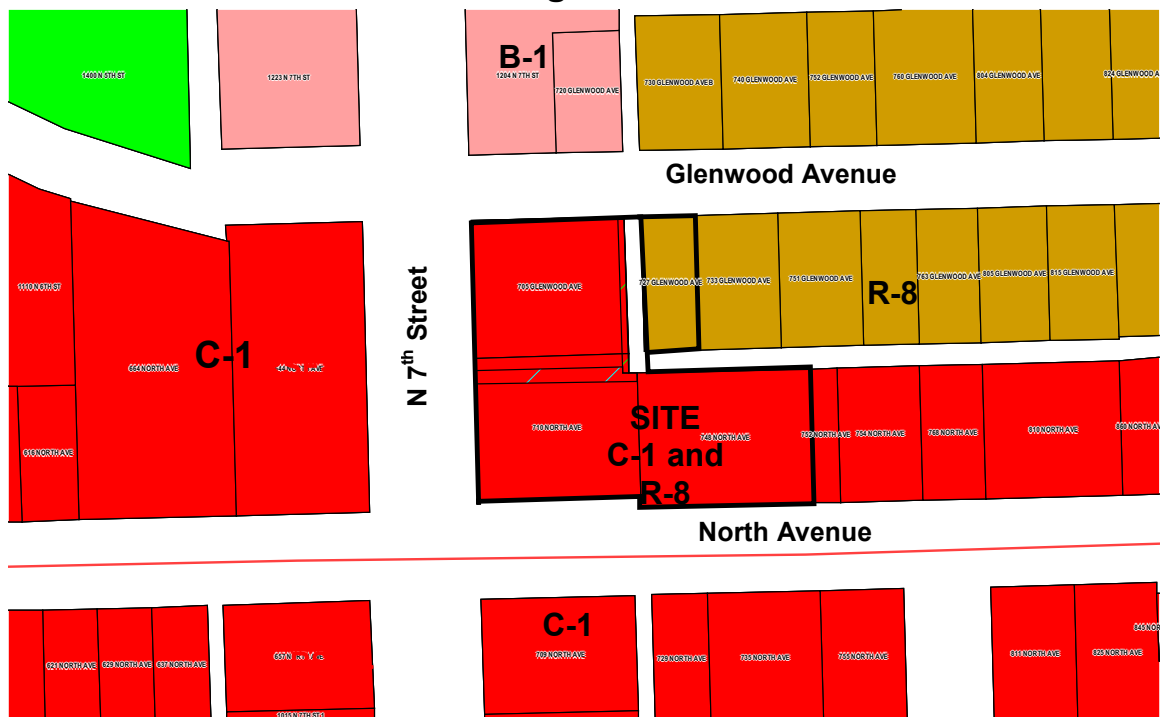
Figure 2



Figure 3



Figure 4



LAND USE BREAKDOWN
DEVELOPED AREA - 1.26 AC = 55,149 SF
BUILDINGS - 11,244 SF = 20.6%
CONCRETE/ASPHALT - 34,247 SF = 62.3%
LANDSCAPE - 41,414 SF = 75.1%
TOTAL = 100%

ALL CONSTRUCTION AND MATERIALS SHALL COMPLY WITH THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS DETAILS. THE CONTRACTOR SHALL HAVE A SIGNED COPY OF THE PLANS AND A COPY OF THE CITY OF GRAND JUNCTION SPECIFICATIONS AND STANDARDS ON THE JOB SITE.

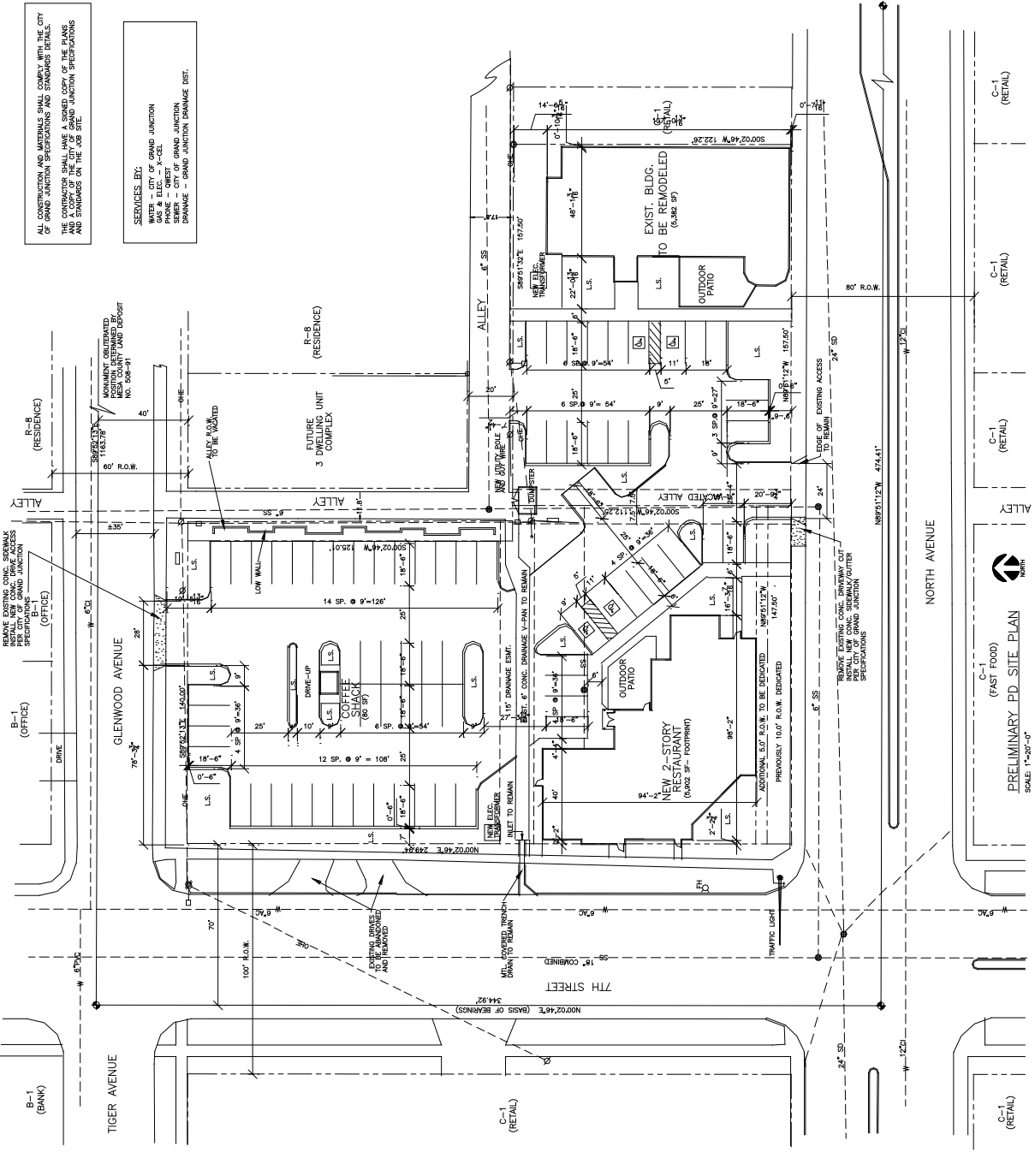
PARKING PROVIDED: 74 SPACES

SERVICES, ETC:
WATER - CITY OF GRAND JUNCTION
SEWER - CITY OF GRAND JUNCTION
PHONE - OBJECT
CITY OF GRAND JUNCTION
DRAINAGE - GRAND JUNCTION DRAINAGE DIST.

- LEGEND**
- PROPERTY LINE
 - LINE OF UTILITY EASEMENT
 - SANITARY SEWER MAIN LINE
 - SANITARY SEWER SERVICE
 - GAS LINE MAIN
 - GAS LINE SERVICE
 - WATER LINE MAIN
 - WATER LINE SERVICE
 - STORM DRAIN LINE
 - SEWER OR STORM MANHOLE
 - UTILITY POLE
 - UTILITY POLE WITH STREET LIGHT
 - CONCRETE
 - FIRE HYDRANT
 - NEW EXTERIOR DOOR
 - NEW OR EXISTING BUILDING FOOTPRINT

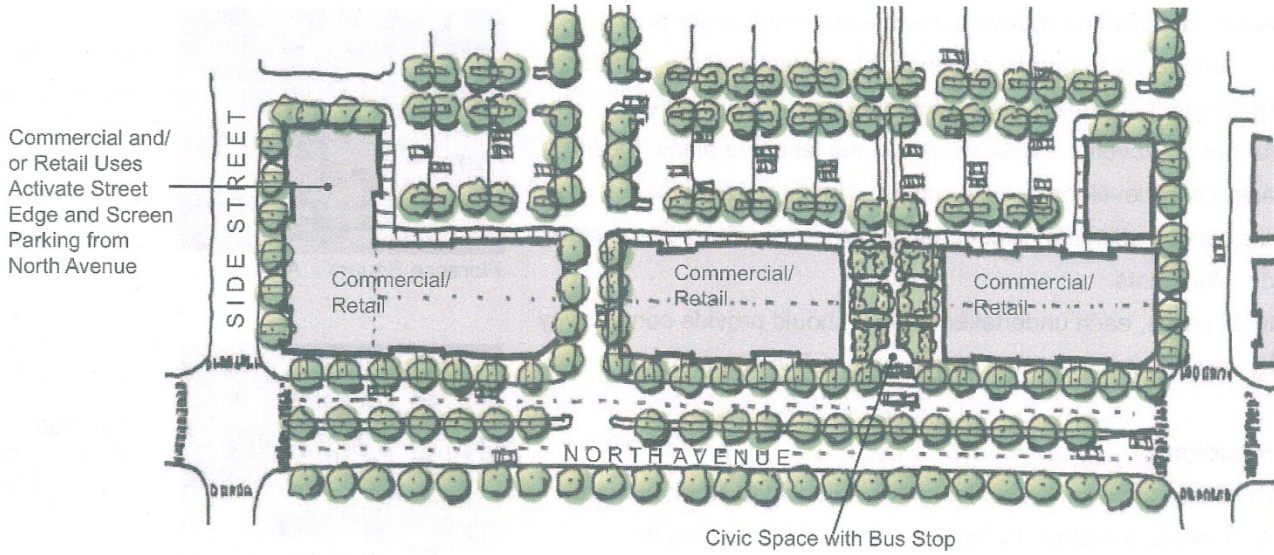
- ABBREVIATIONS**
- FL - ROWLINE
 - ROW - RIGHT-OF-WAY
 - EXIST. - EXISTING
 - TEL. PED. - TELEPHONE PEDISTAL
 - UT. POLE - UTILITY POLE
 - SQ. FEET - SQUARE FEET
 - AC - ACRES
 - CONC. - CONCRETE
 - PVC - POLYVINYL CHLORIDE
 - ELEC. - ELECTRIC
 - SAN - SANITARY
 - MANH. - MANHOLE
 - W.M. - WATER METER
 - SH. - SHOWER
 - SH. MANH. - SHOWER MANHOLE
 - SP. - SPOT
 - L.S. - LANDSCAPING

APPROVED:
CITY OF GRAND JUNCTION - ENGINEER
DATE
CITY OF GRAND JUNCTION - COMMUNITY DEVELOPMENT
DATE



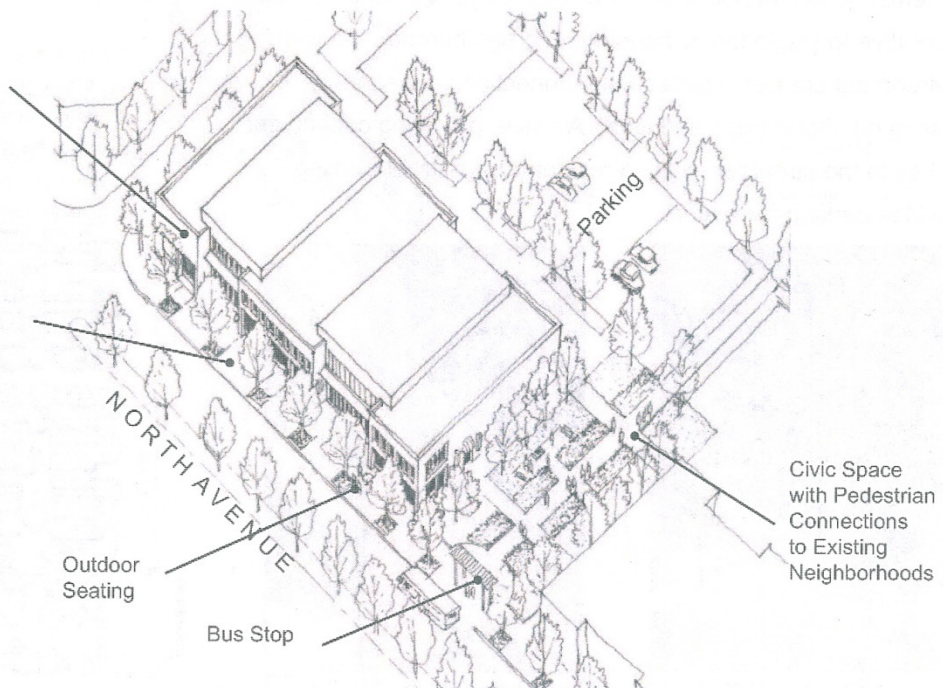
PRELIMINARY PD SITE PLAN
SCALE 1"=20'-0"

Exhibit "A"



Commercial /Retail Uses with Address Along North Avenue

Generous Walk with Trees, Benches, and Pedestrian Light Fixtures Articulate Street Edge



North Avenue Corridor Plan

CITY OF GRAND JUNCTION, COLORADO

ORDINANCE NO.

AN ORDINANCE ZONING PROPERTY
LOCATED AT 710 AND 748 NORTH AVENUE AND 705 AND 727 GLENWOOD
AVENUE TO PD (PLANNED DEVELOPMENT) ZONE

Recitals:

A request to zone 1.422 acres to PD (Planned Development) with default C-1 (Light Commercial) and R-8 (Residential 8 du/ac) zone districts has been submitted in accordance with the Zoning and Development Code (Code).

This Planned Development zoning ordinance establishes the standards and default zoning for the property referenced herein.

In public hearings, the Planning Commission and City Council reviewed the request for a rezone of the property to Planned Development and determined that the request satisfied the applicable criteria of the Code, that it is consistent with the purpose and intent of the Growth Plan, and that it achieves long-term community benefits by proposing needed housing types and innovative design.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS ZONED TO PLANNED DEVELOPMENT WITH THE FOLLOWING DEFAULT ZONE AND STANDARDS:

A. LOTS 16 TO 20 INC BLK 2 CRAIG SUB + 1/2 VAC ALLEY LYG ADJ ON EAST SEC 11 1S 1W PER B-1148 P-193 EXC BEG NE COR LOT 13 W 7.5FT S 142.5 FT E 7.5FT N TO BEG FOR ALLEY ROW PER B-1251 P-285 MESA CO RECORDS EXC 10FT ROW ON S AS PER B-1370 P-425; and also LOTS 13 TO 15 INC BLK 2 CRAIG SUB SEC 11 1S 1W EXC BEG NE COR LOT 13 W 7.5FT S 142.5 FT E 7.5 FT N TO BEG FOR ALLEY ROW PER B-1251 P-285 MESA CO RECORDS; and also LOTS 21 TO 26 INC BLK 2 CRAIG'S SUB SEC 11 1S 1W & 1/2 VAC ALLEY LYG ADJ TO WPER B-1148 P-193 MESA CO RECDS; and also LOTS 11 + 12 BLK 2 CRAIG SUB

B. The default zones are as follows: C-1 (Light Commercial) for the 1.281 acres of the site adjacent to 7th Street and North Avenue and bordered by the alleys; and R-8 (Residential 8 du/ac) for the 0.141 acres of the site that is adjacent to Glenwood Avenue and bordered by the alleys, as shown on the attached Exhibit A, and with deviations therefrom as established by this Ordinance. Upon expiration of the PD Plan approval, or if the PD Plan is otherwise rendered invalid, the property shall be subject to the default standards of the C-1 and R-8 zone districts in pertinent part.

C. The project shall develop in a unified manner with similar architectural styles and themes throughout the site.

D. Purpose

The proposed development will provide for a mix of retail, office, and multifamily residential uses with appropriate screening, buffering, and common landscape and streetscape character.

E. Density

Maximum overall gross residential density shall not exceed twenty-four (24) units per acre.

A minimum of 3 dwelling units shall be provided on the property.

No more than 3 dwelling units allowed on the portion of the property carrying the R-8 default standard as described above.

F. Performance Standards

There are no applicable overlay zone district and/or corridor design standards or guidelines that apply. The applicable performance standards are established by the C-1 and R-8 zone district requirements in the Zoning and Development Code.

G. Authorized Uses

The list of authorized uses allowed within the C-1 zone is hereby amended to include and exclude the following:

Bar / Nightclub and Drive-thru coffee kiosk – bar/nightclub and/or drive-thru coffee kiosk applications shall be reviewed for compatibility by the Director using the Conditional Use Permit criteria established by the Zoning and Development Code. Compatibility shall be determined by the Director, who may then approve or deny or approve with conditions the applications for such uses.

H. Dimensional Standards

Residential

Minimum Setbacks	Principal Structure / Accessory Structure
Front	20' / 25'
Side	5' / 3'
Rear	10' / 5'

Commercial*

Minimum Setbacks	Principal Structure / Accessory Structure
Front	0' / 25'
Side	0' / 0'
Rear	10' / 10'

*Reduced setbacks are contingent on a requirement of a minimum 2-story structure.

All other dimensional and bulk standards of the C-1 and R-8 zone districts shall apply.

Footnotes: The applicable footnotes in Table 3.2 of the Zoning and Development Code shall be referenced including the following:

I. Other Regulations

Landscaping - Hardscape, urban landscaping (pavers, stamped/colored concrete, trees in tree wells/grates, planters street furniture, etc.) along North Avenue and traditional landscaping (i.e. trees, shrubs, ground cover, etc.) along North 7th Street and Glenwood Avenue. The street frontage landscaping includes areas both on private property and within public right-of-way. This landscaping shall count toward the onsite landscaping requirements. All other landscaping shall meet the requirements of Section 6.5 of the Zoning and Development Code.

Buildings shall meet Section 4.3 M. of the Zoning and Development Code.

Sign Regulations shall meet Section 4.2 with the following exceptions:

- Freestanding signs shall be limited to monument type signage.
- Freestanding signs shall not exceed 10' in height – sign face calculated per Section 4.2.
- A sign package is required as part of the Site Plan Review.

INTRODUCED on first reading on the _____ day of _____, 2009 and ordered published.

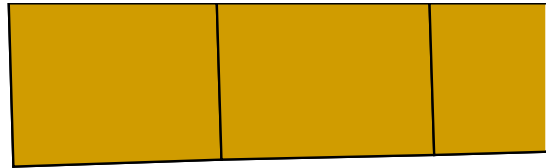
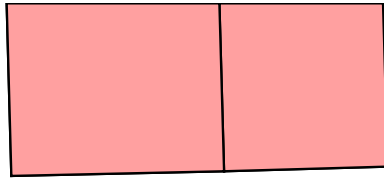
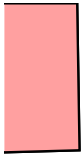
ADOPTED on second reading this _____ day of _____, 2009.

ATTEST:

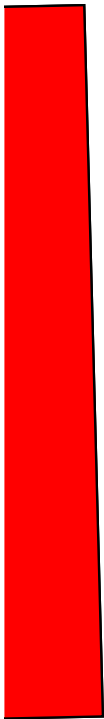
Bruce Hill
President of the Council

Stephanie Tuin
City Clerk

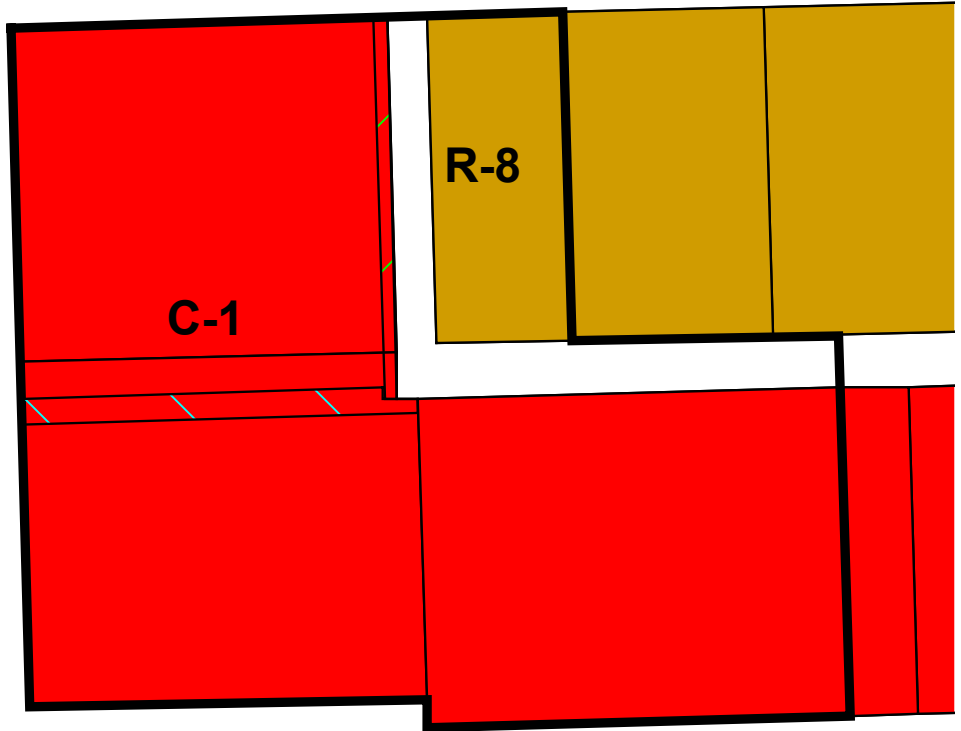
EXHIBIT "A"



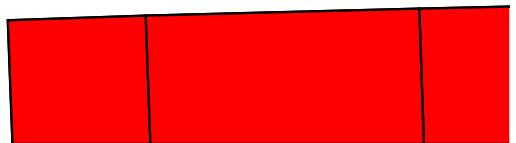
Glenwood Avenue



N 7th Street



North Avenue



CITY OF GRAND JUNCTION

Ordinance No.

AN ORDINANCE VACATING A PORTION OF NORTH-SOUTH ALLEY RIGHT-OF-WAY
LOCATED WEST OF NORTH 7TH STREET AND SOUTH OF GLENWOOD AVENUE

RECITALS:

A vacation of the dedicated rights-of-way for has been requested by the adjoining property owners.

The City Council finds that the request is consistent with the Growth Plan, the Grand Valley Circulation Plan and Section 2.11 of the Zoning and Development Code.

The Planning Commission, having heard and considered the request, found the criteria of the Code to have been met, and recommends that the vacation be approved.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT:

The following described dedicated right-of-way for is hereby vacated subject to the listed conditions:

1. Applicants shall pay all recording/documentary fees for the Vacation Ordinance, any easement documents and dedication documents.

Dedicated right-of-way to be vacated:

Beginning at the northeast corner of Lot 13 in block 2 of Craig's Subdivision in the City of Grand Junction, Colorado: Thence west 7.5 feet, thence south parallel to the east boundary of Lots 13 to 16, inclusive, in Block 2 of Craig's Subdivision, a distance of 142.5 feet, thence east 7.5 feet, thence north along the east boundary of Lots 13 to 16, inclusive, in Block 2 of Craig's Subdivision, to the point of beginning.

Introduced for first reading on this _____ day of _____, 2009

PASSED and ADOPTED this _____ day of _____, 2009.

ATTEST:

President of City Council

City Clerk

Attach 5
Homeless Shelter Expansion – Site Plan Review

CITY OF GRAND JUNCTION
 PLANNING COMMISSION

MEETING DATE: May 26, 2009
 STAFF PRESENTATION: Senta L. Costello

AGENDA TOPIC: An appeal of the approval of the Homeless Shelter Expansion, File #SPR-2008-008

ACTION REQUESTED: Review and decide on the appeal.

BACKGROUND INFORMATION				
Location:		2853 North Avenue		
Owner; Representative:		Owner: Homeward Bound of the Grand Valley – Gi Moon Representative: Design Specialists – Rob Rowlands		
Existing Land Use:		Homeless Shelter with 87 beds		
Proposed Land Use:		Homeless Shelter with 130 beds		
Surrounding Land Use:	North	Retail / Motel / Mobile Home Park		
	South	Residential		
	East	Retail / Service Business		
	West	Retail		
Existing Zoning:		C-1 (General Commercial)		
Proposed Zoning:		C-1 (General Commercial)		
Surrounding Zoning:	North	C-1 (General Commercial)		
	South	R-8 (Residential 8 du/ac)		
	East	C-1 (General Commercial)		
	West	C-1 (General Commercial)		
Growth Plan Designation:		Commercial		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Conduct a hearing on an appeal of the Director's Final Action on an Administrative Development Permit approving a 2-story, 5,345 square foot addition to an existing 8,630 square foot homeless shelter to accommodate a total of 130 beds.

Background Information:

The building was built in 1994 by the Knights of Columbus for use as a bingo hall on the C-1 (General Commercial) zoned property. In 2001, St. Matthews Church and the Grand Junction Homeless Shelter requested to change the hall into a facility to shelter

the homeless. A homeless shelter is defined as “lodging” in the Zoning and Development Code and as such is an allowed use in the C-1 zone district within which the property at 2853 North Avenue is located. The request was reviewed by the Director and found to meet all requirements of the Zoning and Development Code. An approval was issued by the Director. Neighbors then appealed. The appeal was heard by the Grand Junction Board of Appeals and the decision of the Director was upheld.

The homeless shelter has been in continuous operation in this location since 2001. On January 17, 2008 the applicants submitted a proposal to add 5,345 square feet with 43 additional beds to the existing homeless shelter. The proposal was reviewed by various review agencies and City Staff for compliance with the applicable review criteria. On March 30, 2009, the project was approved for construction of the addition to the existing 8,630 square foot homeless shelter to accommodate 130 beds total finding that the requirements of the Zoning and Development Code had been met. Staff received appeal letters on April 10, 2009 from Alan Sarkisian, the property owner of 2850 Belford Avenue, and from Sheryl Fitzgerald, the property owner of 2851 North Avenue (hereinafter referred to as “Appellants”).

Standard of Review

This appeal hearing is in accordance with Section 2.18.C.3.e of the Zoning & Development Code, which states that the appellate body shall hold a evidentiary hearing to determine whether the Director’s action is in accordance with the criteria provided in Section 2.18.C.1. The appellate body may limit testimony and other evidence to that contained in the record at the time the Director took final action, or place other limits on testimony and evidence as it deems appropriate. The appellant has standing to appeal and has timely filed the appeal.

In deciding this appeal, the Planning Commission must consider whether the Director:

- (1) Acted in a manner inconsistent with the provisions of this Code or other applicable local, state or federal law; or
- (2) Made erroneous findings of fact based on the evidence and testimony on the record; or
- (3) Failed to fully consider mitigating measures or revisions offered by the applicant that would have brought the proposed project into compliance; or
- (4) Acted arbitrarily, acted capriciously, and/or abused his discretion.

Planning Commission received copies of the appeal, and a copy of the pertinent information of the project file was made available for both Planning Commission and public review on May 14, 2009.

The applicable legal standard for this appeal requires the Planning Commission to consider whether the Director, in reviewing and approving the applicant’s site plan based on the criteria set forth in Section 2.2.D.4.b, (1) acted inconsistently with the Zoning and Development Code of the City of Grand Junction or other applicable law, or

(2) made erroneous findings of fact based on the evidence in the record, or (3) failed to consider mitigating measure, or (4) acted arbitrarily, capriciously or abused his discretion.

The Appellants bears the burden to show that one of these four has occurred. *Colorado State Board of Medical Examiners v. Johnson*, 68 P.3d 500 (Colo. App. 2002). If you find the Director did any one of these four things, or more than one of them, you can overrule the Director, or remand for further findings. Otherwise, the Director's decision must be upheld.

The standard of review under the rule providing for review of the decision of a governmental body or officer claimed to have exceeded its jurisdiction or abused its discretion is whether, on the basis of the whole record, the finding of the agency are supported by any competent evidence; "no competent evidence" means the record is devoid of evidentiary support for the decision. *Puckett v City of County of Denver*, 12 P.3d 313 (Colo. App. 200).

Administrative decisions are accorded a presumption of validity and regularity and all reasonable doubts as to the correctness of administrative rulings must be resolved in favor of the agency. So the Director's decision, including findings of fact and legal conclusions, must be affirmed if supported by a reasonable basis. *Lieb v. Trimble*, supra, at p 704.

The criteria applied by the Director in making the decision of approval of the major site plan are set forth in Section 2.2.D.4.b of the Zoning and Development Code. The Code requires the Director to approve major site plans where compliance with those criteria is demonstrated. Finding the criteria satisfied, the Director approved the site plan. All the findings are amply supported by evidence in the record, which has been provided for review. Mitigating measures were considered and several have been implemented on the site, including the following: pyracantha bushes, 8' wall, distance between residential property line and parking lot, potential "hidden" loitering areas blocked, family area of the building adjacent residential properties.

"Arbitrary" means the Director's decision is supported by any reasonable basis. See *Lieb v. Trimble*, 183 P.3d 702 (Colo. App. 2008). In other words, arbitrary and capricious action has occurred only when a reasonable person, considering all of the evidence in the record, would fairly and honestly be compelled to reach a different conclusion; if not, the administrative decision must be upheld. *Colorado State Board of Medical Examiners v. Johnson*, 68 P.3d 500 (Colo. App. 2002)

Each review criteria was reviewed and the record contains ample evidence supporting the Director's decision. The Appellants have raised five primary concerns in their letters of appeal.

The primary issues of concern expressed in the letters of appeal from appellants are:

- Parking
- Access of delivery trucks to the property to the west

- Delay or scaling back of expansion
- Littering on adjacent properties
- Height of the proposed addition

I shall now address these issues specifically:

Parking:

- The Zoning and Development Code Matrix does not have a specific land use category for a Homeless Shelter within the Off-Street Parking Requirements Table 6.6. Per Chapter 9 definitions the Shelter is classified as a hotel/motel use within Table 3.2 of the Zoning and Development Code.
- The parking calculation for a hotel/motel is 1 space/room. The Shelter does not have rooms and many of the guests do not have a vehicle.
- Other cities with specific homeless shelter parking calculation formulas would require between 4 and 77 spaces for a facility of this size; most in the mid 30's.
- In order to establish a starting point for a parking analysis, it was determined that a Large Group Living Facility had the most similar functionality (i.e. a majority of the guests/residents not having a vehicle plus staffing considerations).
- A parking count was then done by the Shelter from Feb 26 – Mar 26, 2008 to determine parking needs.
 - A low number of 3 and a high number of 33 cars were counted in the Homeless Shelter Parking Lot
 - Of that 33, 3 of the vehicles belonged to the Shelter, 3 belonged to staff, and up to 10 belonged to volunteers.
 - 16 of the 33 vehicles belonged to the Shelter, staff, and volunteers.
- The Shelter has since sold 2 of the Shelter's vehicles and reconfigured staffing and volunteer schedules to reduce the non-guest parking need to a maximum of 10 spaces during the 6:00 pm peak hour.
 - 5 spaces for volunteers
 - The shelter van
 - 1 office staff person
 - 3 line staff people
- The neighbors (Sheryl Fitzgerald and Robert Freshcorn) also provided parking count information starting January 18 through March 30, 2008.
 - A low number of 1 and a high number of 27 vehicles were counted in the Homeless Shelter Parking lot.
- The Shelter currently provides dinner to anyone who shows up during the dinner hour (4:30-7:00) and only houses those they have room for, with all others leaving the property. The addition will allow for more people (already at the Shelter for dinner) to stay the night, but will not increase the parking demand beyond the dinner peak period.
- It is also understood that the proposal for a parking lease with the business to the east is no longer under consideration.
- Based on analysis of the above information, the 35 proposed parking spaces adequately meet the parking need.

Delivery Vehicles:

- From the City of Grand Junction Development Engineer, Eric Hahn – At the request of City staff, the applicant provided turning-template (a turning radius) analysis of the typical delivery trucks used by the adjacent businesses. This analysis appeared to be consistent with industry standards, and demonstrated to my satisfaction that truck access and circulation through the affected properties will continue to be adequate.

Delay or scaling back of expansion:

- As Project Manager, I have heard that the project might be put on hold or scaled back, but to date the applicant has not amended or withdrawn the request.
- Once approved, a major site plan is valid for 1 year, and an extension of 180 days may be granted. There is no requirement that the applicant proceed immediately.
- This is not a valid basis for denying the applicant a permit.

Littering on adjacent property:

- There will be no parking directly adjacent the residential properties to the south.
- There will be 16' between the south property line and the row of parking that runs north and south.
- The area between the residential properties and the addition/parking lot will be planted with pyracantha shrubs which range from 6' to 16' in height as well as width and have 2"-3" spikes/thorns. This will deter anyone from getting in close proximity to the south property line.
- With the added distance to the property line and inaccessibility to the area in general, tossing items over the wall will be difficult.

Height of the proposed addition:

- The maximum allowable height in a C-1 zone district is 40'.
- The proposed addition is 24' high, well within the allowed 40' height limit.

In addition to these five issues, during the review process, several neighbors submitted letters of objection to the proposed expansion, citing concerns over what they perceive to be a potential for increase in vandalism, loitering, panhandling and shoplifting. The proposed expansion will tend to alleviate, rather than to increase these problems. Presently, the space constraints require that many individuals who come to the shelter for the evening meal leave the shelter after eating, many without any destination or place to go to spend the night. The expansion will increase the number of beds at the facility and therefore fewer individuals will be loitering in the area.

Attachments:

Site Location Map/Aerial Photo Map
 Future Land Use Map/Existing City Zoning
 Development Application
 General Project Report
 1st Round of Review Comments with Responses

2nd Round of Review Comments with Responses

Neighborhood correspondence

Newspaper articles

Parking surveys

 Neighboring property owners

 Homeless Shelter

Parking needs analysis from the Shelter

Wall Conditional Use Permit Approval Letter

Approval Letter

Approved Site Plan, Landscape Plan, Lighting Plan, and Elevations

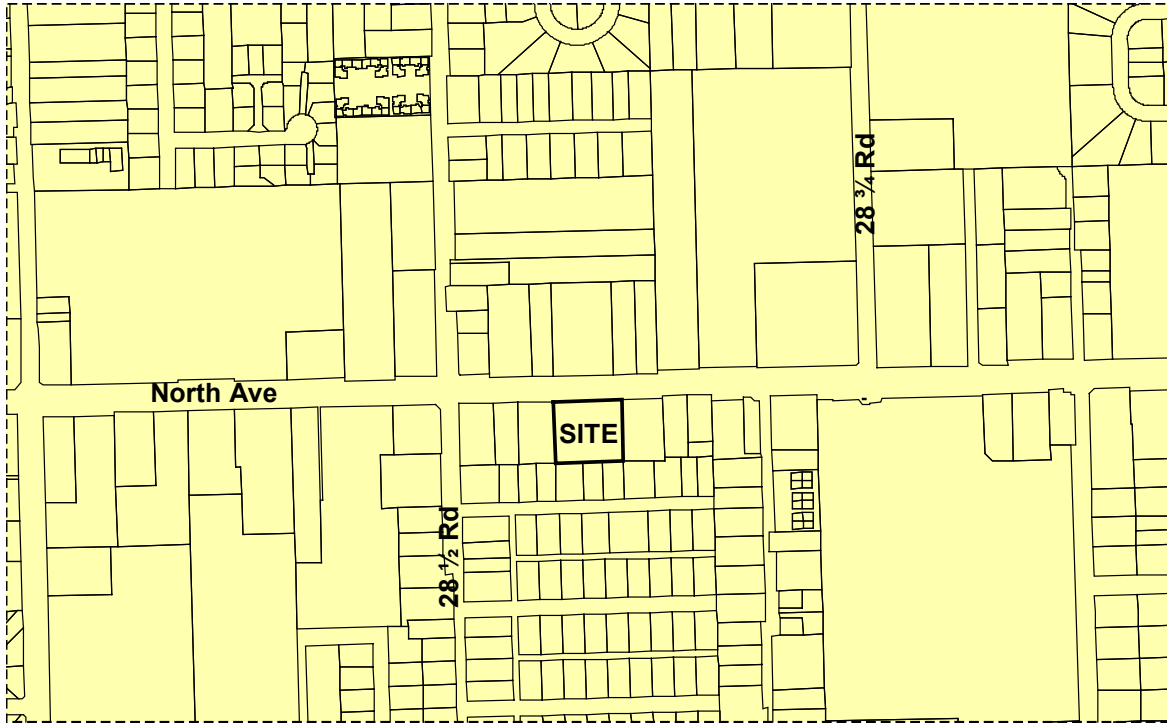
Appeal Letter from Alan Sarkisian

Appeal Letter from Sheryl Fitzgerald

Applicant's Response to Appeal Letter

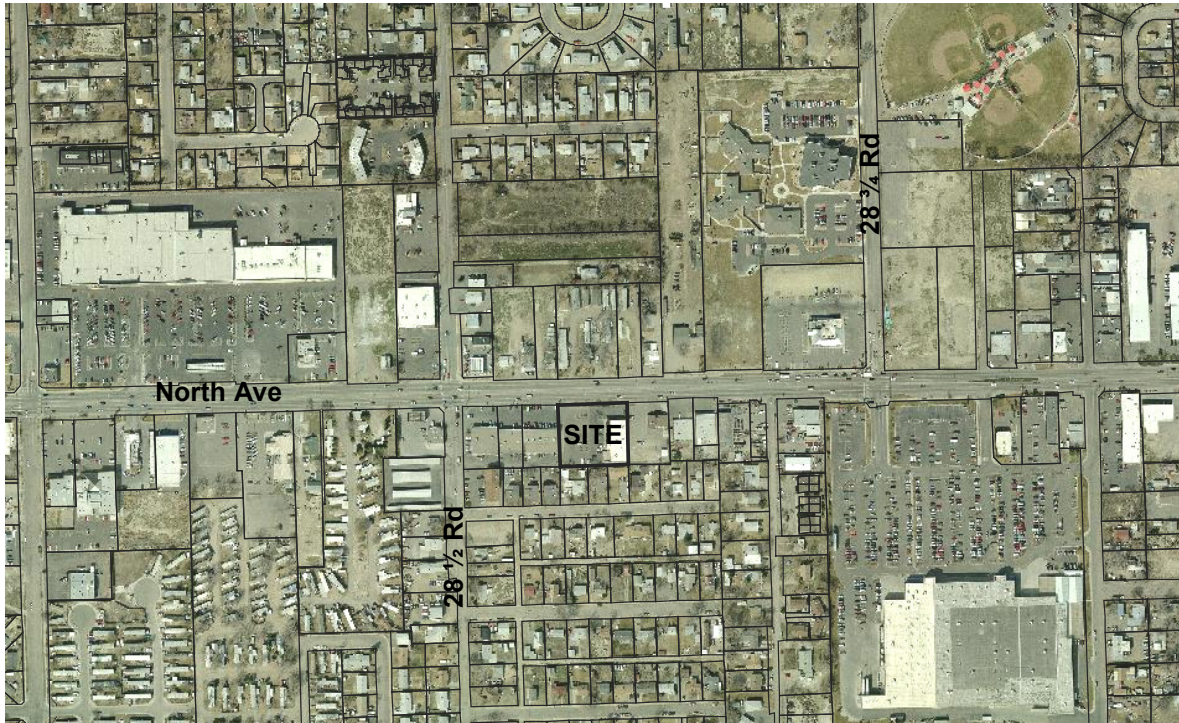
Site Location Map

Figure 1



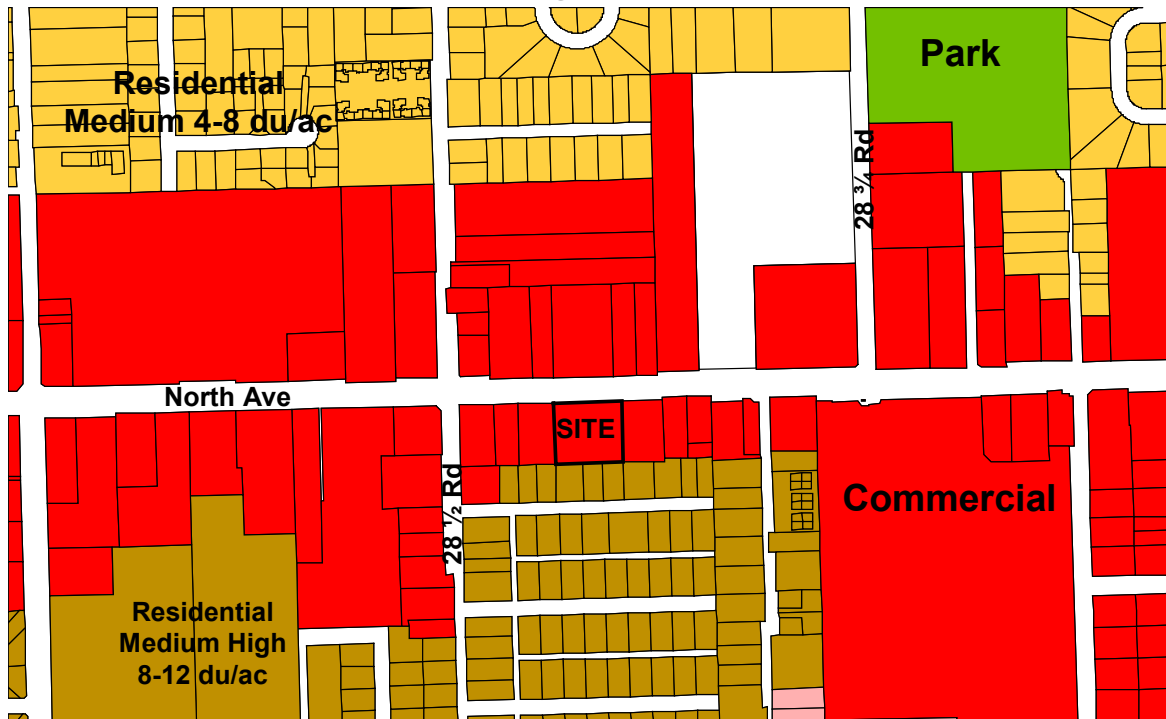
Aerial Photo Map

Figure 2



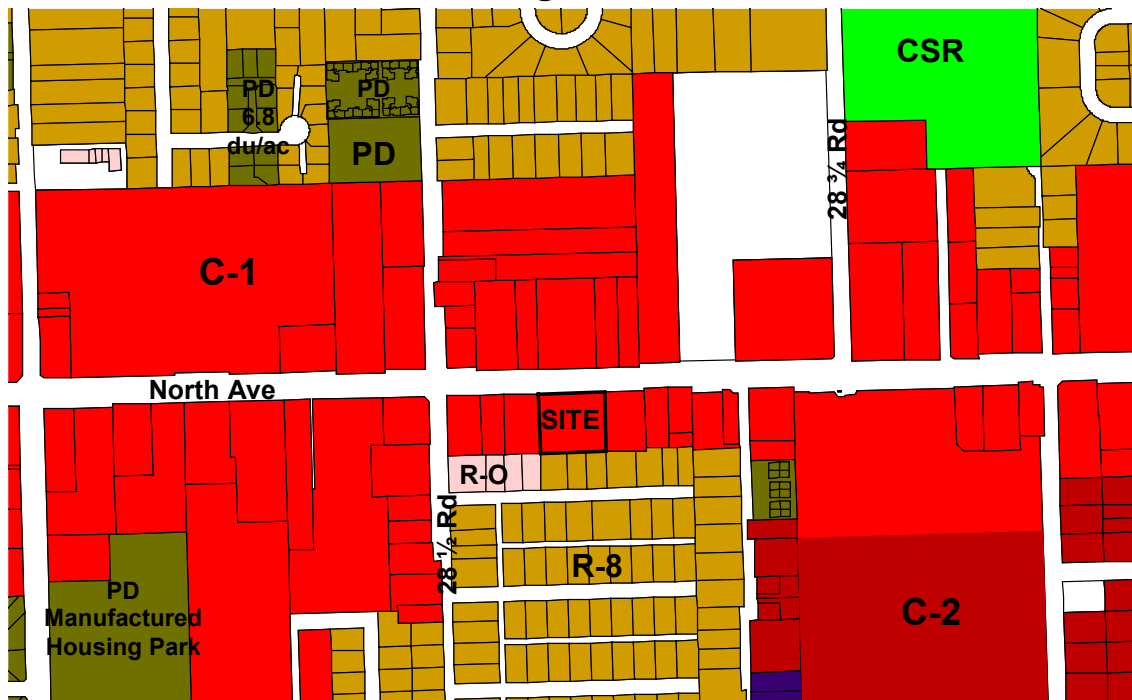
Future Land Use Map

Figure 3



Existing City Zoning Map

Figure 4



We, the undersigned, being the owner's of the property adjacent to or situated in the City of Grand Junction, Mesa County, State of Colorado, as described herein do hereby petition this:

Petition for (check all appropriate boxes):

- | | | |
|--|--|--|
| <input type="checkbox"/> Subdivision Plat/Plan - Simple | <input type="checkbox"/> Site Plan Review - Major | <input type="checkbox"/> Concept Plan |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Preliminary | <input checked="" type="checkbox"/> Site Plan Review - Minor | <input type="checkbox"/> Minor Change |
| <input type="checkbox"/> Subdivision Plat/Plan - Major Final | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Change of Use |
| <input type="checkbox"/> Planned Development - ODP | <input type="checkbox"/> Vacation, Right-of-Way | <input type="checkbox"/> Revocable Permit |
| <input type="checkbox"/> Planned Development - Preliminary | <input type="checkbox"/> Vacation, Easement | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Planned Development - Final | <input type="checkbox"/> Extension of Time | |
| <input type="checkbox"/> Annexation/Zone of Annexation | <input type="checkbox"/> Rezone | <input type="checkbox"/> Growth Plan Amendment |

From: _____

From: _____

From: _____

To: _____

To: _____

To: _____

Site Location:

2853 NORTH AVE

Site Tax No.(s):

2943-181-01-948

Site Acreage/Square footage:

0.88 AC / 38,500 SF

Site Zoning:

C-1

Project Description:

APPROX. 5500 SF EXPANSION (2 STORIES) OF THE EXISTING BUILDING

FOR PAYMENT, PLEASE CHECK RESPONSIBLE PARTY:

HOMEWARD BOUND OF THE GRAND VALLEY

DESIGN SPECIALISTS, PC

☐ Property Owner Name

☐ Developer Name

☒ Representative Name

2853 NORTH AVE

917 MAIN ST

Address

Address

Address

GRAND JT., CO 81501

GRAND JT., CO 81501

City/State/Zip

City/State/Zip

City/State/Zip

256-9424

241-1903

Business Phone No.

Business Phone No.

Business Phone No.

tersablack@bresnan.net

rrowlands@designspecgj.com

E-Mail

E-Mail

E-Mail

256-7049

242-8495

Fax Number

Fax Number

Fax Number

TERSA BLACK

ROB ROWLANDS

Contact Person

Contact Person

Contact Person

256-9424

241-1903

Contact Phone No.

Contact Phone No.

Contact Phone No.

Note Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item may be dropped from the agenda and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application

Date

11/28/07

Required Signature of Legal Property Owner(s) - attach additional sheets if necessary

Date

11/28/07

GENERAL PROJECT REPORT

Date: December 14, 2007

Project: Expansion of the Homeless Shelter
Facility located at
2853 North Avenue
Grand Junction, CO 81501

Owner: Homeward Bound of the Grand Valley
2853 North Avenue
Grand Junction, CO 81506
(970) 256-9424

Prepared By: Design Specialists, PC
Rob Rowlands, Architect
917 Main Street
Grand Junction, CO 81501
(970) 241-1903

Parcel #: 2945-181-01-948

A. Project Description

The Proposed Project is to expand the existing 8,630 sf homeless shelter with a 5,345 sf 2-story addition. This expansion will allow the facility to provide additional short term living space for the homeless and transient population of Mesa County. When completed, the facility will provide sleeping accommodation for 130 beds. The total site area is 0.88 acres.

B. Public Benefit

The Homeward Bound Homeless Shelter opened its doors in 2001 for the homeless and transient segment of the population in Mesa County. The number of individuals served annually has increased 3 fold since that time. With increased population growth in the area, this trend will continue. This expansion will provide much needed additional space for this growing population.

C. Project Compliance, Compatibility, and Impact

The site is presently zoned Business (B-1). In accordance to the Zoning and Development Code, this facility is an allowed usage in this Zone.

The Project is bordered on the North by North Avenue. Commercial Business border this site on the East and West. Single-family Residences border on the South.

The main access to the site will be from the existing access from North Avenue located in the Northwest corner of the site. An existing access located in the Northeast corner of the property will be removed along with the parking. This area will become landscaping.

No additional utilities, other than those associated with the proposed addition will be required for this Project. Site soils appear to be silty clay and are consistent with those on adjacent sites and do not appear to pose any risk to construction.

Utility providers to the site are as follows:

- X-Cel : gas and electric
- City of Grand Junction: sewer and water
- Qwest: telephone
- Bresnan: cable TV
- Irrigation: Grand Valley Irrigation Company
- Drainage: Grand Junction Drainage District

All signage shall comply with City Regulations.

D. Development Schedule and Phasing

It is hoped that construction will start mid to late summer. Funding is presently an issue.

City of Grand Junction Response to Review Comments

Date: February 25, 2008 **Comment Round No.** 1 **Page No.** 1 of 5
Project Name: Homeless Shelter Expansion **File No:** SPR-2008-008
Project Location: 2853 North Avenue

Check appropriate box(es) ☒ **if comments were mailed, emailed, and/or picked up.**

Property Owner(s): Homeward Bound of the Grand Valley – Teresa Black

Mailing Address: 2853 North Ave, Grand Junction, CO 81501

☒ **Email:** teresablack@bresnan.net **Telephone:** 256-9424

Date Picked Up: _____ **Signature:** _____

Representative(s): Design Specialists, PC – Rob Rowland

Mailing Address: 917 Main St, Grand Junction, CO 81501

☒ **Email:** rrowlands@designspecgj.com **Telephone:** 241-1903

Date Picked Up: _____ **Signature:** _____

Developer(s): Same as owner

CITY CONTACTS

Project Manager: Senta L. Costello

Email: sentac@gjcity.org

Telephone: 244-1442

Development Engineer: Eric Hahn

Telephone: 244-1443

City of Grand Junction REQUIREMENTS (with appropriate Code citations)

PLANNING

Requirements: Please provide a floor plan depicting the layout for food service (including #'s of tables and chairs), sleeping areas, private waiting area, staff offices, etc. This information is needed in order to calculate an accurate parking requirement.

Applicant's Response: A copy of the proposed floor Plans are attached. The parking requirements for the facility is based on Table 6.6, Off-Street Parking Requirements. Any other group living section requiring 1 space per 4 beds and also identified in the General Meeting notes as such. This is because other group living facilities like assisted living, very few residents actually own a vehicle. The same is true for this facility, very few of the guests that stay at this facility actually own a vehicle. A parking study was performed as to actual usage of the existing facility (see attached). The study shows the highest number of cars to be 33, this peak number occurs during the changing of shifts and is only temporary. The Site plan was revised to add 2 additional parking spaces per the recommendation of the City Development Engineer. As designed, the shelter's new parking lot will provide parking for 35 vehicles. Therefore, proposed increase of the facility should have very minimum impacts in the demand for parking at this Site.

Document Reference:

Requirements: Are the people who are eating at the shelter only those who will also be staying there that night or do you try to feed as many people as you can and then shelter as many as you can?

Applicant's Response: The facility tries to feed as many people as possible and keep them if space allows. The expansion will improve this situation where they can house more. Therefore, those who

are presently turned away will be housed and not remain outside and cause problems for the neighborhood.

Document Reference:

Suggestion: I would suggest using landscaping materials (specifically shrubs) along the south property line that are a minimum of 6' high at maturity and/or have thorns such as cactus or pyracantha as a means to deter utilizing this area as an area to congregate and thereby helping to mitigate impacts to the neighbors to the south.

Applicant's Response: The Site Plan has been revised to show an additional wall between the building and the new fence to the South. This will keep the area protected from residents utilizing the area to congregating behind the facility. Also, the trash dumpster has been moved back to the new fence so no one can congregate behind it. In addition, the Landscaping Plan has been revised to show the addition of 2 types of Pyracantha shrubs (which grow 6' tall and contain thorny branches to discourage congregation in this area) added along the new wall on the South to help mitigate impacts to the neighbors to the South.

Document Reference:

Requirements: The General Project Report indicates the zoning for the property as being B-1 instead of C-1. Please correct.

Applicant's Response: Item corrected in the revised Project Report attached.

Document Reference:

Requirements: Will the area between the building and the wall have restricted access; is it an emergency exit? If so, what will the restriction be?

Suggestion: If not, this may want to be considered, if possible, to eliminate it from be a potentially unsupervised area.

Applicant's Response: The Site Plan has been revised to show a wall has been added to restrict access to the area behind the facility.

Document Reference:

Requirements: Concerns have been expressed from the neighbors to the south about whether people will be able to look out into their backyard. Will the windows on the south side of the building be clear or have some kind of glazing?

Applicant's Response: The 2 windows located on the South will have frosted glass installed so no one can see out. See revised South elevation.

Document Reference:

Requirements: Please provide information on how this project implements the Growth Plan and the recently adopted North Avenue Corridor Plan. These documents are available on the City of Grand Junction Website located at www.gjcity.org.

Code Reference: SSID VI-4.D.1

Suggestion: Try to cite specific sections and how they are being implemented.

Applicant's Response: The following Sections of the Growth Plan and North Avenue Corridor Plan apply to this Project as follows;

North Avenue Corridor Plan;

Executive Summary and Recommendations –

Where buildings are adjacent to the street, sidewalk improvements include connecting the sidewalks to building entrances. *The project presently connects the street sidewalk to the building where it presently does not.*

Parking lots adjacent to streets should have defined curb cut entrance, added sidewalks and additional plantings to define parking lot circulation. Additionally, planting islands will allow for a reduction in the urban heat islands. *The project presently adds sidewalks and landscape islands as required by Chapter Six of the Code.*

Curb cuts should be reduced and consolidated in order to enhance the overall character of the corridor and improve vehicular and pedestrian circulation. *The project eliminates an existing entrance to the site and provides a new sidewalk that connects the street sidewalk to the facility.*

Growth Plan

Chapter 5 – Future Land Use Plan Goals, Policies and Implementation –

Section C. Key Issues – Ensuring Adequate Public Facilities for Residents and Businesses. *The Project will increase usage of the present facility without going elsewhere to help limit growth.*

Section E. Preferred Land Use Scenario, Principles – 1. Concentrate Urban Growth, 9 Improve and enhance community image and appearance. *The Project will not seek-out other areas into which to expand and it improves the site so to conform to the Z&D Code as well as improvements identified in the North Avenue Corridor Plan thus enhancing the community image and appearance.*

Section E.2.a., Planning should help maintain quality of life in existing neighborhoods. *The Project will improve the neighbors quality of life by improving or curing of some of the existing situations which troubles some of the neighbors now.*

Section F Goals and Policies, Land Use – Policy 1.3: The Project is consistent with the Future Land Use Map and Plan policies.

Goal 5, Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development. *The Project expansion will utilize the existing facility and will not increase any additional service demands not already existing.*

Goal 11:, Policy 11.1 The City and County will promote compatibility between adjacent land uses by addressing traffic, noise, lighting etc. through the use of physical separation, buffering, screening and other techniques. *The Project implements improvements to the site as required by the Z&D Code. As mentioned earlier, problems that presently exist will be cured of the circumstances improved over what they presently are.*

Goal 13, Policy 13.6 Outdoor lighting should be minimized and designed to reduce glare and light spillage without compromising safety. *The Project removes existing out of Code lighting and replaces it with all new lighting as required by the Code. Lighting was one of the complaints mentioned by the neighbors.*

Goal 13, Policy 13.8 The City and County will encourage building and landscape designs which enhance. *The Project architectural design enhances the existing facility and improved landscaping in accordance the Code.*

Document Reference:

Requirement: Some of the items required by SSID's to be in the General Project Report have not been included. Specifically items D- 6, 9, 10 (include estimate of volunteers), and 12.

Code Reference: SSID VI-4.D

Applicant's Response: The General Project Report has been revised to address items mentioned.
Document Reference:

Requirement: Please provide a lighting plan showing all existing and proposed outdoor lighting.

Applicant's Response: Lighting Plan provided.

Document Reference:

Requirement: Please show the proposed residents waiting area on the plans.

Applicant's Response: Site Plan has been revised to show area.

Document Reference:

Suggestion: You may want to consider hiring private security to patrol the property during the evening/nighttime/early morning hours.

Applicant's Response: Residents are not allowed in the facility until 5 pm (for families) and 6 pm for all others. All residents must vacate the facility by 8 am. Security is provided by volunteers during this time.

Document Reference:

Suggestion: You may want to consider an additional neighborhood meeting during the evening using the mailing list prepared by the City Planning office for getting invitations to the neighbors.

Applicant's Response: The board has met with neighbors so they may express their concerns.

Document Reference:

Suggestion: A concern that has been expressed by the neighborhood has been the use of their properties "as bathroom facilities". I've been told that the current procedure is that they can knock on the door to be let into the shelter to use the restroom. However, I have also been told that someone doesn't always answer the door when someone knocks. Is this because there isn't always a staff person there to answer or doesn't hear the knock? Is there any means to improve this situation?

Applicant's Response: The staff will be informed of this situation and will be more attentive in the future.

Document Reference:

Information: The suggestion has been raised by both the neighbors and the shelter about the possibilities of installing an 8' wall instead of the required 6' wall. This is a possibility. The 8' wall would require a Conditional Use Permit through Planning Commission for the additional height. It is also a possibility that the additional 2' could be funded through the Neighborhood Services Program. If this is the direction the shelter decides to go, determine the cost for the extra height and I'll help coordinate with Neighborhood Services for the funding.

Applicant's Response: The Project proposes to construct a 8 foot wall in lieu of the required 6 foot wall. Therefore, this requires a Conditional Use Permit. Below is the Criteria addressing this change. Additionally, a application for a Conditional Use Permit has been filled out and signed by all neighbors to the South. (see attached)

Conditional Use Permit Review Criteria:

c. Site Plan Review Standards;

The site plan submitted complies with all City of Grand Junction requirements and manuals.

d. District Standards;

The site plan submitted complies with all zoning district standards.

e. Specific Standards;

The site plan and proposed building addition complies with all use-specific standards established in Chapters 3 & 4 of the Zoning and Development code.

f. Availability of Complementary Uses;

All urban services are available to the site, and have sufficient capacity for the proposed building addition.

g. Compatibility with adjoining properties:

a. Protection and Privacy:

The proposed project will provide landscaping to protect and enhance the property. The taller wall between the Site and the neighborhood to the South will increase the privacy of the neighboring occupants. Additionally, this additional height is at the request of the neighbors adjacent to the Site.

h. Protection of Use and Enjoyment;

The additional height of the wall will provide additional protection of use to the neighbors. In addition, allowing more privacy to the neighbors and hence enjoyment of their property.

i. Compatible Design and Integration;

The proposed 8 foot wall will be constructed with a stucco finish which will enhance the aesthetics of the proposed development and create additional privacy for the neighbors.

Document Reference:

CITY DEVELOPMENT ENGINEER

Requirement: The Transportation Capacity Payment (TCP) for this project will be analyzed using the same parameters used by City Planning to establish parking requirements. The TCP will be calculated when the Planner has received the necessary information.

Applicant's Response: Noted. Please note the original usage of this property was a Fraternal Organization, Knights of Columbus. The overall parking is reduced from the current 60 spaces required for the Fraternal organization to 35 spaces for the proposed expansion.

Document Reference:

Requirement: The new parking spaces and proposed landscape planter near the existing North Avenue access and the new planter at the southwest corner of the site will probably create circulation problems. Please provide template analysis demonstrating that the semi-trailers which deliver products to the neighboring retailers can adequately access the necessary areas.

Applicant's Response: A template analysis is attached showing trucks can still access the adjoining property. This analysis shows that the new parking lot will not change the present usage by the delivery trucks which use this site to access the rear of the property to the West. The template shows exact same route the trucks presently use will not be comprised.

Document Reference:

Requirement: The required ingress/egress easement to accommodate shared access between this lot and the adjacent lot to the west, the additional right-of-way dedication, and new multi-purpose easement must be signed by all necessary parties and recorded before the Site Plan can be approved.

Applicant's Response: A revised access agreement is attached which grants access to our site for the property located to the West.

Document Reference:

Requirement: There may be a need for a bus pullout along North Avenue in front of this site. The applicant must discuss this with the City Planner. If it is determined that a bus pullout is necessary, the applicant may be required to dedicate additional right-of-way and/or construct the pullout.

Applicant's Response: Item was discussed at meeting with City and it was determined that a bus pull-out was not going to be required for this submittal.

Document Reference:

Requirement: Per the General Meeting notes, the applicant must show the building downspouts on the site plan and orient them to the north or west as appropriate.

Applicant's Response: Downspouts have been added to the Site Plan and oriented to the West.

Document Reference:

CITY CODE ENFORCEMENT

Requirement: All outside lighting shall conform to the standards as required by GJZD 7.2.F. Nighttime Light Pollution and adequate shielding for all parking lot lighting shall be provided as required by GJZD 6.6.A.8.

Applicant's Response: Noted.

Document Reference:

Requirement: Sight zones at all entrances and exits shall be maintained as required by GJZD 6.5.B.11. and TEDS 5.2.6.1

Applicant's Response: Noted.

Document Reference:

Requirement: Landscaping will be kept in a well maintained, neat and healthy condition and if any plant becomes diseased or dies it will be replaced with a live equivalent plant as required by GJZD 6.5.15.

Applicant's Response: Noted.

Document Reference:

Requirement: Dumpster and refuse containers will be enclosed in a solid opaque enclosure at least 6 feet tall as required by GJZD 4.1.I.1.F.3.

Applicant's Response: Noted.

Document Reference:

Requirement: Adequate off street parking and bicycle storage as required by GJZD 6.6

Applicant's Response: Noted.

Document Reference:

Requirement: Dust control measures will need to be taken as required by GJ Ordinance Sec. 16-126 and 16-143

Applicant's Response: Noted.

Document Reference:

Requirement: Smoking is prohibited in public places and indoor areas located within the city, smoking is allowed outside, except within 15 feet from a front or main doorway leading into a building or under a roof or projection of a roof such as a patio. No Smoking signs need to be placed at all main entrances and need to be a minimum of 20 square inches and placed between 4 - 6 feet from the floor as required by GJ Ordinance Sec. 16-127.

Applicant's Response: Noted.
Document Reference:

CITY FIRE DEPARTMENT – Chuck Mathis

Requirement: No objection to the plan as shown. New expansion will be required to be fully sprinklered per NFPA 13 as the rest of the building.

Applicant's Response: Noted.
Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: CDOT

Contact Name: Dan Roussin

Email / Telephone Number: Daniel.Roussin@DOT.STATE.CO.US / 970-683-6284

Comments: I have reviewed the package. It appears the site has two access points (east and west). The proposal is to close one access (east) and keep the west access open. Due to the nature of the business, it doesn't appear that the east access point will increase by 20%; however this needs to be confirmed. Since the site will be closing one access, the property owner will need to get an access permit for this closure. CDOT is supportive of the closure.

Applicant's Response: An evaluation letter is attached which shows that there will be no increase in traffic for this project.

Review Agency: Xcel Energy

Contact Name: John Basford

Email / Telephone Number: John.Basford@XCELENERGY.COM / 244-2630

Comments: No Objections. Applicant will need to contact Xcel Energy's Engineering Department to request a formal design for the project. Engineering lead times for design estimates typically run approximately 6-8 weeks or more. Material and or Construction lead times may exceed an additional 10 weeks. Completion of this City/County approval process does not constitute an application with Xcel Energy for utility installation. The relocation of existing facilities will be at the owner's expense.

Applicant's Response: Noted.

REVIEW AGENCIES

(Responding with "No Comment" or have not responded as of the due date)

The following Review Agencies have responded with "No Comment."

1. Mesa County Building Dept

The Petitioner is required to submit Packets, labeled as "**Response to Comments**" for the following agencies:

1. City Planning
2. Development Engineer
3. CDOT

Date due: May 27, 2008

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature

Date

City of Grand Junction

Response to Review Comments

Date: November 13, 2008 **Comment Round No.** 2 **Page No.** 1 of 4
Project Name: Homeless Shelter Expansion **File No:** SPR-2008-008
Project Location: 2853 North Avenue

Check appropriate box(es) ☒ **if comments were mailed, emailed, and/or picked up.**

Property Owner(s): Homeward Bound of the Grand Valley – Teresa Black

Mailing Address: 2853 North Ave, Grand Junction, CO 81501

☒ **Email:** teresablack@bresnan.net **Telephone:** 256-9424

☐ **Date Picked Up:** _____ **Signature:** _____

Representative(s): Design Specialists, PC – Rob Rowlands

Mailing Address: 917 Main St, Grand Junction, CO 81501

☒ **Email:** rrowlands@designspecgj.com **Telephone:** 241-1903

☐ **Date Picked Up:** _____ **Signature:** _____

Developer(s): Same as owner

CITY CONTACTS

Project Manager: Senta L. Costello

Email: sentac@gjcity.org

Telephone: 244-1442

Development Engineer: Eric Hahn

Telephone: 244-1443

City of Grand Junction

REQUIREMENTS

(with appropriate Code citations)

PLANNING

Requirements: Based on the responses for the 1st two comments on Round 1, the parking calculations need to be based on a requirement that takes into account additional staff on site as well as potential meal recipients that don't stay the night. The parking study provided showed a peak of 33 cars in the lot currently. With the expansion, this number will likely go up as the ability to house more people goes up. Taking these issues into account, the 1st category under "Group Living" parking requirements is an appropriate calculation to apply. Using this calculation, the parking requirement is 37 spaces.

Suggestion: The Response to Comments indicates that Grease Monkey is willing to lease their parking area to the Shelter as the uses have offset hours. This option addresses the need for additional parking for Code requirements and will also help alleviate concerns that have been expressed regarding large vehicles or vehicles with trailers that occasionally take up more than one parking space.

Applicant's Response: In lieu of a lease, we propose to use a Shared Parking Agreement. Attached for your review is copy of this agreement.

Document Reference:

Suggestion: There is not a specific requirement for bicycle parking for this use; however, you may want to consider providing a rack or space for the occupants to put their bikes.

Applicant's Response: Occupants will be allowed to park their bikes in the fenced area in the back.

Document Reference:

Requirements: The Shelter is identified as a deterrent to redevelopment in the North Avenue Corridor Plan. One strategy listed to help alleviate this issue is to “Encourage transitional programs (e.g. job-training, adult education) that provide positive daytime activities for homeless shelter population.” Please provide information on programs the Shelter offers or provides information on to the residents.

Applicant's Response: Attached is a resource list used for its residents

Document Reference:

Requirements: Concerns have been expressed about people drinking in the shelter parking lot. How is this issue addressed?

Applicant's Response: No open containers are allowed in Parking Lot. If seen, the offender is asked to leave and not allowed into the shelter.

Document Reference:

Requirements: Concerns have been expressed from the neighbors to the south about whether people will be able to look out into their backyard. Will the windows on the south side of the building be able to be opened or are they for light only?

Applicant's Response: The windows are fixed and have frosted glass. Residents cannot see out.

Document Reference:

Requirements: The Assessor's records indicate a lot size of 0.956 ac compared to the documentation provided with the application of 0.88 ac. GIS indicates the N/S property line at approximately 195' but the plans show 180'. There is also a reference to the N/S property line as being 205' (record). Please clarify the discrepancies and revise any needed documents.

Applicant's Response: Documents are correct. The Lot size of .88 acres is based on the new Lot size after we dedicate an additional 5' for Right-of Way. The 205' (record) number is the original lot size, but sometime in the past, 20' was dedicated for Right-of-Way. See Improvement Survey and Right-of Way dedication documents submitted during the first round.

Document Reference:

Suggestion: One of the covered entry support posts is in the middle of the narrower N/S sidewalk making for awkward pedestrian circulation. You may want to consider reconfiguring this layout.

Applicant's Response: Post has been relocated in the building construction drawings.

Document Reference:

Requirement: The minimum distance required from a main building entrance for smoking to be allowed is 15'. The current layout for the Smoking Court does not meet this requirement. Please revise.

Applicant's Response: A gate has been added to the smoking area 15' from the entry. Outside this gate is the smoking area.

Document Reference:

Requirement: It appears that the only waiting area for residents is the Smoking Court which is only 5' wide. Is there another area for people to wait? If not, please provide one. It appears there are areas to the north and west of the building that could be utilized for this purpose.

Applicant's Response: The family patio area will also be utilized for waiting for families and the Smoking court will be used for singles. All can be accommodated by splitting the areas.

Document Reference:

Requirement: Only ½ of the landscaping within the right-of-way may be counted toward the onsite requirements. This allowance counts for 8 shrubs and 2 trees. The site currently shows the equivalent of 91 shrubs and 11 trees. It appears likely that the site is short landscaping even with credit of existing plantings. Please provide caliper inches of each of the right-of-way trees for accurate credit toward the onsite requirements and determination of compliance with landscaping requirements.

Applicant's Response: Landscape Plan has been revised per our discussions. Please note, plan has been certified by a Landscape Architect.

Document Reference:

CITY DEVELOPMENT ENGINEER

Requirement: The expected traffic volumes for the proposed use are similar to that of previous uses. No TCP will be charged for this project.

Applicant's Response: Noted

Document Reference:

Requirement: No drainage fee, no development inspection fee, no utility undergrounding fee.

Applicant's Response: Noted

Document Reference:

OUTSIDE REVIEW AGENCY COMMENTS

(Non-City Agencies)

Review Agency: CDOT

Contact Name: Dan Roussin

Email / Telephone Number: Daniel.Roussin@DOT.STATE.CO.US / 970-683-6284

Comments: Based upon the supportive letter dated April 7, 2008, there is no change in use. However, CDOT will still need an access application for the closure of the eastern access point.

If you have any further questions, please let me know.

Thanks

Dan Roussin
Colorado Department of Transportation
Region 3 Permit Unit Manager
222 South 6th, Suite 100
Grand Junction, Co 81501
970-683-6284
970-683-6290 FAX

Applicant's Response: Application submitted. Copy attached.

REVIEW AGENCIES

(Responding with “No Comment” or have not responded as of the due date)

The Petitioner is required to submit Packets, labeled as “**Response to Comments**” for the following agencies:

1. City Planning
2. CDOT

Date due: November 3, 2008

Extended due date: December 2, 2008

Please provide a written response for each comment and, for any changes made to other plans or documents indicate specifically where the change was made.

I certify that all of the changes noted above have been made to the appropriate documents and plans and there are no other changes other than those noted in the response.

Applicant's Signature

Date

441 Athens Way
Grand Junction, CO 81503
E-mail: buttolph@bresnan.net
January 23, 2008

Senta L. Costello
City of Grand Junction
Public Works and Planning
250 N. 5th St.
Grand Junction, CO 81501

RECEIVED

JAN 24 2008

COMMUNITY DEVELOPMENT
DEPT.

Re: Grand Junction Community Homeless Shelter located 2800 block on North Ave.

Dear Senta,

It is my understanding that you will be the City Planner involved in the expansion proposal for the Grand Junction Community Homeless Shelter at 2853 North Ave., Grand Junction, Colorado.

Several weeks ago we met briefly and I appreciated your taking time to talk to me. I had an opportunity to view the proposal for the Homeless Shelter on January 22, 2008. I have tried for months to have a meeting with the Homeless Shelter Board. Teresa Black returned my call saying that their board meeting is on February 27, 2008 and they will discuss my concerns with me that time. I find this date is late since their proposal potentially will be already finalized as early as mid-February.

There are many areas that concern me:

1. **Lighting:** There is not adequate parking lot lighting at the Homeless Shelter. It is not enough to have "normal" nighttime lighting since it has been obvious to me that some people do sleep in the parking lot, perhaps because they have lost their privileges of staying at the shelter. If they are inebriated or have some infraction to the shelter rules the consequence is they lose their privilege to sleep in the shelter for a night or more. They either sleep in their car or move to a dark corner someplace if it is pleasant weather. The proposal does not have a lighting plan.
2. **Police:** Will the police department be able to continue and even upgrade their service when 160 or more homeless people are nightly being housed at the shelter. Panhandling, loitering and shoplifting are problems for my tenants. Governor Ritter has been able to increase our property taxes dramatically and will this be used for additional police protection. A regular check of the Blotter in the Daily Sentinel would show that people with "no address" are often listed and no doubt from time to time are residents of the Homeless Shelter.
3. **Bathroom facilities:** There will not be available to the increased number of people who will be waiting in the small family waiting area. I was told that it was expensive and there was no way to monitor the bathrooms. I assure you that I can monitor the

urinating and other bodily discharges at the corners and on my building. The residue is obvious, disgusting, and unhealthy. Apparently a homeless shelter resident can knock on the door to request use of the bathroom, but it is unclear whether anyone would be available to answer the door during the day.

4. **Only Safe Haven:** I have been told that the mission of the shelter is to serve as a safe haven. I respect that and feel that Grand Junction has resident homeless that have many physiological, drug, alcohol and other problems. Their mission statement is only nightly housing. Helping to overcome lack of job, training, rehap is to be provided by other local and overworked taxpayer agencies. Obviously the shelter feels that success is more residents and is working diligently to increase the services.
- 5.
6. **They do come:** I am told there is an amazing networking among the homeless. Grand Junction has become a welcome place and people from all over the west come to visit. It is **not just our local residents**. I feel that once again it is proven that if you build it, "they" will come. It has become not only an eyesore but also a detrimental element in the efforts to upgrade North Avenue. (Note the wooden shed and several apparently permanent unused cars that remain in the parking lot.) If attractive housing, businesses, and a park-like walking and bicycling atmosphere is to be had, 160 homeless traipsing to and fro every morning and evening does not enhance this. I feel the new **North Avenue Corridor** plan that the City Council approved and is putting into effect will be greatly compromised with an expanded Homeless Shelter clientele. At the very least, lighting, surveillance by the Homeless Shelter staff of the parking area, police assistance, and toilet facilities on the property need to be addressed.
7. **Waiting areas:** At this time there is a fairly large private waiting area for the residents of the Homeless Shelter as they gather before the doors are open. This is in respect to the privacy of the residents as well as not to have a milling loitering crowd around the building. Now we see only a small family waiting area is in the proposal.
8. **Adequate parking:** I am only now starting a log of the number of cars that use the parking lot. I have noted heavy use when I am out in the area from time to time. This may vary with the seasons especially in warmer weather when people park and camp in the parking lot. With doubling the residents, and food service, volunteers and of course residents, I feel that there is not adequate parking in the proposal residents will be forced to use my customer parking on a regular basis.
9. **Parking Lot:** The proposed access to dumpsters on the Shelter property and my property is impeded and will cause a traffic problem going across North Avenue since the access is constricted and left turns will not be feasible. It would seem appropriate to move and expand the access on the Homeless Shelter property to eliminate the problem.
10. **Easement:** It is apparent that our prescriptive easement is at risk. The Homeless Shelter people drew one up with unacceptable stipulations. It was not signed. There is none in place and we are in the process of contacting an attorney to make a more

acceptable one. This will take a Homeless Shelter Board action and will be presented hopefully at the February 27th meeting. This should be in place before proceeding with the proposal.

11. Bus Pullout on North Ave.: The North Avenue Corridor will be planning and trying to implement Buss pullout areas along North Avenue. There is now a "bus bench" on the Shelter Property and is appropriate. The homeless residents are frequent users or should be since they are supposed to leave the property in the morning. We feel that there needs to be a bus pull out integrated in the current proposal if they must expand the facility.

Senta, my sister, Kathy Selover and I would like to schedule a meeting and meet with the review team. Since this impacts the North Avenue Corridor we would like to include Kathy Portner in this discussion.

Sincerely,

Sheryl Fitzgerald
Owner/manager of 2851 North Ave.

Senta Costello - HOMELESS SHELTER EXPANSION

From: <fastserv1@aol.com>
To: <planning@gjcity.org>
Date: 1/28/2008 9:46 AM
Subject: HOMELESS SHELTER EXPANSION

I am writing to express my objection and concern over an application for the expansion of the Homeless Shelter located at 2853 North Avenue. I have serious concerns already, as being a business owner in the vicinity, I, as well as our customers, have experienced negative problems with the clientele which frequent the shelter. It is my understanding that the city is supposed to be "re-vamping " the North avenue corridor, and frankly I do not understand how the shelter fits in with the commercial business and residential plans that they have outlined. The shelter should be moved to an area which fits the area, ie., close to other similar facilities like the facility on South 1st Street. I commend those helping the homeless in the area, but when it interferes with many other's livelihood, it is a problem. I have spoken to other area business people and residents, and all have expressed serious concerns about the shelter. Once again, I reiterate my position as strongly opposed to the expansion. Thank you for the opportunity to express my views.

More new features than ever. Check out the new [AOL Mail!](#)

EASTGATE VACUUM/SALES & SERVICE
EASTGATE SHOPPING CENTER
2830 North Avenue
Grand Junction, CO 81501
(970) 242-4565 • (800) 845-2128

1-25-08

City of Grand Jct Public Works & Planning
Senta Castello, Asso Planner

I have a business in the Eastgate Shopping Center & am deffinately opposed to expanding the Grand Jct Community Homeless Shelter on North Ave. We are constantly pestered by drunks & panhandlers.

If you enlarge this facility to accomodate 1000 people, the word will be out through the homeless network that Grand Jct is the place to go. Then you can expand to accomodate 2000 homeless.

Why not take the money you can get out of this property & purchase where property is not as expensive & has bus service - Perhaps in your neighborhood

RECEIVED
JAN 29 2008
COMMUNITY DEVELOPMENT
DEPT.

Bob Kline
Eastgate Vacuum



1-25-08

CITY OF GRAND JUNCTION
SENTA COSTELLA

It has come to my attention that the homeless shelter on 28 ½ rd and North ave. is planning a remodel and to double it's occupancy. Please let me explain my concerns.

I am in a constant battle with the homeless in many ways everyday. They pan-handle in front of my store and in the parking lot, which makes customers very nervous about coming in. I have had numerous customers say that they are afraid to come in because of the guy asking for money in the parking lot or outside the door.

Most and I mean most are drunk by 10:00 am every morning, I cannot count the number of times we have had to tell them to move on after they just sit down right in front of the store and want to drink their SKOL VODKA.

My employees will no longer park behind the store because their vehicles have been vandalized, and they have been confronted by homeless men. (which is almost a 100% of the people staying their)

We have called the Police on more than one occasion for assistance, and now they are wanting to double the size. Come on, somebody needs to step back and say no more. What's going to happen is that businesses will start moving out and you will have bare shopping centers and this part of town will die.

Please use some common sense and do not let the Homeless Shelter expand as it surely will hurt others.

Sincerely

A handwritten signature in blue ink, appearing to read "Troy Ritter", written over a horizontal line.

Troy Ritter

RECEIVED

JAN 29 2008

**COMMUNITY DEVELOPMENT
DEPT.**

Senta Costello - SPR-2008-008 Homeless Shelter Expansion

From: "Larry" <kemptonair@qwest.net>
To: <planning@gjcity.org>
Date: 1/29/2008 3:23 PM
Subject: SPR-2008-008 Homeless Shelter Expansion

Senta Costello,

January 28, 2008

I have received a notice of land use application for this project and would like to voice my concerns and objections.

I represent Grand Properties, LLC which owns 5 parcels directly across from the shelter on North Ave.

I purchased these parcels with concerns of problems associated with the type of organization being located directly across the street.

We have owned the property for over two years and have had numerous problems with individuals that frequent the shelter.

These problems include vandalism, littering, theft, loitering, disruption of tenants, drug and alcohol use, and many more. I have been in contact with surrounding neighbors and they have similar problems since the shelter started its occupation of the former Knights of Columbus Bingo Hall.

In our opinion the property is not the right place for a shelter in the first place and is not conducive to one, the re-beautification of North Avenue, and two the close proximity to residential and commercial buildings.

I can be reached for further comment and discussion at 970-250-0908

Thank you,

Larry Kempton
Grand Management Properties LLC

City of Grand Junction
Planning Division
250 North 5th Street
Grand Junction, Co 81501

January 29, 2008

Re: Homeless Shelter Expansion 2853 North Avenue

To Whom It May Concern:

We are writing this letter to object to the Homeless Shelter Expansion. We live directly behind the shelter on Belford Ave.

We object to the expansion of the shelter for a number of reasons. The shelter is right in our backyard, we do not feel comfortable sitting out in the evening as from about 4:30 until at least 10 PM, when we go to bed, there are people walking along the fence, looking in your yard, and throwing their trash in our yard. We have found cigarette packs, liquor bottles, soda cans, etc. One soda can was almost full, and in the middle of the yard. We have two small dogs, and that can could have very easily hit one of them and hurt them, if they had been outside. The fence is in ill repair, and is not near high enough. When my grandchildren come to visit, they cannot go out in the yard unattended, as I have also heard profanity.

It has been explained to me that a 6 foot high fence is all that is required, which is not high enough, also there would be a 8-10 ft. distance between the fence and the building, which would be a place where they would hang out to smoke, drink, etc.

We think that the shelter enables these homeless people for the most part. They should be part of a work program if they want to be able to eat and sleep at the shelter. They need to be monitored while at the shelter, and clean up the outside area around the shelter.

These are the concerns as to why we object to the expansion. We don't need anymore homeless people in our neighborhood. It certainly is not good for our home values. We bought our home in August, and are working hard to make it look better, and the shelter does not help matters any.

Respectfully yours,

Robert and Roberta Freshcorn
2856 1/2 Belford Ave
970-424-0021

RECEIVED
JAN 31 2008
COMMUNITY DEVELOPMENT
DEPT.

Heinbaugh Properties LLC
Guardian Storage LLC
Ron & Michelle Heinbaugh
722 Pacific Drive
Grand Junction Co. 81506
970-261-5870 or 270-1244
okchell@aol.com

12/31/08

Senta Costello
City of Grand Junction
Planning Division
250 North 5th Street
Grand Junction CO 81501
planning@gjcity.org
970-244-1430

RECEIVED

FEB 01 2008

COMMUNITY DEVELOPMENT
DEPT.

Re: NOTICE OF LAND USE APPLICATION
HOMELESS SHELTER EXPANSION 2853 North Avenue

Dear Senta,

We are compassionate for the needs of the homeless and we most certainly agree with the idea of helping homeless families. However, we have many concerns about expanding the existing homeless shelter.

We have had many dealings with people from the shelter and we find a good percentage of them to be dangerous and out of control. We suffer from their actions and behaviors on a daily basis. The following is a sample of a **few** of the constant problems that the homeless center has created at our 28 ½ Road location, located 100 yards from the shelter. We do not have these problems at our other three locations.

The shelter has created a migration from downtown and people come here looking for a place to stay. Many are under the influence of alcohol and/or drugs or for other reason the shelter doesn't let them stay. The shelter attracts homeless and/or desperate people that are coming and staying in our neighborhood even if they don't stay in the shelter.

The shelter puts these people into our streets and they end up, first in the liquor store next door and then into our neighborhood. The homeless have no where to go but in the street and backyards of this neighborhood. We find them hiding out behind our buildings where they drink, do drugs, sleep, poop, pee, and everything else that you can think of. It is not fun to clean up these nasty messes, and even less fun when we catch them doing it.

In 2004 a homeless person, on a drinking binge, **burnt down 40 storage units**. He was convicted. **Our insurance more then doubled.**

Hourly, we check 28 ½ Rd. units and lock vacant units as soon as they become available to try to stop homeless people from entering to sleep, defecating or starting fire to keep warm. These are miserable to clean up and a very scary situation when we find a desperate homeless person in a unit.

These homeless people scare our customers, especial after the fire. Some of our customers call and complain, some just move out. This is bad for business.

We spend a great deal of money on advertizing and it is to no avail when our potential customers get scared and decide not to rent with us.

We have increased our security. We close our gates earlier then any other storage facility to prevent gatherings and parties. We had planned to install cameras to monitor the situations more closely, but our 30% increase in property taxes keeps our finances limited.

When we do have to confront them, they easily go ballistic and often do. It is unpredictable how they will act. They have at times come in our office screaming, swearing and putting on such terrible productions that we have had to call the police on several occasions. **These are not stable people.** Certainly no employee wants to be put in that position.

We do and have rented to people staying at the shelter and it is a problem. Most of the time their intentions are to hang out, drink or even live in the unit. They often pass their unit to another homeless after they have moved out. They almost always leave nasty messes.

This location has a liquor store next door. It would be interesting to know the percentage of the homeless business that frequents this establishment. From the liquor bottles that we gather up, in and around our establishment, it is substantial.

Putting children with the desperate homeless that we have been dealing with is in no way a good idea. Not even a little bit of a good idea. If the shelter has no more control over the situation then it has now I cannot imagine adding more people or children to the mix. There has to be a better solution then this.

Ideas:

This location is right on North Ave. It might be a good idea to rent the property for retail sales of some kind. Take the rent income and find a more suitable place with more of a home environment.

Sell and find a better location that might be less expense then remodeling. There is a large building for sale on the north side of the Catholic Outreach Center right now that might work better.

Separate the children with families from the singles.

Let the homeless inside your building instead of roaming the streets all day. The community is over run by this problem and it is a hardship for everyone.

We understand the complexity of the problems. We are concerned for the homeless also, but the homeless shelter has brought **us all down to a level that is unacceptable**. It is our responsibility to provide a safe place for our employee and customers. It is becoming increasingly difficult to do. We have had enough already.

We have had enough, Already!

Ron & Michelle Heib

Ron & Michelle Heinbaugh

The Massage Store

496 28 ½ Road, Suite 2
Grand Junction, CO 81501
970-243-3934 ~ 970-243-0027 (Fax)
Massage@TheMassageStore.net

January 30, 2008

City of Grand Junction
Planning Division
250 North 5th Street
Grand Junction, CO 81501

RE: Homeless Shelter Expansion
2853 North Avenue, Grand Junction, CO 81501

Attention: Senta Costello

Dear Ms. Costello,

I have been a business owner of The Massage Store for 2 years. During this period of time I have seen a noticeable increase in the homeless people that hang around the outside of my establishment. They drink, cuss, play loud music, yell, scream loudly saying they want to die, and litter all around the building with empty liquor bottles, cigarettes, trash, and open the mailbox slot on the front door and look into my store. At times when they are fighting outside, they keep banging their fists on the back door.

My customers have been afraid at times to come into my store, and when my customers and staff leave in the evening, we must have a buddy system. Once the sun goes down, they gather in front of my building and create disturbing scenes. This hinders business.

I totally understand the desperate need for shelters for all ages. It is a very sad situation for them all. However, putting a second story on the existing building to accommodate families and children is not safe for the children. The environment is dangerous to say the least, with the current situation of all the drinking and drugs. To add more people to the current site without cleaning up the problems now is a huge mistake. Children have enough bad situations in their lives now and they don't need to be subjected to more.

The current facility needs to have more guidelines in keeping stricter control of the people that use or just hang around the shelter.

Please take into consideration the businesses in the area that pay very high rent or mortgages. We cannot easily move to different locations, but you CAN clean up the current situation and NOT expand the problem.

Thank you,

Sincerely,



Mary Anne Ross, Owner

RECEIVED

FEB 01 2008

COMMUNITY DEVELOPMENT
DEPT.

YoramCo Properties

Jorge Y. Medovoi • 18611 Rocosco Place • Tarzana CA 91356 • Phone: (818) 342-2453 • Fax: (818) 342-2513

ATTN: Grand Junction Public Works and Planning
Stella Costello, Associate Planner
250 North 5th Street
Grand Junction, CO 81501

Re: Homeless Shelter Expansion Proposal, 2850 Block North Avenue

February 1, 2008

As the owner of the Eastgate Shopping Center at 2830 North Ave., we would like to voice our concerns with the expansion of the homeless shelter at 2850 North Ave.

Our primary objective as the landlord of the Eastgate Shopping Center is to provide a productive business climate for our tenants and their clientele. As things stand today, we already suffer excessive homeless activity, much of which is deleterious to the Eastgate Shopping Center. These unwanted activities include vandalism, physical harassment of clients, panhandling and shoplifting, all of which contributes to a loss of income to our tenants and makes our location less desirable to our tenants than other comparable Grand Junction locations.

Making matters worse, we then incur additional expenses for security and vandalism. Recent examples at the Eastgate Shopping Center include private security dispatches, multiple broken window repairs and a chain-link fence requested by a major tenant in order to protect their employees from the vagrants. As a center that already contributes well in excess of \$100,000 per year in real estate taxes, to then acquire the additional burden of twice the current homeless population we feel is unfair to our neighborhood generally and injurious to us, the center tenants, their employees and clientele.

We would prefer that the Grand Junction Planning Committee suggest that another center be established to serve homeless needs in another part of Grand Junction or adjacent city rather than establish our North Avenue neighborhood as the homeless capital of the greater Mesa County region.

Should the above position be rejected we request assurances that police will heighten its monitoring of homeless activity. The area image needs to be protected with towing of inoperable, unlicensed or derelict cars, as well as daytime and nighttime activities of the homeless overseen. The loitering, vandalism, harassment and panhandling needs to be stopped and help with the indecent exposure issues relating to them urinating in corners and behind the building.

In conclusion, we agree that the needs of the homeless should not be ignored. Nevertheless we respectfully advise that you to balance your decision with the needs of local residents and local businesses. As a landlord hosting numerous business tenants both small and large, we expect that you protect North Avenue commerce and enterprise that are already struggling with the impact of the homeless and will be invariably debilitated by any more homeless activity. A thoughtful approach by your committee will help us avoid the needless deterioration in the quality of life in the North Avenue neighborhood, a foreseeable slump in commercial activity and ultimately a detrimental erosion of your tax base.

Please carefully consider and address the above concerns before giving blanket approval of this homeless center expansion.

Respectfully Submitted,


Jorge Y. Medovoi
Landlord of the Eastgate Shopping Center

RECEIVED

FEB 5 2008

COMMUNITY DEVELOPMENT
DEPT.

RECEIVED

FEB 06 2008

COMMUNITY DEVELOPMENT
DEPT.

appleseed
health
foods, inc.

food for life

2830 north ave.
grand junction, colo. 81501
(970)-243-5541

February 4, 2008

mon. - sat., 9-6

I am writing to you in regard
to the expansion of the Grand Junction
Community Homeless Shelter located at 2850 North Ave.

I have been the owner of Appleseed Health Foods
since 1981 and every year the problems dealing with
drunk and hood homeless men is getting worse.

Everyday I have several panhandling in the Eastgate
parking lot and bothering my customers. I never
have them coming into my store while they are
drunk.

On an average I call the police every couple of
weeks to come and have them moved away from
the shopping center.

I have already lost customers because of this
issue. They are afraid to come because of the group
that hangs out in front of my store.

I am trying to run a business. I can't if
I am always patrolling outside to watch over my
interests.

Please consider all of our concerns on this
matter!

Sincerely
Rhonda Lyette / Owner

Senta Costello - Homeless shelter expansion

From: <dickseverin@aol.com>
To: <planning@gjcity.org>
Date: 2/7/2008 5:41 PM
Subject: Homeless shelter expansion

Dear Sirs:

I own a property at 2850 Belford Avenue that is comprised of 4 office units and 2 residential units. I have owned this property for 4 years and have had several problems with the residents of the existing homeless shelter. We have had police pick up drunks lying on the property, I am constantly picking up trash, including alcohol containers, food containers, condoms, syringes, dumped shopping carts, and just about anything else you can imagine. The homeless sit around on the property waiting for the shelter to open. I have had to reprimand them for urinating on the property. My tenants (which are mostly women) are constantly concerned for their well being, and I have had to install motion detection lights to make them feel a little more secure in the evenings. I am very opposed to any expansion of the current shelter. If this happens I anticipate it negatively effecting my property in value, safety, and rent ability. Please reconsider your plans and move the shelter to an area where there is less conflict.

Sincerely,
Richard A. Severin
2371 Appleton Dr.
Grand Junction, Co. 81505
241-5669

More new features than ever. Check out the new [AOL Mail!](#)

From: "Larry" <kemptonair@qwest.net>
To: "Mike Wiggins" <mwiggins@gjds.com>, "Senta Costello" <sentac@gjcity.org>
Date: 2/12/2008 8:28 AM
Subject: Homeless Shelter on North Avenue
Attachments: CCE02112008_00000.jpg

We are attaching Louise Phillips Signature to the petition you quoted as said "she wouldn't sign the petition"

Apparently she did and further said "she never said this" according to Nancy Ortega, neighbor and person circulating the petition.

Nancy also requested police records for 2853 North Ave. This is what she found.

There have been over 800 call-outs to 911 for disturbances ranging from, drug violations, intoxication, indecent exposure, attempted suicide, and many others far to numerous to list.

These are things the neighbors and passers-by see daily.

We believe this is much worse than the few problems Bourbon Street on 5th and North had in its short lived business.

Many people have made the shelter their residence and receive their mail there regularly. When they are displaced from their "residence" they break in to surrounding houses or camp on private property near the shelter.

There are many better places for a shelter of this sort. One might be the old City Market offices and Warehouse on first street. Which is for sale.

There are already over fifty signatures of residents in the immediately surrounding area that are admittedly against the shelters location and especially the possible expansion.

As for the "complaint line" no one has heard of such a thing. Also there doesn't seem to be a "Homeward Bound of the Grand Valley" listed in the Colorado Secretary of States Business Search??
http://www.sos.state.co.us/biz/BusinessEntityCriteriaExt.do;jsessionid=00007Lc9OXXZsiP_xU4vRF8VnnC:11nm16ef4

Most of the claims Teresa Black makes don't seem to be true. -----The residents claims though do.

Corel Snapfire was used to send this e-mail. To try this fun photo product yourself, download it for FREE at <http://www.snapfire.com>

From: "sheryl fitzgerald" <buttolph@bresnan.net>
To: <mwiggins@gjds.com>
Date: 2/10/2008 11:20 PM
Subject: Homeless Shelter
Attachments: list of concerns for newspaper.doc

Dear Mike,

Thank you for your article about the homeless shelter. Thank you for carefully airing some of the concerns of the neighbors on North Avenue.

I do feel that you were very generous to Teresa Black and included her rebuttal as the headline. Calling the neighbors grumpy seemed to dismiss them as childish and even silly in their plight. The expansion of the Homeless Shelter is a serious erosion of the potential of the North Avenue Corridor.

Teresa Black referred to two meetings in your article of February 9th. I wonder who she included and who came to those meetings. Did you ask her or the neighbors so as to make an accurate statement? I was not invited and neither was anyone that I happened to talk to since they were unaware of the expansion. I did not get a brochure. We also over the last four years learned that it was useless to complain to the homeless shelter since they simply denied, ignored the complaint or said there was little they could do.

They would be glad to have the homeless "lose the privilege" of staying in the shelter if we would bring a repeat offenders description to them. Thus these people are on the street at night. Our only recourse is to call the police. Did you call the police to get a summary of "homeless people" crime in the area or the city?

I really would appreciate it if you would look at the expansion proposal at the planning department. There is NO private waiting areas (there is a very small area outside of mothers to take their children for fresh air.)

Please Mike do some more investigating into this matter and continue with an expanded report. You are very generous to Teresa Black but there are at least 100 neighbors in the area that are concerned and even against this expansion. Their property values are being compromised as well as the right of peaceful enjoyment of their homes.

Sincerely,
Sheryl Fitzgerald

Homeless Shelter concerns caused by proposed expansion

1. **Lighting:** There is not adequate parking lot lighting at the Homeless Shelter. It is not enough to have "normal" nighttime especially in the winter.
2. **Police:** Will the police department be able to continue and upgrade their service when 80 or more or a total of 200 homeless people are nightly being warehoused at the shelter. Panhandling, loitering and shoplifting are problems for my tenants.
3. **Bathroom facilities:** There are no bathrooms that are readily accessible to the people waiting or living at the shelter before they are permitted entry. Teresa Black said all they had to do was knock on the locked door and someone would let them in. There is not staff waiting at the door to allow people in consistently. I was told that it was expensive and there was no way to monitor the bathrooms. I assure you that I can monitor the urinating and other bodily discharges at the corners and on my building. The residue is obvious, disgusting, and unhealthy.
4. **Only Safe Haven:** I have been told that the mission of the shelter is to serve as a safe haven. I respect that and feel that Grand Junction has resident homeless that have many physiological, drug, alcohol and other problems. Their mission statement is only nightly housing. Helping to overcome lack of job, training, rehab is to be provided by other local and overworked taxpayer agencies. Obviously the shelter feels that success is more residents and is working diligently to increase the services.
5. **They do come:** I am told there is an amazing networking among the homeless. Grand Junction has become a welcome place and people from all over the west come to visit. It is **not just our local residents.** Once again it is proven that if you build it, "they" will come.
6. I feel the new **North Avenue Corridor** plan that the City Council approved and is putting into effect will be greatly compromised with an expanded Homeless Shelter clientele. The North Avenue area is a major entrance to the city and for a healthy positive growth and prosperous business to take an interest in the area the current business must be kept healthy. The Corridor is to be an inviting place for families to stroll, enjoy peaceful outdoor gatherings and meals and do business. With homeless panhandlers, alcohol and drug use, and loitering this is not any more inviting here than at some of our formerly nice parks downtown.
7. **Waiting areas:** At this time there is a fairly large private waiting area for the residents of the Homeless Shelter as they gather before the doors are open. This is in respect to the privacy of the residents as well as not to have a milling loitering crowd around the building. Now we see only a small family waiting area is in the proposal.
8. **Adequate parking for Motel and Restaurant:** With doubling the residents, and food service, volunteers and of course residents, there is not adequate parking.
9. **Neighbors and Business:** Apparently there are many if not all the tax-paying businesses within a square mile of the Homeless Shelter are not pleased with the expansion. There will be continued, if not an increase, in the negative effect that the Homeless people who are turned out during the day into the community. Do they not have any rights to prevent this expansion? Their taxes support the extra social services and police, transportation and clean up involved with promoting an increase in the Homeless Shelters clientele.
10. **Hard costs of a concentration of Homeless:** Lost revenue, lower property values, security issues are adding costs of doing business.

PETITION



WE THE UNDERSIGNED OPPOSE THE
GENERAL OPERATION AND ANY ADDITIONS
TO THE HOMEWARD BOUND HOMELESS
SHELTER, LOCATED ON NORTH AVENUE IN
GRAND JUNCTION, COLORADO.

NOW AND IN THE FUTURE.

WE BELIEVE IT CAUSES UNDO RISK AND
DANGER TO OUR CHILDREN AND
OURSELVES :

Date	Printed Name	Address	Signature	#
2/7/08	Annette Freshwater	2852 North Ave	Annette M Freshwater	
2/7/08	Talia Stark	2858 North ave #17	Talia Stark	17
2/7/08	William Stark	2858 North ave. #17	William Stark	
2/7/08	Cassidy Landman	2850 North Ave	Cassidy Landman	
2/7/08	LEE S HUNT	2850 North Ave	Lee S Hunt	
2/7/08	Lee S Hunt	2850 North Ave	Lee S Hunt	
2-7-8	Nancy ORTEGA	2858 Belford Ave	Nancy Ortega	
2-7-8	Adolph ORTEGA	2858 Belford Ave	Adolph Ortega	
2-7-8	MATT Charles	2856 Belford	Matt Charles	
2/7/08	Dave Fine	2851 North Ave	Dave Fine	
2/7/08	Roger CORNWELL	2851 North Ave	Roger Cornwell	

PETITION



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Date	Printed Name	Address	Signature	#
2-6-08	Melody Mayfield	2858 North #21	Melody Mayfield	
2-6-08	Mike Arbuckle	2858 North #5	Mike Arbuckle	
2-6-08	Kelly Mayfield	2858 North #5	Kelly Mayfield	
2-7-08	Gary Lanham	2858 N. Ave #2	Gary Lanham	
2-7-08	Wesley Bast	2858 N. Ave #14	Wesley Bast	
2-7-08	Tracy Cannon	2858 N. Ave #14	Tracy Cannon	
2-7-08	Deana Ethridge	2858 North Ave #12	Deana Ethridge	
2-7-08	Shami Halford	2858 North Ave #6	Shami Halford	
2-7-08	Sorvy Kempton	2805 WEST AVE.	Sorvy Kempton	
2-7-08	GABRIEL GARCIA	2854 NTE AV.	Gabriel Garcia	
2-7-08	Ross C Freshwater	2852 North Ave	Ross C Freshwater	

PETITION



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NOW AND IN THE FUTURE.

WE BELIEVE IT CAUSES UNDO RISK AND
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OURSELVES :

Date	Printed Name	Address	Signature	#
2-8-08	Ty Storchberg	2857 BELFORD	Ty Storchberg	
2-8-08	JEFF COREY	2857 BELFORD	JEFF COREY	
2-8-8	SUSAN	2860 BELFORD	Susan Halsee	
2/8/08	CLAY	2860 BELFORD	Clay Halsee	
2/9/08	J.E. Robertson	2864 Belford	J.E. Robertson	
2/8/08	Carma Wilkie	2864 Belford	Carma Wilkie	
2/8/08	James Bray	2866 Belford	James Bray	
2/9/08	Barbara Charles	2856 Belford Ave	Barbara Charles	
2/9/08	Amanda Howard	2854 Teller Ave	Amanda Howard	
2/9/08	Earl K. Davis	2855 1/2 Teller Ave	Earl K. Davis	
2/9/08	Ronald Chavane	2859 1/2 Teller Ave	Ronald Chavane	

PETITION



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GRAND JUNCTION, COLORADO.

NOW AND IN THE FUTURE.

WE BELIEVE IT CAUSES UNDO RISK AND
DANGER TO OUR CHILDREN AND
OURSELVES :

Date	Printed Name	Address	Signature	#
2-8-08	Joe E Simpson	2857 1/2 Belford	Joe E Simpson	
2-8-08	Louis Garcia	2852 Belford	Louis Garcia	
2-8-08	Louis Montrose	2852 1/2 Belford	Louis Montrose	
2-8-08	Darryan Smith	2854 Belford	Darryan Smith	
2-8-08	Mary Anne Ross	496 28 1/2 Rd #2	Mary Anne Ross	
2-8-08	Nannette Montrose	496 28 1/2 Rd #4	Nannette Montrose	
2-8-08	Michelle Heinbaugh	732 pacific dr.	Michelle Heinbaugh	
2-8-08	Pat Kelly	489 28 1/2 Rd	Pat Kelly	
2-8-08	Bill Shaw	483 1/2 28 1/2 Rd	William J Shaw	
2-08-08	Rocco Delinquent	479 28 1/2 Road	Rocco Delinquent	
2-8-08	Thomas J Keogh	490 1/2 28 1/2 Rd	Thomas J Keogh	

PETITION



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NOW AND IN THE FUTURE.

WE BELIEVE IT CAUSES UNDO RISK AND
DANGER TO OUR CHILDREN AND
OURSELVES :

Date	Printed Name	Address	Signature	#
2/8/08	Robert C Freshcorn	2856 1/2 Belford Ave	Robert Freshcorn	
2/8/08	ROBERTA Freshcorn	same	Roberta Freshcorn	
2/8/08	Tyler Ross	2911 Dwyer Rd. 815.	Tyler Ross	
2/8/08	Chris Sheley	1296 Old.	Chris Sheley	
2/8/08	Benjamin Morono	2853 Belford.	Benjamin Morono	
11/11/11	CARMEN MARTINEZ	" " " "	Carmen martiz	
2-8-08	DEBRA MARTINEZ	2853 Belford Ave	DMTZ	
2-8-08	Noah Shepherd	2855 Belford	Noah Shepherd	
2-8-08	Ty Homberg	2857 BELFORD	Ty Homberg	
2-8-08	Matthew Beagly	2857 Belford	Matthew Beagly	
2-8-08	Helicia Lantoka	2857 Belford	Helicia Lantoka	

PETITION



WE THE UNDERSIGNED OPPOSE THE
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TO THE HOMEWARD BOUND HOMELESS
SHELTER, LOCATED ON NORTH AVENUE IN
GRAND JUNCTION, COLORADO.1
NOW AND IN THE FUTURE.
WE BELIEVE IT CAUSES UNDO RISK AND
DANGER TO OUR CHILDREN AND
OURSELVES :

Date	Printed Name	Address	Signature	#
2/11/08	E. Louise Phillips	2859 Belford Ave	E. Louise Phillips	
2/11/08	Joelle Phillips	2859 Belford Ave.	Joelle Phillips	
2/11/08	Shawn Bartley	4279 S Mountain Oak	Shawn Bartley	
2/11/08	Joe Daniels	2769 Laguna Dr.	Joe Daniels	
2/11/08	Shawn Fulmer	122 1/2 S. Fork Sq.	Shawn Fulmer	
2/11/08	not for michaels Morrison	2957 North Av		
2/11/08	Edmund Hummel	2851 1/2 North Ave	Edmund Hummel	
2/11/08	Aracelia Garcia	2854 North Ave	Aracelia Garcia	
2/11/08	Aracelia Garcia	2854 North Ave	Aracelia Garcia	
2/11/08	GABRIEL	2854 TORT AVE	Gabriel Garcia	
2/11/08	Gil Hernandez	2854 North. Ave.	Gil Hernandez	

Grand Junction, CO 81503
January 16, 2008

Re: Homeless Shelter located 2850 block on North Ave.

Dear Fellow North Avenue Business and Homeowners,

It is with great concern that I am writing about the expansion of the Grand Junction Community Homeless Shelter on North Ave. In spite of the previous promise to not expand the facility, the operators of the Shelter are planning to double the current occupancy rate. That means that about 160 homeless will have the opportunity to stay each night at the Shelter. The addition is for families but wouldn't a voucher be a cheaper and more private way to accommodate these people than the proposed extensive addition.

There are many areas that concern me but in the interest of brevity I will list only a few of the most obvious ones. I have discussed these with Teresa Black, the current manager of the facility. I tried to arrange a meeting starting Dec. 17, but all concerns were deferred to February 27 at their board meeting. I find that they have already given the proposal to the planning commission and the process will be done by mid-February.

1. **Lighting:** There is not adequate parking lot **lighting** at the Homeless Shelter. It is not enough to have "normal" nighttime lighting since it has been obvious to me that some people do sleep in the parking lot, perhaps because they have lost their privileges of staying at the shelter. If they are inebriated or have some infraction to the shelter rules, the consequence is they lose their privilege to sleep in the shelter for a night or more. They either sleep in their car or move to a dark corner someplace if it is pleasant weather.
2. **Bathroom facilities** apparently will not be available to the increased number of people who will be waiting. I was told that it was expensive and there was no way to monitor the bathrooms. I was told that if there were a line of porta-potties in the parking lot there would still be a problem. I assure you that I can monitor the urinating and other bodily discharges at the corners and on my building. The residue is obvious, disgusting, and unhealthy. Apparently a homeless shelter resident can knock on the door to request use of the bathroom, but it is unclear whether anyone would be available to answer the door during the day.
3. **Only Safe Haven:** I have been told that the mission of the shelter is to serve as a safe haven. I respect that and feel that Grand Junction has resident homeless people that have many physiological, drug, alcohol and other problems. This is unfortunate and it is challenging to give them a hand-up or maintain them. It has been clearly stated that the only mission of this shelter is not necessarily homeward bound assistance but simply shelter from the cold and dangers of the night. There are no programs that are provided to reduce the number of homeless or give them a hand-up with jobs, training or interventions. These are to be provided by other local and overworked taxpayer agencies. 'Success' to this shelter is more residents.

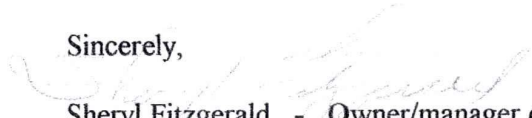
4. **They do come:** I am told there is an amazing networking among the homeless. Grand Junction has become a welcome place and people from all over the west come to visit. It is **not just our local residents**. I feel that once again, it is proven that "If you build it, they will come". It has become not only an eyesore but also a detrimental element in the efforts to upgrade North Avenue. (Note the wooden shed and several apparently permanent unused cars that remain in the parking lot.) If attractive housing, businesses, and a park-like walking and bicycling atmosphere is to be had, 160 homeless people traipsing to and fro every morning and evening does not enhance this. I feel the new **North Avenue Corridor** plan that the City Council approved and is putting into effect will be greatly compromised with an expanded Homeless Shelter clientele.
5. **Police:** Will the police department be able to continue and even upgrade their service when 160 or more homeless people are nightly being housed at the shelter? Panhandling, loitering and shoplifting are problems for my tenants. Governor Ritter has been able to increase our property taxes dramatically and this **will not be used** for additional police protection. A regular check of the Blotter in the Daily Sentinel would show that people with "no address" are often listed and no doubt from time to time are tenants of the Homeless Shelter.
6. **Hotel:** The facility is structured as a hotel and the parking spaces left after the remodeling will surely not meet normal standards or be adequate. These homeless frequently are not car-less. There are a number of paid workers and volunteers that also use the parking.

I believe that there should be no approval of expansion plans to the Homeless Shelter until these issues as well as others are settled. I know that the Homeless Shelter was **purchased for \$750,000** several years ago; they had enough money to do some major remodeling inside, and then resurfaced the parking lot. They have already procured around \$1,000,000 for this building and now they are planning a large expansion to this facility. I know that they are a non-profit organization and use government and other grants and **never pay property taxes for the extra police assistance or subsidized ridership of the bus transportation**. I know that they have pro-bono attorneys and other generous people at their bidding.

I realize that the Planning commission and planners are willing to consider the concerns of citizens that are affected. Time is very limited in the application process and it will be reviewed **February 7, 2008**.

Letters of concern should be sent to:
City of Grand Junction Public Works and Planning
Senta Costello, Associate Planner
250 N. 5th street,
Grand Junction, CO 81501

Sincerely,


Sheryl Fitzgerald - Owner/manager of 2851 North Ave.

Larry

From: "Larry" <kemptonair@qwest.net>
To: <planning@gjcity.org>
Sent: Tuesday, January 29, 2008 3:22 PM
Subject: SPR-2008-008 Homeless Shelter Expansion

Senta Costello,

January 28, 2008

I have received a notice of land use application for this project and would like to voice my concerns and objections.

I represent Grand Properties, LLC which owns 5 parcels directly across from the shelter on North Ave.

I purchased these parcels with concerns of problems associated with the type of organization being located directly across the street.

We have owned the property for over two years and have had numerous problems with individuals that frequent the shelter.

These problems include vandalism, littering, theft, loitering, disruption of tenants, drug and alcohol use, and many more. I have been in contact with surrounding neighbors and they have similar problems since the shelter started its occupation of the former Knights of Columbus Bingo Hall.

In our opinion the property is not the right place for a shelter in the first place and is not conducive to one, the re-beautification of North Avenue, and two the close proximity to residential and commercial buildings.

I can be reached for further comment and discussion at 970-250-0908

Thank you,

Larry Kempton
Grand Management Properties LLC

1/31/2008

From: "sheryl fitzgerald" <buttolph@bresnan.net>
To: "Senta Costello" <sentac@ci.grandjct.co.us>
Date: 2/25/2008 8:46 PM
Subject: Re: Homeless shelter Round 1 review comments
Attachments: crime litter to Sentinel-wiggins2-26-08.doc

Dear Senta,

Thank you very much for bringing up so many of the concerns we discussed. I felt your questions were thorough. We appreciate your listening and incorporating these issues in your response.

I have written a letter to Mike Wiggins of the Daily Sentinel. I am not sure he will follow up on it but I am asking that he revisit the crime situations in regards to the homeless and transients. There had been an article written Jan. 26, 2004 called "Crimes involving transients take a hike" by mariza Vader. (I could send a copy if you wish.) Please see attached.

Sincerely,
Sheryl Fitzgerald

On Mon, 25 Feb 2008 09:26:48 -0700

"Senta Costello" <sentac@ci.grandjct.co.us> wrote:

>

>

>

> Senta L. Costello

> Associate Planner

> Community Development

> City of Grand Junction

> Phone - 970.244.1442

>Fax - 970.256.4031

February 26, 2008

Re: Crime caused by transients

Dear Mr. Wiggins,

I am attaching an interesting article that I saved. It is from the Daily Sentinel on January 26, 2004 titled "Crimes involving transients take a hike" by Marija Vader. It seems like this is a good time to do some wonderful investigative reporting and do a follow up story.

One of the residents on Belford just behind the Homeless Shelter went to the police department and gathered 800 crime reports in the area. I have not looked at all of them but she says they are obviously related to the homeless shelter residents.

In no way do I wish to infer that the beleaguered police department is ignoring their job. I do contend that the Homeless Shelter has contributed to over-extending their police protection working within limited fund. I might add the Homeless Shelter does not pay taxes or fund the police department.

The Homeless Shelter claims to serve only residents of Mesa County and strictly speaking apparently they do. But, by definition A RESIDENT IS ANYONE WHO IS IN THE COUNTY FOR 24 HOURS. That amazing fact means that anyone and everyone is always welcome. Indeed, another Belford resident has found newspaper articles from Telluride and I believe Glenwood Springs stating that their policy is to give a bus ticket to Grand Junction to their homeless people.

It would be interesting if you could follow up on a few points. No doubt the police department does keep statistics:

1. Has the number of transients' crimes continued to increase? (Apparently there continues to be an increase of homeless since now they want to expand the shelter. This shelter was rarely full even in the summer at first.)
2. Are the crimes done by transients becoming more violent? Has panhandling, urinating in public, shop lifting and loitering become an increasing problem?
3. Has the crack down on transient camps and illegal camping helped to reduce transients in the city parks or simply diffused it to other areas of the city?
4. Is alcohol consumption still an increased problem with transient crime? The shelter at 2853 North Ave. (so I've been told) is a "wet" shelter that allows residents to drink outside the shelter and may enter as long as they are not "intoxicated"? (The neighbors have seen residents go outside to smoke and then the resident's finds his hidden alcohol bottles along the fence and drinks it. The common practice is to pour alcohol into green or colored pop bottles as disguise. Also, my husband just tonight, observed a homeless person buying a bottle about 3:30 p. m. so that the homeless person could drink at least part of it before getting into line at the shelter.)
5. Have judges increased sentences of repeat offenders?
6. Are the parks indeed a safe place for children to play or even tax paying adults to enjoy? (I know that the Girl Scouts discounted holding their Day Camp at Hawthorne or Whitman or any downtown city park because of fear of harassment and safety issues.) We have beautiful downtown parks that are under-used by citizens. It is hard to take a count of people "not there". Note how over-used Canyon View Park is and less visited by transients since it is further out and some transients don't have cars and bicycles.

The neighbors and shoppers around the homeless shelter continue to live in fear and frustration. They do not like walking down North Avenue since "rough" individuals are walking, panhandling, and loitering on the walk areas and around the businesses where they want to shop.

Thank you for your consideration of this issue.

Sincerely,

Sheryl Fitzgerald

From: "sheryl fitzgerald" <buttolph@bresnan.net>
To:
Date: 2/27/2008 6:07 PM
Subject: Homeless shelter

Hi Everyone,

My sister, Kathy, and I went at 3 pm. to the Homeless shelter. Teresa neglected to mention we would be allowed only 15 minutes. They did seem interested and willing to consider the problems. (Teresa Black is adept at acting very cool to the point of barely being civil and did not bother to introduce herself to my sister as she met us at the door.)

The board members introduced themselves to each other as I was passing out my question sheet. The board was especially interested in what I proposed as a solution and what was my single most burning issue. This was their monthly meeting and they had other things they needed to discuss. They did say they would look over my concerns and answered in writing. No timetable was given.

I posed no questions and found I was forced into a short monologue. I tried to get them to realize there are many problems and we are not creating it. I told them that the biggest issue for the community was that the homeless people were not good neighbors and mentioned their bad manners.

I had worked on preparation for a discussion and answers session. The board was familiar with my initial letter to them. New board members have been recently inducted so the list on the website is outdated. There is only one board ...Homeward Bound, Inc. and no other just for the Shelter. at least we now know who to talk to.

There was no meeting with the community or time set yet. I do have the "official list" kindly provided by Senta of who will be sent a letter of invitation. It seems to be only people in the block and side of the street as the homeless shelter. There are about 65 names.

I am sure that their "pro-bono" attorney will look the questions over and give us careful answers. My attorney is working on an acceptable access agreement for delivery trucks through the shelter's parking lot.

So that is all I have at this time. I think the next move is to ask when the meeting is and get as many community members there as possible. It will be a time to see who wants be vocal and who will meet and continue pressing for solutions and will not leave this issue alone until a good resolution can be had. It will be interesting to see how they respond to the planning department as well as my questions.

Regards,
Sheryl




March 4th, 2008

Notice of Meeting – March 19th, 11:00 a.m.

In response to concerns about policing in this immediate area, as expressed by some of the neighbors during the meetings in February, we have scheduled a follow-up meeting at the Shelter at 2853 North Avenue at 11:00 a.m. on March 19th.

The Grand Junction Police Department will be sending a representative, most likely Officer T.J. Rix, to this meeting to field questions regarding law enforcement activity in the area.

We hope you will be able to attend this meeting.



Teresa Black,
Executive Director
HomewardBound of the Grand Valley

From: "sheryl fitzgerald" <buttolph@bresnan.net>
To: <kathyp@gjcity.org>, <sentac@gjcity.org>
Date: 3/4/2008 11:51 AM
Subject: Fwd: Shelter Meeting
Attachments: Fwd: Shelter Meeting

Dear Senta and Kathy,

Bobbi Freshorn just got an e-mail from Teresa Black that the Homeless Shelter has set their community meeting for March 19th at 11 a. m. at the Shelter. This will appease the planning department's request for a community meeting. I find it interesting that I did not receive e-mail notice of the meeting (Teresa Black does have my e-mail) AND it is in the MORNING. This is obviously not intended to meet with the working community but is an empty gesture of interest in meeting the needs of the community.

I asked several days ago for the names of the new Homeward Bound board members as well as the meeting date. Kathy Selover and I met with the board over a week ago. In spite of a packet of information and questions that we had hoped to discuss we were told that we had the first 15 minutes of the meeting. After introductions and a few comments we were asked to tell what was our main concern. Since I had only 5 or so minutes left, I said that the homeless shelter was not a good neighbor. They said they would respond in writing. Teresa Black has not responded to me about the Mar 19th meeting (which Bobbi told me about), no financial statements that I requested, names of board members and certainly no response to the questions that we presented to the board from Teresa Black or the board.

Apparently the City Market at Eastgate is planning on closing when they build their store on 12th. I think this would be detrimental to the North Avenue Corridor and wonder if there is anything we can do to change their minds. They are tired of hiring a security guard and all the problems that the homeless have created for their business. Easy for them; they just leave.

I am forwarding e-mails from Teresa so that you can see that she is pointedly ignoring communications with me but does check her e-mail. I will send her a second request for information today.

Respectfully,
Sheryl Fitzgerald

--- the forwarded message follows ---

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: "Sheryl Fitzgerald" <buttolph@bresnan.net>
Date: 3/4/2008 11:32 AM
Subject: Fwd: Shelter Meeting
Attachments: RE: Shelter Meeting

This is Teresa's response to my email back to her. Bobbi

Bobbi Freshcorn
Independent Beauty Consultant
Mary Kay Cosmetics
www.marykay.com/BobbiFreshcorn
Shop 24/7

--- the forwarded message follows ---

From: "teresa" <teresablack@bresnan.net>
To: "robert FRESHORN" <yorkiemama@bresnan.net>
Date: 3/4/2008 11:28 AM
Subject: RE: Shelter Meeting

Unfortunately, we do not have a way to hold meetings at night, as the shelter begins service at 5 p.m.

There is no "agenda" for this meeting, it was called in response to the comments from neighbors regarding policing of the area. Officer Rix from the Grand Junction Police Department will be on hand to answer questions regarding law enforcement.

I do not know for certain which board members will be attending this early in the game. We just had a change in board members at the meeting in late February, and am waiting on the person who maintains our website to post those changes there. When that has been updated, I can let you know.

Teresa Black, Executive Director

Phone (970) 256-9424
Fax (970) 256-7049
Web: www.homewardboundgj.org

-----Original Message-----

From: robert FRESHORN [mailto:yorkiemama@bresnan.net]
Sent: Tuesday, March 04, 2008 11:03 AM
To: teresa
Subject: Re: Shelter Meeting

Could you please let me know what the agenda will be at the meeting, and what board members and their email addresses will be there. This was supposed to be an evening meeting. Thank you,
Roberta Freshcorn

On Tue, 4 Mar 2008 10:40:29 -0700

"teresa" <teresablack@bresnan.net> wrote:

> We are doing up a letter to go out to the neighbors now, but the meeting
> will be March 19th at 11:00 a.m. here at the shelter.
>
>
>
> Teresa Black, Executive Director
>
>
>

> Phone (970) 256-9424
> Fax (970) 256-7049
> Web: www.homewardboundgj.org
>
>
>
> -----Original Message-----
> From: robert FRESHORN [mailto:yorkiemama@bresnan.net]
> Sent: Sunday, March 02, 2008 1:10 PM
> To: teresablack@bresnan.net
> Subject: [Norton AntiSpam] Shelter Meeting
>
> I just wanted to know when you are planning an evening meeting for the
> neighbors (business and residential) to address our concerns. Please let
me
>
> know as soon as you have a date.
> Thank you,
> Roberta Freshcorn
> 424-0021
>
>
>
> Bobbi Freshcorn
> Independent Beauty Consultant
> Mary Kay Cosmetics
> www.marykay.com/BobbiFreshcorn
> Shop 24/7
>
>

Bobbi Freshcorn
Independent Beauty Consultant
Mary Kay Cosmetics
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Shop 24/7

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 3/4/2008 11:01 AM
Subject: Fwd: Shelter Meeting
Attachments: RE: Shelter Meeting

Hi Senta,

This is the email that I got from Teresa at the shelter. I thought this meeting was supposed to be in the evening. Most people work, and cannot afford to take off to go to this. I don't think it will accomplish anything, as probably the same people will be there as before. Thank you, Roberta Freshcorn

Bobbi Freshcorn
Independent Beauty Consultant
Mary Kay Cosmetics
www.marykay.com/BobbiFreshcorn
Shop 24/7

--- the forwarded message follows ---

From: "teresa" <teresablack@bresnan.net>
To: "robert FRESHORN" <yorkiemama@bresnan.net>
Date: 3/4/2008 10:40 AM
Subject: RE: Shelter Meeting

We are doing up a letter to go out to the neighbors now, but the meeting will be March 19th at 11:00 a.m. here at the shelter.

Teresa Black, Executive Director

Phone (970) 256-9424
Fax (970) 256-7049
Web: www.homewardboundgj.org

-----Original Message-----

From: robert FRESHORN [mailto:yorkiemama@bresnan.net]
Sent: Sunday, March 02, 2008 1:10 PM
To: teresablack@bresnan.net
Subject: [Norton AntiSpam] Shelter Meeting

I just wanted to know when you are planning an evening meeting for the neighbors (business and residential) to address our concerns. Please let me

know as soon as you have a date.
Thank you,
Roberta Freshcorn
424-0021

Bobbi Freshcorn
Independent Beauty Consultant
Mary Kay Cosmetics
www.marykay.com/BobbiFreshcorn
Shop 24/7

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <planning@gjcity.org>
Date: 3/12/2008 9:12 AM
Subject: North Ave Plan

We live off of North Ave and 28 1/2 Road. Our backyard faces the homeless shelter. We, the residential neighbors and neighboring business' feel that an expansion of that shelter on that property would be a detriment not only to the North Ave Corridor, but also to homeowners property. We realize that they cannot move the shelter at this time, but we don't understand why it was allowed to be there in the first place. It was fought against when they first bought the building. It is squeezed in between a residential neighborhood, and a shopping area. We feel, that if they want to expand the shelter, they should expand in an industrial area. This shelter is supposed to be an Emergency homeless shelter for Mesa County residents who need help. That is not what it is. It is a transient "hotel". Not the best neighbors for any of us. If they were to expand to an industrial area, and kept this shelter for families, that would not be too bad for the neighborhood, as these people are the ones who want up and out. As it stands now, they can stay at the shelter for 180 days, and alot of them do.

If they expand or not, they need to put a higher fence up between their parking lot, and our backyards. We are tax paying citizens of the great city, and we feel that we are being infringed upon. From our backyard from about 4 PM on, we have 87 "neighbors", peeping in our yard, and using the fence as a bathroom, etc. The neighboring mom and pop business' are tired of chasing away panhandlers and vagrants who hang around all day until the shelter opens again. This is not going to help the corridor one bit.

Thank you for listening.

Roberta Freshcorn
2856 1/2 Belford Ave
GJ., Co
424-0021

From: "sheryl fitzgerald" <buttolph@bresnan.net>
To: <sentac@gjcity.org>
Date: 3/20/2008 11:04 AM
Subject: Homeless shelter meetings

Senta,

I understand that the Homeless Shelter has not responded to your requests for more information.

Several community members and myself did attend the meeting with Officer Rix and a few from the Homeless Shelter Board yesterday at Mar 19 2008 at 11 at the Shelter. Teresa Black lectured the first 15 minutes trivializing the 800 police reports attributed to the homeless shelter address. She emphasized that the number is going down. Apparently she doesn't feel it necessary to call the police now that she has established procedures of residents losing housing privileges for up to 30 days or even permanently for various offenses. Of course that just puts problems in our laps.

The format was not set for discussion but several community members brought up their personal experiences and the increase of criminal problems in the area. The homeless shelter attracts problems and is a magnet for people who need help but also the criminal element that hides amongst them. Teresa Black said they try to screen people but many do not have identification. In other words the screening and reentering processes are at best casual (often based on staff recognition of residents) and at worst non-existent.

I asked when by list of questions presented at the Homeless Shelter Board meeting (Feb 27, 2008) would be address and was told they were still working on it. The Board President said they were concerned about the impact of the homeless shelter and wanted to work with us. However, this meeting was cut to one and half hours and the community members were quite willing to continue since discussion and even questions to officer Rix were not given time to be posed. I was pointedly cut off from a question to Officer Rix and the meeting was called to an end by Teresa. Fortunately, I did have an opportunity to talk to him after the meeting.

Officer Rix did have an opportunity to speak to the group or to me after the meeting:

He said suggested that neighbors remove bushes and weeds and fencing that allows the unwanted trespassers to hide and loiter.

He said community members need to call the police more to get documentation of the incident. (The commercial people know that blotter newspaper coverage and indeed police cars out in front is VERY hard on business and people feel it is not safe "down there" referring to East North Ave.) The point of documentation becomes questionable and indeed deteriorates property values and the desire to develop the area since now there is raw data developers can look at. No wonder City Market wants out of the area since they do not want to spend money on guards who can't even legally "scare" of panhandlers.

He said there is no law against panhandling and we should all put up no loitering signs and times when businesses are closed. This is not too practical for homeowners.

He said the detox center only holds people for 4-5 hours and sets them out on the street.

He said that the jails are overfull and that it is hard to really do anything about most reports other than to document the problem. It is not always possible to give immediate attention to problems and we note 30 minute police response times are not unusual

He discouraged citizen arrests. No one wants to become confrontational and risk personal injury but livelihood and property damage are at risk.

A group of us had a meeting at a residence at 7:00 p.m. and Kathy Portner was kind enough to spend several of her evening hours with us.

Teresa Black offered two things that are new and seems to have worked with you on them. Is an 8-foot masonry fence to be placed as a south fence of the shelter? We were told that number of people to be allowed in the Shelter is 135 down from 200. Of course she has admitted that they do not pay much attention to whatever number is set (note a newspaper article quote Daily Sentinel front page February 4, 2008) so parking is still an issue.

We are wondering where all of this is in the negotiations because we want to be accurate when we put out the community newsletter.

Thanks,

Sheryl Fitzgerald

From: "sheryl fitzgerald" <buttolph@bresnan.net>
To: <kathyp@gjcity.org>
Date: 3/20/2008 11:12 AM
Subject: Fwd: Homeless shelter meetings
Attachments: Homeless shelter meetings

Kathy,

Thank you again for your generous offering of time to us last night as well as information that you shared. It was obvious that this group needed to get acquainted many for the first time and to validate that they are not alone in having problems that have become intolerable. I have sent a letter to Senta partially because I want to confirm some things that Teresa Black told us yesterday and partially so she will realize we appreciate you and you had met with us. I also want a record that the community has gone to meetings with the Shelter even though they have not been very satisfactory as far as opportunities to discuss things or any resolution to the problems.
Sheryl

--- the forwarded message follows ---

From: "robert FRESCHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 3/21/2008 10:43 AM
Subject: homeless shelter

Senta,

We attended the meeting at the shelter on Wed Mar 19. I was the only resident there, as everyone else had to work.

She mainly talked about how their crime rate has been going down, but she doesn't seem to realize that, she turns the trouble makers away, and out into the community, which means our crime rate doubles. Many business owners were there, and they voiced their concerns.

She also talked about screening these people when they come in, and she said that most of them do not have ID's, so I don't know how she screens them, and that is a real concern. If someone is wanted by the police, they certainly aren't going to give their right name. It just seems like a very haphazard way of deciding who comes in and who doesn't.

We also learned that they get their grants on the number of homeless they take in, which would explain why they want to expand. AGAIN.....I believe the expansion is a bad idea, it doesn't belong in a neighborhood, and on a main street that wants to make it look better.

There is one man who is always at the shelter, during the day, he paces back and forth along the wall of the strip mall, he is filthy dirty.

Yesterday, I wanted to go to the pet store there, and he was standing right by the doorway, so I didn't go in. Teresa said that he is waiting for social security, and when that kicks in, he has a place on the front range in a mental health center. Well, he has been here at least 6 months, either walking down North ave, or in the shelter parking lot. She said that they told him to stay there, so they could keep an eye on him. I don't think that is a good thing for our community, and certainly not for the shopping center. Like I said, he is filthy, and really kind of scary looking.

One good thing did come out of it, Teresa said they were going to put up an 8' masonry fence, even if they didn't expand, but her track record is not good, so I will believe it when I see it. I feel that was a ploy, to get the residents off their back.

We had a meeting that evening with business owners, and homeowners, and Kathy Portner attended also. We are going to keep going on this, because it just isn't right, and we all feel strongly about it. They need to find another place for the single men, especially if they have no real way of screening them. There will be women and children there, and I don't consider that a safe haven for them.

Again, thank you for listening.
Roberta and Robert Freschorn
2856 1/2 Belford Ave

From: Kathy Portner
To: Costello, Senta
Date: 3/21/2008 4:14 PM
Subject: Fwd: Homeless shelter
Attachments: Homeless shelter

Senta--please include this in the homeless shelter file. Thanks.

Kathy Portner, AICP
Neighborhood Services Manager
kathyp@gjcity.org
(970)244-1420

From: "robert FRESCHORN" <yorkiemama@bresnan.net>
To: <kathyp@ci.grandjct.co.us>
Date: 3/21/2008 11:12 AM
Subject: Homeless shelter

Hello Kathy,

I wanted to thank you again for attending our meeting on Wed Mar 19 at my home.

As you saw, looking out my kitchen window, what I look at. Although an 8' masonry fence will be very helpful, and make my back yard private, it will not be attractive, if they do expand, the building they are going to build, will be right at my back fence, and I will see a brick building, instead of mountains, and sunlight.

I really didn't get a chance to tell you what our concerns are, other than litter in the yard. It is not a safe environment for a residential area. I have 4 young grandchildren, and when we bought this house, we thought that the yard would be a nice place for them to play, so far, they haven't been allowed out there. We are also concerned about what affect it will have on North Ave., as we like to shop at the local stores. Point in case: yesterday, I was going to go to the Pet store, in the strip mall there, well, when I pulled up, there was a filthy dirty homeless man, standing in the doorway, needless to say, I didn't want to walk past him, not knowing his mental state. He has been in that shelter for at least 6 months, and Teresa said that he is waiting for his social security to kick in and then he has a place on the front range in a mental health center. Well, I can't believe it would take that long for one, plus they told him to stay right in that area, so they would know where he was. That really isn't fair to the residents and business owners in our area. We would like to be able to go for a walk on north ave, and shop, etc, but it is impossible now. They start coming in the parking lot about 4 PM, and from then, until we go to bed, they are out on the patio, smoking, etc.

It is not pleasant. They look in our yard, stand by the fence, and I have even seen them looking in our windows, so we have to close the curtains, when it is still light outside.

Our concern is not only for the residential area, but for the North ave corridor, as that also affects our property values. We bought this house, planning to stay in it for the rest of our lives, but as people get older, they get more vulnerable to crime, and get scared more easily, because they are easier targets for crime. Most people in this neighborhood are a little older, it is not a young area. A lot of people are afraid to put money into their houses, as they might not get it back, when they need to sell. If the shelter was just for families, it would not be as big a problem, as it would be temporary. A lot of the single men, will never get out of the homeless mode, as they don't want to. It is a way of life with them, and as long as they get a meal, and a bed, they are satisfied.

Homelessness is a huge problem in Grand Junction, as they just keep taking them in. You only have to be in Mesa county 24 hours to be a resident. They come from Salt Lake City, Eagle County, Telluride, Glenwood Springs, the list goes on, and these cities give them bus tickets to our town. We are an easy mark for the career homeless. I know that we can't just "get rid of them", but we can make it harder to get a place to stay. For one, they need an ID to get into the shelter, which they don't right now, so that means if you are wanted by the police, you just give a fake name. They let anyone in there, as long as they don't cause trouble, and if they do, then they are turned out into our neighborhood. If they are too drunk to come in, they are told to go 1/2 mile from the shelter. Teresa said their crime rate is going down. Well, of course, because they aren't letting them in, then send them to us. They are

not good neighbors, and I don't think they ever will be, because they don't want to look at the big picture, which includes ALL involved, not just the homeless.

Officer T.J. Rix told us there are no laws against panhandling in this town, and you need to put signs up on your property saying that you can't loiter here before they can pick someone up. Everyone's hands are tied.

There needs to be laws against some of these things, and perhaps the homeless won't find this town to "inviting", if they have rules they need to follow, and laws they cannot break.

Just so you know, we are more than willing to help people that want help.

People that really do live in Mesa county. We have no problem with that. It is the career homeless that are the problem. They take over the streets, and the parks.

Thank you for listening.

Robert and Roberta Freshcorn

2856 1/2 Belford Ave

424-0021

Bobbi Freshcorn

Independent Beauty Consultant

Mary Kay Cosmetics

www.marykay.com/BobbiFreshcorn

Shop 24/7

From: "sheryl fitzgerald" <buttolph@bresnan.net>
To: <teresablack@bresnan.net>
Date: 3/22/2008 8:52 PM
Subject: "green-jacket pacing man"

8:45 p.m.

Saturday, March 22, 2008

Homeless Shelter at 2853 North Ave.

Third e-mail to Teresa Black, director of the Homeless Shelter concerning the issue.

Re: As a follow-up on today's events with the "pacing green jacket man":

Teresa,

I had sent several e-mails requesting assistance and relief from a "man in a green jacket" who has been pacing back and forth at least since Wednesday when I took pictures. I asked you, as the director of the Homeless Shelter, to please help with the issue. Since I had not heard from you over the last few days, I called the Hotline around 11 o'clock a.m. The call was returned about 7:30 p.m. by an employee (or possibly a volunteer) at the Homeless Shelter. She apologized for being slow to return the call. After telling her that I was concerned about the "green-jacket man" who was peering into the stores and standing in the doorways of the businesses at 2851 North Ave., I was told that he had special permission to stay on the Homeless Shelter grounds. Since my husband had asked him to leave our property on Friday and Saturday he seems free to wonder. He is frightening customers away from the businesses when he paces for hours back and forth on the West side of the Homeless Shelter property next to my property.

I suggested that if he needed to stay on the Shelter property perhaps he could spend his time waiting in the private walled waiting area next to the Shelter. The employee replied in a horrified voice that she "would not feel comfortable caging him like that". She concluded our conversation very abruptly.

I feel that there is little concern for businesses or people driving and walking by the area who may be concerned by unusual behavior. I am sure that the Shelter employees are concerned about this man and indeed he needs help. I am also concerned with his dirty and frightening appearance. He looks unpredictable and most people will avoid him if possible and thus avoid North Avenue and its businesses.

I feel that the Shelter does not take concerns of the community seriously, respond in a timely manner, or try to mitigate the situation.

Sincerely,

Sheryl Fitzgerald

441 Athens Way
Grand Junction, CO 81503
December 20, 2007

Grand Junction Planning Commission

RECEIVED

Re: Homeless Shelter located 2800 block on North Ave.

MAR 28 2008

COMMUNITY DEVELOPMENT
DEPT.

Dear Sirs,

It is with great concern that I am writing about the expansion of the Homeless Shelter on North Ave. The operators of the Shelter are planning to double the current occupancy rate.

There are many areas that concern me but in the interest of brevity I will list only a few of the most obvious ones. I have discussed these with Teresa Black, the current manager of the facility. I tried to arrange a meeting starting Dec. 17, but today all meetings were deferred to February when we could meet with the Homeless Shelter board and discuss the parking lot as well as some of these issues. It was implied that nothing else would be done on the expansion until after the meeting.

1. As owner/manager and on the behalf of the tenants of 2851 North Ave, we wish to thank the efforts of the **police department** for their frequent responses and added surveillance of our building.

I am wondering if you will be able to continue and even upgrade the service when 160 or more homeless people are in residence or nightly being housed in the shelter. I assume that other businesses on North Avenue will have this concern. Panhandling and loitering are problems for my tenants

2. **Bathroom facilities** apparently will not be available to the increased number of people who will be waiting in the two areas for the families and smoking residents. I was told that it was expensive and there was no way to monitor the bathrooms. I was told that if there were a line of porta-potties in the parking lot there would still be a problem.

I assure you that I can monitor the urinating and other bodily discharges at the corners and on my building. The residue is obvious, disgusting, and unhealthy.

Apparently a homeless shelter resident can knock on the door to request use of the bathroom, but it is unclear whether anyone would be available to answer the door during the day. There is no sign to indicate this accommodation.

3. There is not adequate parking lot **lighting** at the Homeless Shelter. It is not enough to have "normal" nighttime lighting since it has been obvious to me that some people do sleep in the parking lot, perhaps because they have lost their privileges of staying at the shelter. They either sleep in their car or move to a dark corner if it is pleasant weather. The homeless do consider my building parking areas or sidewalks as a option.
4. I have been told that the mission of the shelter is to serve as a safe haven. I respect that and feel that Grand Junction has resident homeless that have many physiological, drug, alcohol and other problems. These are unfortunate and it is challenging to give them a hand-up or maintain them. However, I am also told

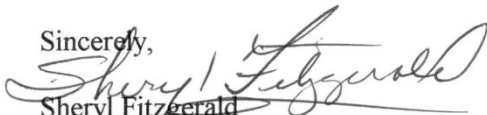
there is an amazing networking among the homeless. Grand Junction has become a welcome place and people from all over the west come to visit. It is not just our local residents. I feel that once again it is proven that if you build it, "they" will come. It has become not only an eyesore but also a detrimental element in the efforts to upgrade North Avenue. If attractive housing, businesses, and a park-like walking and bicycling atmosphere is to be had, 160 homeless traipsing to and fro every morning and evening does not enhance this. I feel the new **North Avenue Corridor** plan that the City Council approved and is putting into effect will be greatly compromised with an expanded Homeless Shelter clientele. At the very least, lighting, surveillance by the Homeless Shelter staff of the parking area, police assistance, and toilet facilities on the property need to be addressed.

5. For the last 35 years my tenants have used the **access** from the current Homeless Shelter's usually adequate parking lot for delivery trucks of various sizes. Thus far we have been good neighbors and have used this access with no problems. Now with the planned expansion and major narrowing of the parking area this access is in jeopardy. If a delivery truck has to wait for a poorly parked car to be towed, it will cost the driver money which will of course be passed on to my tenants to say nothing of the aggravation. The ability of the trucks to turn the corner around the building is in question at this time.

I feel that there should be no approval of expansion plans to the Homeless Shelter until these issues as well as others are settled. I realize that the Homeless Shelter was purchased for \$750,000 several years ago; they had enough money to do some major remodeling inside, and then resurfaced the parking lot. Now they are planning a large expansion. I realize that they are a non-profit organization and use government and other grants and never pay property taxes. I realize that they have pro-bono attorneys and other generous people at their bidding. **I do not.** I pay heavy property taxes made worse by the facelift-update we did before the homeless shelter moved in. I believe that my rents are not on par with other comparable buildings since I must apologize for the neighbor to the east of us. My sister and I are retired. My dad built the building and our family paints it, maintains it, and manages it. We rely on the income. Our family has been in the valley for over 100 years and we are committed to improving North Avenue and the quality of life in Grand Junction.

We feel that it is necessary to protect our asset and if need be seek injunctive relief and pursue such legal actions as may be necessary to preserve the access that has been in place through prescriptive easement for over 35 years.

Sincerely,


Sheryl Fitzgerald
Owner/manager of 2851 North Ave.

cc. Grand Junction Building Department
cc. Grand Junction Planning Department
cc. Kathy Porter
cc. Homeless Shelter

From: "Sheryl Fitzgerald" <buttolph@bresnan.net>
To: <homewardbound@bresnan.net>
Date: 4/8/2008 11:32 AM
Subject: Homeless sheter meeting 4-6-08, issues to resolve
Attachments: Crisis issues that need to be discussed at meeting on April16.doc

Sirs:

Please note the attachment which presents questions to discuss at your 4/16/08 the shelter meeting at the mesa County Workforce Center at 6-7. You will note these are slightly altered from the questions presented and unanswered at the Homeward Bound Shelter Board meeting of 1/23/08

Sincerely,
Sheryl Fitzgerald

Crisis issues that need to be discussed at meeting on April 16, 2008 to invited guests (that RSVP) of the Homeless Shelter at the Mesa County Workforce Center at 6 p. m.

Homeless Shelter concerns caused by proposed expansion (4/08/08)

1. Police:

- A. *Do you do background checks on the residents? How do you find out if you have criminals or sex-offenders? What do you do then?*
- B. *How do you keep track of how many days a year each person really does stay?*
- C. *How are you going to actively help in monitoring and providing protection? Will you be hiring a parking lot guard as large businesses like Wal-Mart and Eastgate Shopping Center has had to do?*

2. Wet or Damp Shelter.

- A. *What does "wet or shelter mean"? Are you one?*
- B. *What is the tolerance level of drinking before after and during the time the resident is in the shelter? Is there full enforcement?*
- C. *What can be done about all the little plastic bottles that are spread everywhere?*

3. Bathrooms:

What will you to do about this problem of indecent exposure to people while waiting for the shelter to open or people like Jamie?

4. Only Safe Haven:

- A. *Does increased number of homeless residents mean success in your program?*
 - a. *Is it true you prosper by increased head-count?*
 - b. *Is the shelter a "facilitator of dysfunctional" adults rather than a "hand-up" organization?*

5. Adequate parking:

- A. *Where in the parking lot are long vehicles (pick-ups and or trailers) supposed to park and not interfere with delivery truck access for neighboring businesses?*
- B. *How will you monitor the parking of your guests and volunteers? What will be the consequences if they park in neighboring businesses parking areas so that it is not a problem for them?*
- C. *Will you help pay for someone to watch and tell people to park properly and call tow-trucks if the person is not a customer and parking is short at that time?*
- D. *Will you buy the remote monitoring systems and pay someone to monitor them?*

6. Hard costs of a concentration of Homeless people:

How are you going to help this area build up as a community with increased safety and property values issues?

7. North Avenue Corridor:

Millions are being spent to enhance Downtown Grand Junction. Our area is not growing. What will you do to turn this around? You are a major contributor to its deterioration so where do you see your responsibility being.

8. New Landscaping: The Shelter has not been a good neighbor with the trashy parking lot. Last week there was a group doing some clean-up and that was new and welcome.

- a. *Are you going to hire a grounds-person to maintain or replace vegetation and*

clean- up the parking and grounds area? What will the consequences be if you don't do the maintenance other than angry disgusted citizens. This took a long time for us to become this angry and short term fixes are not acceptable.

9. Easement:

*What will you do to ensure that the easement is not compromised b?
anyone parking in your parking lot?*

10. Responsibility:

A. Will you make the hotline available to the community? A phone number checked once a day is not a "HOTLINE".

B. Who will act on these problems in especially in an emergency?

11. Waiting areas: The **MOB** and police seen on April 6 is appalling and *VERY detrimental* to doing business.

Will the revision include large private waiting areas to accommodation adults and separate areas for parents with children?

12. Men, Families, Women, Women with children

a. Are Social Services agencies being called when there are children that are not in school and potentially abused or neglected?

b. How do you propose to shelter troubled people and keep them and especially children safe? Do you really assume all of these people are functional and careful parents?

13. Dumping ground:

*What can you do to take care of these people during the day? How can citizens have their **parks** and walkways free of loitering, drinking panhandling etc. "rough looking" intimidating people?*

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 4/11/2008 11:08 AM
Subject: Homeless Shelter

Hello Senta,

Sheryl just dropped off to me, the response from the shelter. While looking at the floor plan, I noticed that there were not nearly enough showers for the amount of people that should be using them. Also, I thought that the women and children would be housed in a seperate building, they are not. I feel that is a dangerous situation, even though parents must keep their children within arms length at all times. When do they sleep then? I am concerned about that, because, they do check ID's when they come in, but some people do not have one, so you really don't know who is coming in, it could be a sex offender, etc.

Also, I thought there were not supposed to be any windows on our side of the building, now there are, but frosted.

An 8' fence would provide us with some privcy, but things can still be thrown over it, easily.

I personally think the shelter board doesn't realize our problems, or doesn't care, which one is it? They don't answer our questions. I think they just don't care, and are stalling for time. When they reject someone to the shelter, they send them out into our neighborhood, and North Ave, so we get the worst of the worst. I really don't understand why they don't see that, or that they don't care about it.

Roberta Freshcorn

RECEIVED
APR 16 2008
COMMUNITY DEVELOPMENT
DEPT.

Heinbaugh Properties
497 28 1/2 Road
Ron & Michelle Heinbaugh
722 Pacific Dr.
Grand Junction, CO 81506
245-9212 261-5870
okchell@aol.com

April 15, 2008

Peggy Sharp
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501-2668

Re: Appeal Homeless Shelter expansion 2853 North Ave.

Dear Ms Sharp,

This is not an appropriate place for a homeless shelter. We are a residential retail area. The homeless and the shelter have no regard for that fact.

Every day the homeless shelter allows unmonitored access to our neighborhood to criminals of all type, sex offenders, maybe even terrorists. The fact is the shelter does not know whom they invite here. They are planning to rob us, sexual attack us and our children, burn down our home our business etc. We do need to have some idea who is in our neighborhood. If someone doesn't have an ID, the city needs to know why. The homeless shelter encourages, harbors and draws these type of people every day, with no regard.

The shelter throws the most undesirable out in the streets with no warning. We are being exposed to substance abuse, mental illness, harassment, theft, disease etc.. Yet our children play in the street right by the shelter with no idea of the danger.

We are being over run with the homeless. The shelter brags of its low crime rate while the neighborhood's has soared. Their idea of solving their problem is to pass them on to us. The homeless shelter does not have the resources to help the number of homeless they have now, let alone expand.

The city expects us to keep happily paying our ever increasing high taxes and dumping these huge problems in our laps. This is too big a problem for us to handle.

I propose that the city requires that those refusing the city's many legitimate venues for help be institutionalized, not be granted blind-eye acceptance just because they are homeless. I propose that the city holds on to these habitual criminal and not keep putting them back into homeless shelter via our neighborhood. Put up a tent city like Joe Arpaio in Phoenix Arizona. It may cost money but we have given the homeless our city.

The city needs to stop encouraging and pandering to the homeless and do something about it. It is growing larger every day and why not, three hots and a cot is a good life style. Allowing bigger homeless shelter to store the over crowded prison population in areas where children play is a very bad idea.

We soon could be, the homeless capital of Utah, Colorado and beyond. Our neighborhood simply can not sustain anymore. Please help!

Sincerely


Michelle Heinbaugh

Heinbaugh Properties
497 28 ½ Road
Ron & Michelle Heinbaugh
722 Pacific Dr.
Grand Junction, CO 81506
245-9212 261-5870
okchell@aol.com

April 15, 2008

Dave Thornton
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501-2668

Re: Appeal Homeless Shelter expansion 2853 North Ave.

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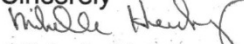
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Sincerely


Michelle Heinbaugh

Heinbaugh Properties
497 28 ½ Road
Ron & Michelle Heinbaugh
722 Pacific Dr.
Grand Junction, CO 81506
245-9212 261-5870
okchell@aol.com

April 15, 2008

Lisa Cox
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501-2668

Re: Appeal Homeless Shelter expansion 2853 North Ave.

Dear Ms Cox,

This is not an appropriate place for a homeless shelter. We are a residential retail area. The homeless and the shelter have no regard for that fact.

Every day the homeless shelter allows unmonitored access to our neighborhood to criminals of all type, sex offenders, maybe even terrorists. The fact is the shelter does not know whom they invite here. They are planning to rob us, sexual attack us and our children, burn down our home our business etc. We do need to have some idea who is in our neighborhood. If someone doesn't have an ID, the city needs to know why. The homeless shelter encourages, harbors and draws these type of people every day, with no regard.

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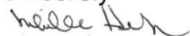
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Sincerely



Michelle Heinbaugh



Heinbaugh Properties
497 28 1/2 Road
Ron & Michelle Heinbaugh
722 Pacific Dr.
Grand Junction, CO 81506
245-9212 261-5870
okchell@aol.com

April 15, 2008

Laurie Kadrick
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501-2668

Re: Appeal Homeless Shelter expansion 2853 North Ave.

Dear Ms Kadrick,

This is not an appropriate place for a homeless shelter. We are a residential retail area. The homeless and the shelter have no regard for that fact.

Every day the homeless shelter allows unmonitored access to our neighborhood to criminals of all type, sex offenders, maybe even terrorists. The fact is the shelter does not know whom they invite here. They are planning to rob us, sexual attack us and our children, burn down our home our business etc. We do need to have some idea who is in our neighborhood. If someone doesn't have an ID, the city needs to know why. The homeless shelter encourages, harbors and draws these type of people every day, with no regard.

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Sincerely


Michelle Heinbaugh

Handwritten: Ron
270-1244

RECEIVED APR 16 2008

April 16, 2008
Mayor J. Doody
250 North 5th St.
Grand Junction, Co 81501

RECEIVED APR 17 2008

Dear Mayor Doody,

I am writing to you about the homeless shelter expansion. I am not against them expanding, what I am against, is where they are expanding. I live right behind the shelter on Belford Ave, and do not think that a shelter belongs in a neighborhood, or on North Ave. It will not do anything for the North Ave Corridor.

I think that if they want to expand, they should put the single men in an industrial area, and leave this shelter for families.

I find all kinds of things thrown over the fence, and into my back yard, including a broken hammer, which one of the shelter board members told me was probably used as a weapon, and since they cannot take it into the shelter, they threw it in our yard.

Expanding the shelter will only lower our property values, and drive out the small business people in our area, as we all have problems with vagrancy, etc.

The shelter told us that their crime rate is down, well, of course, because they don't allow trouble makers in the shelter, so they send them out into our neighborhood, so we get the worst of the worst.

They told us that they check ID's, but then told us some don't have an ID. So again, we have the worst of the worst in our neighborhood. Most people on my block are older people, and they are afraid, as I am. Some of them look over our fence and try and talk to us. They are not our neighbors, and I resent the fact that it is not seen as a problem. We cannot use our yard from about 4 PM on, as they stand on the patio and look in our yard, and windows, they stand by the fence and talk and argue, and we have to listen to it.

It would be a simple thing to move the single men to an

industrial area, where they are not going to be a problem to the tax paying citizens of our town. Most of these men are not even from Mesa county, as they are sent from other counties and cities in Colorado, and Utah. That is not fair to Grand Junction to bear this burden. Everytime the shelter calls the police or fire dept., or every time a homeless person is arrested (which is an average of 1 per day), this costs the tax payer money.

If this plan is approved, we are going to appeal. By we, I mean the business owners in the area, and the homeowners.

Thank you for listening.

Robert and Roberta Freshcorn
2856 1/2 Belford Ave
Grand Junction, Co 81501
424-0021

April 16, 2008

RECEIVED APR 17 2008

Laurie Kadrack-City Manager
250 North 5th St.
Grand Junction, Co 81501

Dear Ms. Kadrack,

I am writing you this letter in regards to the homeless shelter expansion on North Ave. I realize that they cannot move the shelter, but they can expand somewhere else, meaning an industrial area for the single men, and leave this shelter for families.

A shelter does not belong next to businesses and homes. It has certainly taken it's toll on all of us, including homeowners and business owners. I should not have to pick up their garbage in my back yard, empty liquor bottles, items used for weapons, which cannot be taken into the shelter, and just garbage. I should not have to listen to them argue or talk by the fence, or have them looking into my yard, or my windows. We cannot even use our yard after 4 PM in the afternoon, as they start gathering then. Most people in our neighborhood are older, and it is scary to them. I don't understand why it was allowed to be put where it is in the first place.

The shelter said that their crime rate is down, because they don't allow trouble makers in the shelter, so they send them out into the neighborhood (ours). If they are too drunk to come in, they also send them away. The check ID's, if they have one, which a lot of them don't. Basically, they send the worst of the worst into our neighborhood, and don't really care what they do. They keep telling us that people have a free will, so they can't do anything about it, but yet, insist on expanding where it does the most harm.

Homelessness is a very big problem in our city, and I think it is time for the city to address it. Everytime the shelter calls the police or fire dept., it costs the tax payers money, and I am a tax payer.

I am not against helping the homeless who want a hand up, not a hand out. I do resent other towns and counties sending their homeless to our town, and my neighborhood. We want our neighborhood to look good and feel safe, we want to be able to take a walk down North Ave to shop or just walk, and we can't do that now. Thank you,

Robert and Roberta Freshcorn
2856 1/2 Belford Ave
Grand Junction, Co 81501
424-0021

April 16, 2008

Lisa Cox-Planning Manager
250 North 5th Street
Grand Junction, Co 81501

RECEIVED
APR 17 2008
COMMUNITY DEVELOPMENT
DEPT.

Dear Ms. Cox,

I am writing to you about the homeless shelter expansion. The neighbors and the businesses have been fighting this expansion since January. I really feel like our problems are not being considered. The neighbors do not feel safe in their neighborhood, and businesses are losing money because of the homeless people that wander the streets, and gather in the shelter parking lot. This is not a good thing for either the North Ave Corridor, or our neighborhood. We are proud of our neighborhood, and want to make it better, and increase our home values, with the shelter expansion there, it will be a lost cause. If they expand their homeowners will not want to improve their property and businesses will move out, and this part of North Ave will die.

Why can't they move the single men into an industrial area of the city? We realize that they cannot move the shelter, but keep this one for families.

We are not against giving the homeless a hand up, but are against a hand-out. They send the worst of the worst out into our neighborhood, because they are not allowed in the shelter, and that is not being a good neighbor, if, indeed you can consider them neighbors. Most of them come from other cities and counties in Colorado, and Utah, and I resent having my tax dollars paying for them in the form of police and fire protection.

If this plan is approved we are going to appeal, and hopefully we will be heard.

Thank you

Robert and Roberta Freshcorn
2856 1/2 Belford Ave
Grand Junction, Co 81501
424-0021

From: "Sheryl Fitzgerald" <buttolph@bresnan.net>
To:
Date: 4/22/2008 12:53 PM
Subject: Fwd: Lighting check and the shelter
Attachments: Re: Lighting check and the shelter

Hello,

This is an e-mail I sent to Officer Rix and sent copies to Ivy Williams Mr. Benson and others. Thank you very much for the meeting on Monday to review the revisions of the Homeless Shelter expansion.

Respectfully,
Sheryl Fitzgerald

--- the forwarded message follows ---

From: "Sheryl Fitzgerald" <buttolph@bresnan.net>
To: "Thomas Rix" <thomasr@ci.grandjct.co.us>
CC: <rjbenson@bresnan.net>, <i.williams@bresnan.net>
Date: 4/22/2008 12:46 PM
Subject: Re: Lighting check and the shelter
Attachments: IMG_9267[1].jpg; IMG_9265[1].jpg

Dear Officer Rix,

Thank you very much for your help concerning appropriate lighting and signage. I am alerting you to an on-going situation. There have been several weeks of requests asking that this "Jamie" have a better place found for him.

During the day he still resides next to my building (on the homeless shelter property) except when he shuffles up and down and dwaddles in front of the businesses at 2851 North Ave. We are told he has free will and they can do little to even ask that he sits by their building. At an Advisory meeting last Wednesday, Homeward Bound board members said they would try to help with this issue. I took this as a gesture of good will, along with two other commitments.

The neighbors and I understand what very difficult issues the Shelter has to deal with. We also feel that many of the homeless are rough looking and, as you know, potentially have been or are criminals. This man (Jamie) does intimidate customers and neighbors. We realize that the homeless shelter attempts to help people, but they have very little control of their guests' actions. This is the very essence of the problem of having a homeless shelter in an area with businesses and homes.

I believe that the shelter board members (Homeward Bound) sincerely are willing at this time to find a place for Jamie. I have waited nearly a week and now am becoming discouraged with their ability to monitor or indeed solve problems that arise with the shelter trying to co-exist with neighbors and the tax payers of North Avenue.

Sincerely,
Sheryl Fitzgerald

The attached pictures were taken around 1:30 p.m., April 21, 2008.

On Tue, 22 Apr 2008 10:33:31 -0600

"Thomas Rix" <thomasr@ci.grandjct.co.us> wrote:





Bcc: brian.heath@mesacounty.us,lorirosendahl@gjha.org,kselover@earthlink.net,yorkiemama@bresnan.net,kemptonair@qwest.net,okchell@aol.com
From: "Sheryl Fitzgerald" <buttolph@bresnan.net>
Subject: Re: Lighting check and the shelter
To: "Thomas Rix" <thomasr@ci.grandjct.co.us>,
Cc: rjbenson@bresnan.net, i.williams@bresnan.net,
Received: Tue, 22 Apr 2008 12:46:54 -0600

From: "Sheryl Fitzgerald" <buttolph@bresnan.net>
To:
Date: 4/29/2008 8:39 AM
Subject: homeless shelter
Attachments: citycouncilletter4-20.doc

Hello,

Just to let you know that I am mailing a copy of the attached letter today to city council members, Breg Moberg and Dave Thornton.

Sincerely,
Sheryl Fitzgerald

441 Athens Way
Grand Junction, CO 81503
April 28, 2008

Re: Homeless Shelter

Dear Mr. Dave Thornton,

The board of Homeward Bound of the Grand Valley, Inc., www.homewardboundgj.org, oversees several entities including the Homeless Shelter. They plan to expand the present facility at 2853 North Avenue. They are currently in the last phase of completion of their request to the City Planning Department. Many of the neighbors feel that a major increase of homeless people being housed in the area drops property values, makes our neighborhood unsafe for our children and for us, discourages quiet enjoyment of our neighborhood homes and causes a nuisance to shoppers or people doing business in the area.

Our taxes are diverted to already overworked social services, police, fire, health and city park clean-up services. The homeless person is to stay no more than 180 days (6 months) per calendar year according to Shelter Director Teresa Black. They served 1100 people in 2007 (Channel 11 News 3/12/08). However, in the past, numbers in the shelter and the number of days stayed have been very flexible. Fire codes and health codes are checked only once a year at the shelter.

The questions in italics were given to the Homeward Bound Board on February 19, 2008 but, in spite of a promise for answers and my attending three of their meetings, I still do not have information.

1. Police: Panhandling, loitering, shoplifting and indecent exposure are problems now. North Avenue has become "The Bakery" for crime. This is a police term for the area. As one businessperson said, "I don't report every crime because having the cops here all the time makes my tenants uncomfortable." The 800 documented police calls at the homeless shelter address are public record. The other addresses on North Avenue have shown major increases since the homeless shelter was opened.

There is some effort to screen guests but if the homeless person doesn't have any identification it is difficult to know and keep track of who they are. Thus anyone with any kind of criminal background including sex-offenders and thieves may hide there. There does not seem to be enough room in the jail even if there is an infraction of the law.

How are records kept to track that they stay a maximum of 6 months (180 days) a year?

Will the police department be able to continue and even upgrade their service for more homeless people that are nightly being warehoused at the shelter with the expansion?

2. Property values decrease: Lost revenue, lower property values, and security issues are adding costs of doing business and are hard costs resulting from concentrations of homeless people. Panhandling and loitering are annoying to neighbors and customers. Businesses are failing in the area and not being replaced (note Kathy's car-wash, Furr's etc.)

How is the Homeward Bound board going to help this area build up as a community with safety and property devaluation becoming issues? How are more homeless people in the area going to make life better?

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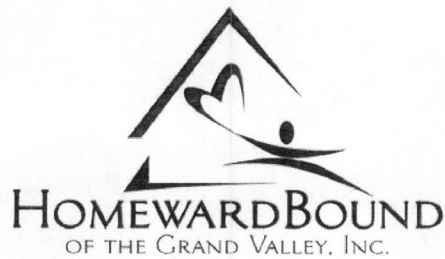
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- F. Empower the detox center to allow for longer "drying out times" of more than a few hours.
- G. **Do not allow an expansion to the Shelter. It will ruin hopes of the North Avenue Corridor being developed and implemented in the foreseeable future.**

Respectfully,

Sheryl Fitzgerald



RECEIVED

APR 30 2008

COMMUNITY DEVELOPMENT
DEPT.

April 28, 2008

Dear Neighbor,

On behalf of the Board of Directors of HomewardBound of the Grand Valley, I would like to invite you to the next Shelter Neighborhood Advisory Council meeting.

Our next meeting will be held on May 6th from 6-7:30 p.m., at the Commons Garden Room, 625 27 ½ Road (turn north off of Patterson on to 27 ½ Road. Look for the big building on the left. Park on the south side of the building and follow the signs to the Garden Room.)

This council will be made up of interested citizens, like yourself, who wish to help find workable solutions to the problems being reported by some residents and business owners near the shelter. Board members will be in attendance at each meeting to hear your concerns. Together, the group will brainstorm possible ways to address those concerns. The results of the monthly committee meetings will be presented for consideration at each board meeting.

If you plan to attend, please RSVP to Lisa at 256-9424 by May 5th. Please also let her know if there are any specific issues you want on the agenda. Because we have limited time, we will place concerns on the agenda in the order they are received. Any issues we cannot get to at this meeting due to time constraints will be moved to the June agenda.

Please remember that the intent of these meetings is not only to gather information about specific problems the neighbors are having in relation to the shelter, but also to try to reach mutually acceptable solutions. Bring your suggestions!

Sincerely,

Teresa Black

Executive Director

☞ 2853 North Avenue, Grand Junction, CO 81501 ☞ 970-256-9424 ☞

KIRK RIDER
EARL G. RHODES †
YEULIN V. WILLET
BRENT A. CARLSON
J. CHRISTOPHER BALLARD ■
LLOYD D. QUESENBERY ♦

BENJAMIN M. WEGENER
DENNIS E. BAKER
PHILIP L. MARTIN

† ALSO ADMITTED IN UTAH
■ ALSO ADMITTED IN OKLAHOMA
♦ ALSO ADMITTED IN TEXAS

YOUNGE & HOCKENSMITH
PROFESSIONAL CORPORATION

ATTORNEYS AT LAW

743 HORIZON COURT, SUITE 200
GRAND JUNCTION, COLORADO 81506
PHONE: 970-242-2645 FAX: 970-241-5719

younge@youngelaw.com
www.youngelaw.com

April 29, 2008

THOMAS K. YOUNGE
(1908 - 1997)

FRANK M. HOCKENSMITH
(1919 - 2002)

OF COUNSEL
RONALD W. GIBBS
DAN G. GRIFFIN

RECEIVED

'APR 30 2008

**COMMUNITY DEVELOPMENT
DEPT.**

Ms. Kathy Portner
Neighborhood Services Manager
CITY OF GRAND JUNCTION
250 N. 5th Street
Grand Junction, CO 81501

Mr. Eric Hahn
Development Engineer
Community Development
CITY OF GRAND JUNCTION
250 N. 5th Street
Grand Junction, CO 81501

Ms. Senta L. Costello
Associate Planner
Community Development
CITY OF GRAND JUNCTION
250 N. 5th Street
Grand Junction, CO 81501

Dear Kathy, Senta and Eric:

I thank you for the productive meeting we had on April 21, 2008, regarding the proposed "Homeless Shelter Expansion" (your file number SPR-2008-008). As we discussed, I represent the William H. Buttolph Trust, the owner of a neighboring commercial property with several independent tenants.

As the timing of the review process was somewhat unsettled at our meeting and not knowing exactly how much time I have to comment in writing, please consider this an initial set of comments addressing only certain of my client's concerns.

1. Direct Conflict with the new North Avenue Corridor Plan.

As part of the recently adopted North Avenue Corridor Plan (the "Plan"), the City of Grand Junction has already concluded that the "Homeless Shelter is a deterrent to redevelopment." (See page 77 of Plan.) The shelter is identified by the City as a "barrier" to implementation of the Plan. I feel comfortable in asserting that more homeless people is even more of a barrier.

The shelter is located within an area the Plan identifies as appropriate for "Residential Attached, Multi-Family and Office." The Shelter does not meet this general description. I personally believe more homeless people will discourage families from moving to the area and deter developers

Ms. Kathy Portner
Ms. Senta L. Costello
Mr. Eric Hahn
April 29, 2008
Page 2

from building offices. I could provide more examples of how adding homeless people to the area works against the goals and ideals of the Plan if anyone believes it would be helpful.

2. Parking Lot.

The parking plan appears insufficient in a variety of ways. First, the parking analysis needs to take into account not only the number of overnight guests, staff and volunteers but also the number of guests that are only served meals and then leave. This restaurant aspect of the shelter has not been addressed in the parking space calculation.

Second, many homeless take the bus or have cars, however, the shelter typically has a substantial number of bicycles parked on its property. While this is not itself a problem, a place for the bike racks should be identified. If these racks are to be in the proposed parking lot, this further reduces the number of spots available. My client estimates there are typically 50+ bicycles at the shelter that need to be accommodated.

Lastly, the revised proposal identifies six parking spaces in front of the proposed addition between the addition and the street. This type of "in front" parking is one of the features the Plan wants to eliminate. While the guidelines for the Plan have not been officially adopted (unlike the Plan which is adopted), this type of parking is working against the goals of the Plan. Also, if this new construction is allowed to put in this type of parking, the City may find it difficult to resist other similar requests. These spots should not be counted in the parking space calculation and should not be allowed.

3. Easement.

I have reviewed a proposed draft easement prepared by the applicant. This easement is too vague and could likely be changed at any time the applicant or a successor desired. I think now is the time to clearly define where the easement is located. This clear definition will reduce disagreements later regarding whether there is an encroachment on the easement or not and will also allow easier enforcement of my client's rights.

* * * * *

Please do not consider the items I have identified above as exhaustive of my concerns regarding the proposed expansion. My intent at this stage is only to draw your attention to some significant issues that cannot be fixed with "another tree and more signage." After further consultation with my client, I plan to submit further and more detailed comments.

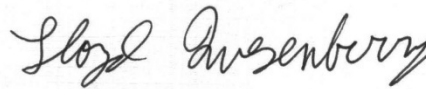
Ms. Kathy Portner
Ms. Senta L. Costello
Mr. Eric Hahn
April 29, 2008
Page 3

I respectfully request that I be kept informed of new developments and opportunities to comment as this matter works its way through the planning process.

Best regards,

YOUNGE & HOCKENSMITH,
Professional Corporation

By



Lloyd D. Quesenberry

LDQ/pjw

xc: City of Grand Junction Planning Commission
Mr. John Shaver, City Attorney
Ms. Sheryl Fitzgerald
Ms. Kathleen Selover

441 Athens Way
Grand Junction, CO 81503
April 28, 2008

RECEIVED

APR 30 2008

COMMUNITY DEVELOPMENT
DEPT

Re: Homeless Shelter

Dear Mr. Dave Thornton,

The board of Homeward Bound of the Grand Valley, Inc., www.homewardboundgj.org, oversees several entities including the Homeless Shelter. They plan to expand the present facility at 2853 North Avenue. They are currently in the last phase of completion of their request to the City Planning Department. Many of the neighbors feel that a major increase of homeless people being housed in the area drops property values, makes our neighborhood unsafe for our children and for us, discourages quiet enjoyment of our neighborhood homes and causes a nuisance to shoppers or people doing business in the area.

Our taxes are diverted to already overworked social services, police, fire, health and city park clean-up services. The homeless person is to stay no more than 180 days (6 months) per calendar year according to Shelter Director Teresa Black. They served 1100 people in 2007 (Channel 11 News 3/12/08). However, in the past, numbers in the shelter and the number of days stayed have been very flexible. Fire codes and health codes are checked only once a year at the shelter.

The questions in italics were given to the Homeward Bound Board on February 19, 2008 but, in spite of a promise for answers and my attending three of their meetings, I still do not have information.

1. Police: Panhandling, loitering, shoplifting and indecent exposure are problems now. North Avenue has become "The Bakery" for crime. This is a police term for the area. As one businessperson said, "I don't report every crime because having the cops here all the time makes my tenants uncomfortable." The 800 documented police calls at the homeless shelter address are public record. The other addresses on North Avenue have shown major increases since the homeless shelter was opened.

There is some effort to screen guests but if the homeless person doesn't have any identification it is difficult to know and keep track of who they are. Thus anyone with any kind of criminal background including sex-offenders and thieves may hide there. There does not seem to be enough room in the jail even if there is an infraction of the law.

How are records kept to track that they stay a maximum of 6 months (180 days) a year?

Will the police department be able to continue and even upgrade their service for more homeless people that are nightly being warehoused at the shelter with the expansion?

2. Property values decrease: Lost revenue, lower property values, and security issues are adding costs of doing business and are hard costs resulting from concentrations of homeless people. Panhandling and loitering are annoying to neighbors and customers. Businesses are failing in the area and not being replaced (note Kathy's car-wash, Furr's etc.)

How is the Homeward Bound board going to help this area build up as a community with safety and property devaluation becoming issues? How are more homeless people in the area going to make life better?

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Respectfully,


Sheryl Fitzgerald

Vail Daily

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Autos

Housing costs force some to streets

Needy children and individuals are bussed to warmer climates where they can receive shelter and government services

Alison Miller
Vail, CO Colorado
March 26, 2007

Comments Print Email

EAGLE COUNTY—It is not her resume detailing 20 years of experience in clerical work, the way she talks about her overweight cat as

Dawn Rothschild and her cat, Diego, in Minturn in her Ford truck, which the two have been living out of since the middle of January.



[Click to Enlarge](#)

[Browse Vail Daily Photos](#)

By Caitlin Switzer, staff writer
The Daily Planet
Tue Dec 25, 2007, 06:07 PM MST

Telluride, Colo. -

So your roommate kicked you out, and you need a place for you and your three dogs to crash tonight.

If you're in Telluride or Ouray, you just might be out of luck. While both counties maintain food pantries and are committed to helping longtime residents who find themselves down on their luck, there are no local facilities designed to shelter homeless people.

"There are always a few homeless people here," acknowledged Allen Gerstle, who heads the social services departments in both San Miguel and Ouray counties.

"Generally, they couch surf, or some live in their cars as they pass through. Some camp in the mountains. But the reality is, you can't be chronically homeless at 8,700 feet."

Locals who do find themselves in a tough situation can generally find some support, he added.

"The Telluride Foundation can help people who have a record of employment here for six months or longer," he said. "If someone is disabled or there are young kids involved, we will put them up for a night. But we can't use our limited resources that way — if you are homeless here, we will try to help you relocate; there are shelters in Grand Junction and Durango."

Longtime residents can also access the services of the local housing authority, he added.

However, for those who are chronically homeless, Colorado's Western Slope may not be the most hospitable environment

Senta Costello - SPR-2008-008 Homeless Shelter Expansion

From: "Rob Rowlands" <rrowlands@designspecgj.com>
To: "Senta Costello" <sentac@ci.grandjct.co.us>
Date: 5/2/2008 8:45 AM
Subject: SPR-2008-008 Homeless Shelter Expansion

Hi Senta.....As you know the Homeless Shelter Board is working with the neighbors to resolve some issues. In a show of good faith we request that the City delay its response to comments and/or approval until July 16th, 2008. Please call if you have any questions. Thanks Rob

Rob Rowlands, Architect
Design Specialists, PC
917 Main Street
Grand Junction, CO 81501
phone: 970 241-1903
fax: 970 242-8495

From: "Sheryl Fitzgerald" <buttolph@bresnan.net>
To:
Date: 5/6/2008 8:00 AM
Subject: shelter finances

Hi,

It looks like there was a government grant for \$450,000 to help buy the homeless shelter around 7 years ago. The total original building cost from the Knights of Columbus was \$750,000. There have been many additional improvements. The shelter was owned by the G. Jct. Housing Authority. Is it now?

Looking at the tax records, it would appear that the city (Grand Junction Housing Authority) gave the the Shelter to the Homeward Bound Inc. for \$30,000.

Looking in the paper of the Sentinel, May 6, 2008, front page it appears that the taxpayers gave the Shelter \$40,000 to build an "8ft. masonry wall." We were told the shelter had funding, we just thought it would not be a taxpayer gift.

Too bad Whitman Park improvements lost any funding for improvements. They wanted to return the park to the people of Grand Junction rather than have alcoholics, panhandlers, loiters and drug dealers continue to take it over.

I am looking for the correct information but with checking tax records this is what the conclusions are so far.

Does the Grand Junction Housing Authority own the property and thus the City of Grand Junction? Did the City of Grand Junction or Grand Junction Housing Authority donate the shelter-building worth well over \$1,000,000 to the Homeward Bound, Inc. for \$30,000? Were the taxpayers of Grand Junction given a choice on location for the shelter or their willingness to fund this ongoing commitment of police and social services?

Sincerely,
Sheryl Fitzgerald

>>> "Sheryl Fitzgerald" <buttolph@bresnan.net> 04/30/2008 4:26 PM >>>
Dear Ms. Brewer,

In trying to follow the ownership and assessed value of the property at 2853 North Avenue, I can't seem to find who owns the property. It is not listed. The tax number is 2943-181-01-985. It would appear that the property changed hands and although it was worth at \$748,160 in 2008 it looks like it was sold for \$30,000. These seems unusual and I would appreciate further

information concerning this. I would like to know who now owns the property.

Sincerely,

Sheryl Fitzgerald

buttolph@bresnan.net

REPLY:

Dear Ms. Fitzgerald,

We are showing the property as Exempt-Residential (meaning the owner does not pay property taxes at this time). The property is in the name of Homeward Bound of the Grand Valley. Apparently it is some type of charity type organization and that may have something to do with the sales price.

Sincerely,

Barbara Brewer

Assessor

From: "Sheryl Fitzgerald" <buttolph@bresnan.net>
To: <sentac@gjcity.org>
Date: 7/18/2008 5:43 PM
Subject: Homeless shelter

Dear Senta,

Hope your summer is going well.

There seems to be little activity at the Homeless Shelter right now since I am told only employed people are staying there. My tenants note less loitering and pan-handling. The weeds are chopped but their gardening skills are questionable since they seem to think elm-tree seedlings are bushes and dry chopped weeds look fine. I did get a post card with TWO hot-lines that will be attended to within 24 hours. Seems like "cool-lines" and little different than before. The fence of course won't even start until later, maybe the end of August. I still am not clear why government funds are going to improve Homeward Bound, Inc. property but am sure that the residential neighbors just want it done.

Please keep us informed if things are proceeding on the expansion of the shelter. We would appreciate that very much.

Thanks in advance.

Sheryl Fitzgerald

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 8/5/2008 9:08 AM
Subject: Fwd: Shelter
Attachments: Shelter

Hi Senta,

This is a copy of a letter I sent to Roger Benson today. Just wanted to keep you informed. Bobbi

Bobbi Freshcorn
Independent Beauty Consultant
Mary Kay Cosmetics
www.marykay.com/BobbiFreshcorn
Shop 24/7

--- the forwarded message follows ---

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <rjbenson@bresnan.net>
Date: 8/5/2008 8:50 AM
Subject: Shelter

Mr. Benson,

Just wanted to let you know that your checking the homeless in at 5PM has helped somewhat. They still come about 4:30, and stand by the fence, and after they do check in, they go out on your patio, stand on the benches and have even a better look into our yard, which really hasn't solved the problem, just made it a little less. They are loud when they are on the patio, as they are up higher, and it carries right through our neighborhood.

We don't understand the hold-up on the fence. Teresa had told us a long while back that it would be up the end of May, beginning of June, she said they had the money for it then. How long does it take to get bids on a fence?

What about the light covers? Also, after yours and Teresa's visit to my home, I contacted Dan Shepard from the city, and he said he told you that the light in the parking lot was not a problem, that it was the lights on the building, so, what was that all about? We feel that you are trying to wear us down, but you won't. We are opposed to the expansion, and will fight it with everything we have. It does not belong in a neighborhood, or on a main street, and that isn't going to change.

Also, the smell from your garbage can overwhelms our yards from time to time. Can it be moved?

Roberta Freshcorn

From: "Sheryl Fitzgerald" <buttolph@bresnan.net>
To: <glassermonkey.msn.com>
Date: 8/18/2008 1:39 PM
Subject: Fwd: Homeless Shelter
Attachments: Re: Homeless Shelter

Wayne,

It was delightful to talk to you, as the owner of Grease Monkey on North Ave., in Grand Junction. I am now reassured that you are NOT willing to lease parking space to the Homeless Shelter and that it is of public record that any former agreement with the Knights of Columbus concerning parking was discontinued and recorded in October of 2007.

I am attaching the Application Review comments in which Grease Monkey is mentioned. Senta Costello is the planner that is working with this application and any revisions that the Homeless Shelter presents.

I shall look forward to working with you on this issue in the future as the need arises.

Sincerely,
Sheryl Fitzgerald
970-243-6006

--- the forwarded message follows ---

From: <okchell@aol.com>
To: <buttolph@bresnan.net>
Date: 8/5/2008 12:13 PM
Subject: Re: Homeless Shelter

I called Grease Monkey about the homeless Shelter letting them use their parking lot and it is not true. He said he supported us and would like the homeless shelter to go away. There was something like that with the Nights of Columbus but no such thing since Nov of last year. He would like to support our cause and would like to know about meeting that would be helpful for him to attend. I am in South Dakota for a couple more weeks but will be back by the 16th. Keep me posted. Michelle Heinbaugh thanks

-----Original Message-----

From: Sheryl Fitzgerald <buttolph@bresnan.net>
Sent: Mon, 4 Aug 2008 3:27 pm
Subject: Fwd: Homeless Shelter

--- the forwarded message follows ---

Attached Message

From:
robert FRESCHORN <yorkiemama@bresnan.net>

To:
Sheryl Fitzgerald <buttolph@bresnan.net>

Subject:

Homeless shelter deals with the cold, hard facts



GRETEL DAUGHERTY/The Daily Sentinel

VOLUNTEERS WITH THE HIGH DESERT 4-H Club serve dinner to people of all ages at the Grand Junction Community Homeless Shelter on North Avenue. From left are Cameron Brown, 13, his brother, Jayton, 16, and Eli Dawson, 14. **Watch a video at www.GJSentinel.com.**

Winter's chill pushes record numbers of guests into North Avenue center

By **MIKE WIGGINS**
The Daily Sentinel

Too often this winter, the weather forecast posted each morning on a dry-erase board for guests of the Grand Junction Community Homeless Shelter has chased more people back into the center at night than staff can handle.

A chillier-than-normal winter, a low vacancy rate and wages that haven't kept up with soaring housing prices have translated to higher utility bills, insufficient supplies and overcrowded conditions at the homeless shelter at 2853 North Ave.

While the coldest months of the year are always the busiest at the homeless shelter, this winter has been unlike any other in terms of demand since the facility opened in Grand Junction a decade ago.

"We are experiencing all-time record after all-time record of the people we are serving," said Teresa Black, executive director of Homeward Bound of the Grand Valley, a nonprofit organization that

runs the shelter.

The shelter set a record last year by housing 105 people in one night. In the past several weeks, it equaled or eclipsed that mark on four nights, including Jan. 16, when 126 people crammed into a building designed to hold a maximum of 87. The shelter hasn't been at or below capacity since Dec. 23, Black said.

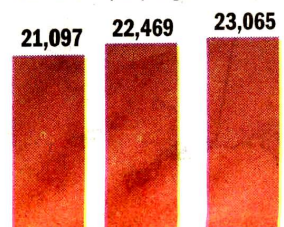
With every bed occupied, guests have slept on the floor of the lobby using the shelter's limited supply of mattresses or camp mats donated by the

AT A GLANCE

Grand Junction Community Homeless Shelter

- Opened in 1998, moved to current location in 2001
- Annual budget of \$233,000
- Paid staff of 12
- Shelter capacity of 87
- More than 48,000 meals served last year

Number of people given shelter



Note: Fiscal year numbers, Oct. 1-Sept. 30

ROBERT GARCÍA/The Daily Sentinel

See **SHELTER**, page 11A ➤

HERE'S HOW YOU CAN HELP

Donations can be dropped off at the shelter at 2853 North Ave. For information, call 256-9424.

SHELTER: More than 2 dozen were turned away last week

► Continued from **Page One**

Grand Junction Lions Club. The crush of people has drained the shelter of blankets and sleeping bags distributed to those turned away at night for lack of space. More than two dozen people have been turned back into the cold in the past week.

"Churches donated hotel space when I first started," said Black, who has been the director for 3 1/2 years. But energy industry workers have filled rooms. "Now, when we turn them out, there's nowhere for them to go."

Homeward Bound hopes to change that in the next year by expanding the shelter to accommodate up to 200 people. Black said shelter operators plan to

add 5,500 square feet to the 8,400-square-foot building.

Among other things, the additional room would separate beds for single women from beds for other guests. Black said many of the women housed at the shelter are victims of domestic violence or sexual abuse, and others won't come to the shelter now because they sleep in the same area as other homeless people.

Black said donors have contributed \$240,000 of the \$750,000 needed to pay for the expansion. She said she hopes to raise additional funds through the shelter's annual fundraiser in April.

■
E-mail Mike Wiggins at mwiggins@gjds.com.



Powered by

Neighbors Fighting Homeless Shelter Expansion Plan

Posted: 6:08 PM Feb 1, 2008
Last Updated: 4:54 PM Feb 4, 2008
Reporter: Jessica Zartler
Email Address: jessica.zartler@nbc11news.com



The Grand Junction Community Homeless Shelter on North Avenue wants to expand but people who live in the neighborhood behind it are banding together to fight the plan.

A | A | A

Roberta Freshcorn is talking to neighbors and trying to figure out how to fight the homeless shelter's expansion plan.

She says she's tired of transients standing in the parking lot next to her fence. Freshcorn says she feels like she's living in a fishbowl because they can see over her fence. □

The Grand Junction Community Shelter says it's been planning to build an addition to the building for a year and a half.

Shelter Manager Teresa Black says it's in dire need of more space and if the shelter doesn't expand, they'll have to turn people away, including women and children.

Black says she understands neighbors concerns, but she says the shelter is doing the best it can to accommodate everyone.

Neighbors say they will continue fight the expansion.

Roberta Freshcorn says until the plan gets scrubbed, she'll be staying out of her own backyard.

Feshcorn says she plans to file a complaint with the shelter and has written a letter to the city.

The Grand Junction planning officials say they will hear any complaints and may set a public hearing.

Find this article at:

<http://www.nbc11news.com/11today/headlines/15123791.html>

GJSentinel.com

 PRINT THIS

Neighbors are cranky about expanding homeless shelter

By MIKE WIGGINS
The Daily Sentinel

Saturday, February 09, 2008

When Roberta and Robert Freshcorn moved from Chicago and bought a modest house on Belford Avenue last August, they thought the gray building on the other side of the fence was part of a shopping center.

It wasn't until they ventured onto North Avenue and saw the building sign — after the previous homeowners had accepted their offer — that they realized they had moved in next to a homeless shelter.

Trash appeared in their backyard. Someone tossed a full can of soda over the fence, an item Roberta Freshcorn said could have injured the couple's two small dogs, had they been back there at the time.

"You can't even go out in your yard because they're right there," she said, referring to people who congregate outside the Grand Junction Community Homeless Shelter.

More transients and people who don't have their own places to live could be calling the shelter home in the near future.

Shelter operators have applied to the city to expand the facility at 2853 North Ave. and add beds for what they say is a homeless population that is booming right alongside the rest of the Grand Valley. Initial plans would expand the capacity from 87 to 135, and the shelter could grow to house 200 people in the coming years.

The plans have generated a backlash from neighboring residents and business owners who claim increasing the size of the shelter will exacerbate problems with littering, loitering, panhandling and theft. Homeowners on Belford, the street immediately south of the shelter, are circulating a petition opposing the expansion.

"We want this to be our home forever, but I can't see that happening if the shelter expands," Freshcorn said.

But Teresa Black, executive director of Homeward Bound of the Grand Valley, a nonprofit organization that runs the shelter, said until the past month, she heard few to no specific complaints from neighbors.

She said nobody attended two neighborhood meetings the shelter held last spring to field questions and concerns about the expansion.

"I'm not saying that people aren't causing trouble, but we can't respond to it if we don't know where it's

happening and when it's happening," Black said.

The shelter, which has been on North Avenue since 2001, is seeking a 5,345-square-foot addition to its 8,630-square-foot facility.

The shelter has received donations or commitments totaling about one-third of the \$750,000 estimated project cost, and officials hope to finish the expansion in about a year.

City planners last month mailed out notifications to, and requested comments from, property owners within 500 feet of the shelter about the proposed expansion.

The application will be considered by city planners, rather than the Planning Commission or City Council at a public hearing, because the shelter is already established and considered a "use by right," city Planning Manager Lisa Cox said.

Neighbors, though, say that won't discourage them from voicing their discontent.

Sheryl Fitzgerald, whose family has owned a strip mall at 2851 North Ave. for more than 30 years, said in the past few weeks she has handed out to business and homeowners more than 30 copies of a letter outlining her concerns about the expansion.

Fitzgerald said her tenants have reported problems with homeless people shoplifting and berating employees. She said she consistently finds bottles, broken glass and abandoned shopping carts around her property.

"People feel threatened to be able to bring their children into our businesses," she said.

Another business owner, who did not want to be identified out of fear that she would scare away customers, said the shelter's presence is harming the neighborhood.

"They're killing us. We have had enough," the woman said. "I have cleaned up poop, I have cleaned up pee, I have cleaned up puke."

Some proprietors were reluctant to speak out, fearing their opposition would ruin their business or make them sound uncaring for people who have nowhere else to go.

"We are not uncompassionate people," said the business owner, who wanted to remain anonymous. "We know these people need help. But I don't think that shelter is helping, because they're taking on more they can handle. They're destroying it for everybody."

Joel Simpson, who has lived at 2857 1/2 Belford Ave. for 19 years, said he has kicked homeless people out of his yard and planted a smaller garden because people have stolen vegetables out of it.

He signed the petition going around the neighborhood.

"I think it's just sort of hurt this area of North Avenue," he said. "It doesn't help the land value."

Neighbor Louise Phillips, on the other hand, said she won't sign the petition.

"I don't like (the shelter), but ... I don't like seeing the homeless outside freezing to death," she said.

“There’s got to be someplace for it.”

Black said she handed out brochures to nearby businesses last year, explaining the reasons and benefits of the expansion. She said the shelter will have enclosed areas where the homeless people can wait until the shelter opens in the evening, rather than hanging out in the parking lot, as they do now.

She said the expansion should help reduce problems such as loitering and panhandling by accepting more people rather than turning them away because of overcrowding.

In the meantime, Black said she has given business owners a phone number where they can leave a message with information about an incident and a general description of the offender. She said she hasn’t received a single message.

Black said the homeless shelter intends to hold another meeting to listen to neighbors’ concerns.

“Nobody wants this sort of thing in their backyard,” she said, “but we’re already there.”

&bull

E-mail Mike Wiggins at mwiggins@gjds.com.

Find this article at:

http://www.gjsentinel.com/news/content/news/stories/2008/02/09/021008_1b_homeless_shelter.html

☐ Check the box to include the list of links referenced in the article.

Comments

By R. F.

Feb 11, 2008 8:48 AM | [Link to this](#)

City planners need to wake up. A homeless shelter on North Ave does not say welcome to visitors to our city. The neighbors did oppose it. A homeless shelter does not belong in a neighborhood. What about the North Ave corridor plans? What about some out of the shelter? If that was done, there would be no need for expansion.

By SF

Feb 10, 2008 10:44 PM | [Link to this](#)

If there were there were brochures handed out to nearby businesses, according to Teresa Black I wonder why all the neighbors. The neighbors know that it is useless to complain since there is nothing that is done about complaints. This has been learned. If Teresa had looked at the plans that were submitted to the City Planners she would notice that there are NO outside private premises.

If there were the neighborhood meetings, I wonder who was invited, I was not, and I am a neighbor. When talking to local residents attended and were invited to these meetings?

Senta Costello - Re: Homeless Shelter

From: Senta Costello
To: sheryl fitzgerald
Subject: Re: Homeless Shelter

Sheryl,

Thank you again for your continued interest, observations, and input. I did see the article in the paper and have made inquiries of our Building and Fire Depts regarding the overages. And I will also be requiring through the review comments a floor plan and seating #'s layout for the food service area, sleeping areas, and offices so I can most accurately calculate the parking requirement for the site.

As far as letters to the Planning Commission and City Council, you are welcome to write to them at any time. The difficulty is that they don't have a project before them for review. Once a decision on the proposal is made, the decision can be appealed to Planning Commission. The Planning Commission decision can only be appealed to the Court system and would not be heard by the City Council.

I hope this helps and please let me know if I can be of any further help.

Senta

>>> On 2/5/2008 at 10:21 AM, in message <web-13009359@be-3.cluster1.bresnan.net>, "sheryl fitzgerald" <buttolph@bresnan.net> wrote:

February 5, 2008

City of Grand Jct. Public Works and Planning

Re: Homeless Shelter application

Dear Senta,

According to the newspaper the Homeless Shelter feels no compunction about allowing more than the "prescribed maximum" in their facility. I was under the impression that 80 was the maximum but they said they extended it to 105 at least once. I was under the impression that they were doubling the capacity to 160 when according to the Daily Sentinel they are looking at 200. Based on past experience that may mean they feel it acceptable to have 240 to 250 staying if they so decide.

Based on these numbers I hope you will consider very carefully their parking availability not only for guests but for paid (at this point I believe there are 11) and volunteers necessary to run the sleeping and food arrangements. Their overflow will very negatively effect my tenants.

My tenant has been counting cars and says that the nightly cars are usually from 20 to 23. I am sorry this does not reflect the summer since he points out that the "parking lot is packed". I attribute this to the summer visitors and travelers. I have specific counts although not daily:

1/18/08 11:35 am 9 cars

1/21/08 1:30 pm 7 vehicles (2 permanent. . .judging by the the snow
that was over a week old piled on top)

4:45pm 9 vehicles

1/24 5:00pm 20 cars (even) 10 persons visibly loitering around the
parking lot

1/28 10:07pm 21 cars (4 people loitering outside)

1/31 1:23pm 8 cars
8:53pm 20 cars (even)

2/2/08 5:10 10 cars (11 people in view milling around and
standing in line)

Senta, is this the time to write letters to the planning commission and City
Council?

Respectfully,
Sheryl Fitzgerald

From: "sheryl fitzgerald" <buttolph@bresnan.net>
To: <sentac@gjcity.org>
Date: 2/22/2008 10:08 AM
Subject: sorry last letter incomplete.. .homeless shelter
Attachments: homeless shelter

Sorry Senta,
I did not finish writing my letter:

Re: Homeless Shelter

Dear Senta,
Please continue to help us.

The homeowners are now noting the number of cars even with "just" 80 occupants. We do note an increase during food service time especially in the early evening. However, there are still a number of cars there all night. (I have asked that they take later counts but she is afraid to go out late at night and even look over the back fence.

One homeowner has a impressive weapon that was recently discarded (apparently the homeless are not allowed to have weapons). She took pictures and has it in her possession. It could have been lethal and she has two little dogs that she worries about allowing in the yard since "food stuff" has been tossed over as well. She did not check it for poison but the possibility frightens her.

Teresa Black may claim she met with the neighborhood. She gave invitations to the people on Belford. . .one of them asked me to the meeting at 1:30-3 so I went. (Needless to say store owners and working people were unable to attend.) There was another meeting the next day at 9 in the morning which I did not attend. The purpose of the meeting was to share the plans but it got bogged down with people airing their experiences and concerns.

Please Senta, don't let them enlarge the number of homeless. They are serving MESA COUNTY residents. A Mesa County resident is "anyone who has been in Mesa County for 24 hours". So that means at least all the Western US and beyond if they are given a bus ticket as they are from Glenwood and I have heard Salt Lake City.

Car count:

Feb 13 10:00 am 9 trucks and cars/vans
12:10 pm 10
5:00 pm 17

Feb 14 7:30 am 16
12 pm 8
5:00 18

Feb 15 10 am 9
1:30 8
5 pm 11

Feb 16 10 am 6
12 pm 7
6 pm 22

Feb 17 10 pm 7
3pm 9

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 2/22/2008 10:32 AM
Subject: Homeless shelter

Dear Senta,

I am writing to you again about the homeless shelter, as the more I learn, the more we don't want it.

As a neighbor (right behind the shelter), our personal property and privacy are being compromised. Our home values are going down, or staying the same.

They are not going up, and if the shelter is allowed to expand, they will go down. People think twice about doing improvements on their home, when they know they will not get their money back if they try and sell it.

If this end of North Ave is ever to be improved an expansion will only hinder the objectives more. The people that live here want to see their neighborhood get better, and it can't with an expansion.

I attended the meeting at the shelter on Wed. afternoon, and they explained some things to us. One being, they do not allow someone in the shelter that is drunk, and what they do is, tell them they have to go 1/2 mile in any direction away from the shelter. That does not sound to me like a solution to a problem. If they are drunk in public, the police should be called and they should be taken to the jail for overnight.

Also, there was much garbage on the property when we went over there.

Empty liquor bottles, and there was a spoon sitting behind the shed on the ground. Teresa Black said a lot of the garbage blows over from North Ave.

Glass bottles don't fly in the wind, and if they did, they would be broken when they hit the cement. Furthermore, it doesn't matter where the garbage comes from, it needs to be cleaned up, which by the way, Thursday evening they were out there cleaning, but I don't expect it to be a permanent happening.

We need to clean up this area of town, and make it more livable, and where people want to shop. If the expansion goes through, what is going to happen to the shopping center right next to the shelter. The stores will move out, no one will want to buy the building, and it will be abandoned, and just another place for bad things to happen.

From the plans that I did see, the waiting area is just a sidewalk next to the building, which will not hold 200 people, or even 100. When my husband came home from work the other day, he said a lot of the homeless were right on the corner, on North Ave., sitting on a bench, and standing around. How does this look?

Many homeless people drive. Theresa Black of the shelter told us that the amount of cars are from workers at the shelter. It really doesn't matter who the cars belong to, they are still taking up a parking spot. The lot is almost full at night, and in the early morning, there might be 1, or 2 less cars. If they expand, they will be taking up more parking spaces with the building, and if they increase the population, that means they would need even more parking spaces. There are 3 cars parked next to the fence, that haven't been moved, they need to be towed.

We are all trying to make this a better place to live and shop, so please Senta, take this in to consideration. The people who work, own homes, rent, shop are the people who make a city prosper, not the homeless. They need to have programs to get them out of the mire that they are in. You can't help everyone, so you need to help the people that want help. If that were the case, there would be no need for an expansion.

Again, thank you for listening to me.

Roberta and Robert Freshcorn
2856 1/2 Belford Ave

GJ, Co
424-0021

Car count

Feb 20th
6 PM 22 cars
10 PM 18 cars

Feb 21st.
6:30 AM 17 cars
10 Am 18
6:30 PM 22

Feb 22
7 AM 19
10:30 AM 5

Bobbi Freshcorn
Independent Beauty Consultant
Mary Kay Cosmetics
www.marykay.com/BobbiFreshcorn
Shop 24/7

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 3/10/2008 9:29 AM
Subject: Car count

Hi Senta,
Here is the latest car count for the homeless shelter

Mar. 3
7 AM 15
6 PM 19

Mar 4
6:45 AM 14
6:15 PM 19
10 PM 18

Mar 5
7 AM 16
6:15 PM 20
10 PM 20

Mar 6
7 AM 16
6 PM 22
10 PM 20

Mar 7
7:30 AM 16
6 PM 23
9:45 PM 17

Mar 8
7:30 AM 1
6 PM 24
10 PM 16

Mar 9
7:45 AM 15
6 PM 23
10 PM 18

Bobbi Freshcorn
Independent Beauty Consultant
Mary Kay Cosmetics
www.marykay.com/BobbiFreshcorn
Shop 24/7

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 3/17/2008 9:21 AM
Subject: homeless shelter cars

Mar 10
7 AM 18
6 PM 23
10 PM 18

Mar 11
7 AM 17
6 pm 21
11 pm 20

Mar 12
7 am 19
6 pm 23
10:30 pm 19

Mar 13
7 am 17
6 pm 19
10 pm 20

Mar 14
6 pm 19
10 pm 15

Mar 15
7:30 am 16
6 pm 17
10:30 pm 15

Mar 16
7:45 am 16
6 pm 21
10 pm 17

Bobbi Freshcorn
Independent Beauty Consultant
Mary Kay Cosmetics
www.marykay.com/BobbiFreshcorn
Shop 24/7

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 3/24/2008 6:28 PM
Subject: Shelter car count

March 17
7 AM 15
6 PM 24
10 PM 18

Mar 18
7 AM 16
6 PM 25
10 PM 18

Mar 19
7 AM 16
6 PM 20
10 PM 15

Mar 20
7 AM 16
6 PM 19
10 PM 16

Mar 21
7 AM 15
6 PM 25
10 PM 21

Mar 22
7 AM 16
6 PM 25
10 PM 16

Mar 23
7:30 AM 18
6 PM 25
10 PM 17

Roberta Freshcorn

From: "robert FRESHORN" <yorkiemama@bresnan.net>
To: <sentac@gjcity.org>
Date: 4/1/2008 8:59 AM
Subject: homeless shelter

Hello Senta,
Here is the car count for last week

Mar 24
7 AM 20
6 PM 27
10 PM 19

Mar 25
7 AM 19
6 PM 26
10 PM 18

Mar 26
7 AM 18
6 PM 25
10 PM 20

Mar 27
6 AM 18
6 PM 24
10 PM 16

Mar 28
7 AM 18
6 PM 19
10 PM 17

Mar 29
6 PM 25

Mar 30
7 PM 26
10:30 PM 18

There seems to be more cars, parked, and left there than before. It is up to about 6-7 right now. Some have been there for quite a while. Teresa Black told us they can only leave their cars there for 3 days. One has been there at least since last August when we moved in here. It is starting to look like a car lot, or junk yard.

We had to call the police last week, as some man was parking his truck on our street, and sleeping in it. He told the police that he was staying at the shelter, he parked again a few days later, but when he saw a couple of us outside and looking in his direction, he moved on. This is not a good thing, and they don't belong in our neighborhood, if they are staying at the shelter, that is where they belong. Just one more point in case, the shelter does not belong in a neighborhood.

Roberta Freshcorn

Rob

RE: Parking Lot Study

Time of Day	Low Number	High number	Average Number of Cars in Parking Lot
6:30 a.m.	17	28	22.46
10:30 a.m.	3	9	4.2
6 p.m.	21	33	27.26
10:30 p.m.	17	28	22.06

Notes:

Study conducted over a 30 day period from February 26 to March 26

At 6:30 a.m., we would have a few cars belonging to guests that have left to go to work, and a few cars belonging to Volunteers who are here to help with breakfast. Those balance each other out. There are 6 vehicles belonging to the shelter and shelter staff.

At 10:30 a.m., cars would belong to the shelter itself, administrative staff members and volunteers who are here to prepare the evening meal.

At 6:00 p.m., cars would include a number of Volunteers here to serve the evening meal. We see between 1 and 10 cars for volunteers, 3 for staff, 3 belonging to the shelter, and the rest are guests.

At 10:30 p.m., typically, all guests are in for the night, and the evening volunteers have left. There are 6 vehicles belonging to the shelter and shelter staff.

In the event that we needed to, I have confirmed with management at Grease Monkey that we could lease up to 10 spaces next door to accommodate our staff and volunteers' vehicles during peak hours for us, which are non-business hours for them.

February 26th - 27

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

28
14
24
36

3 VOLUNTEERS

Number of people found on property after 7 p.m.
Use tick marks to record

11

February 28th

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

30
24
23
3

Number of people found on property after 7 p.m.
Use tick marks to record

1

1-Mar

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

29
20
21
4

Number of people found on property after 7 p.m.
Use tick marks to record

1

3-Mar

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

26
17
23
3

Number of people found on property after 7 p.m.
Use tick marks to record

11

5-Mar

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

24
21
20
6

Number of people found on property after 7 p.m.
Use tick marks to record

11

February 27th

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

33
23
24
6

Number of people found on property after 7 p.m.
Use tick marks to record

111

February 29th

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

25
20
23
4

Number of people found on property after 7 p.m.
Use tick marks to record

1

2-Mar

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

22
18
17
3

Number of people found on property after 7 p.m.
Use tick marks to record

1111

4-Mar

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

27
18
23
4

Number of people found on property after 7 p.m.
Use tick marks to record

11

6-Mar

Number of cars in the parking lot at:

6:00 p.m.
10:30 p.m.
6:30 a.m.
10:30 a.m.

27
21
25
5

Number of people found on property after 7 p.m.
Use tick marks to record

1

This needs to be filled out nightly. we'll explain why at staff meeting, Thanks!

7-Mar

Number of cars in the parking lot at:

6:00 p.m.	26
10:30 p.m.	28
6:30 a.m.	24
10:30 a.m.	4

Number of people found on property after 7 p.m.

Use tick marks to record

11

9-Mar

Number of cars in the parking lot at:

6:00 p.m.	26
10:30 p.m.	29
6:30 a.m.	26
10:30 a.m.	3

Number of people found on property after 7 p.m.

Use tick marks to record

11-Mar

Number of cars in the parking lot at:

6:00 p.m.	27
10:30 p.m.	24
6:30 a.m.	28
10:30 a.m.	4

Number of people found on property after 7 p.m.

Use tick marks to record

13-Mar

Number of cars in the parking lot at:

6:00 p.m.	27
10:30 p.m.	20
6:30 a.m.	19
10:30 a.m.	4

Number of people found on property after 7 p.m.

Use tick marks to record

1

15-Mar

Number of cars in the parking lot at:

6:00 p.m.	21
10:30 p.m.	21
6:30 a.m.	19
10:30 a.m.	3

Number of people found on property after 7 p.m.

Use tick marks to record

8-Mar

Number of cars in the parking lot at:

6:00 p.m.	29
10:30 p.m.	24
6:30 a.m.	22
10:30 a.m.	8

Number of people found on property after 7 p.m.

Use tick marks to record

1

10-Mar

Number of cars in the parking lot at:

6:00 p.m.	31
10:30 p.m.	21
6:30 a.m.	18
10:30 a.m.	5

Number of people found on property after 7 p.m.

Use tick marks to record

11

12-Mar

Number of cars in the parking lot at:

6:00 p.m.	29
10:30 p.m.	24
6:30 a.m.	21
10:30 a.m.	9

Number of people found on property after 7 p.m.

Use tick marks to record

11

14-Mar

Number of cars in the parking lot at:

6:00 p.m.	23
10:30 p.m.	24
6:30 a.m.	24
10:30 a.m.	6

Number of people found on property after 7 p.m.

Use tick marks to record

11

16-Mar

Number of cars in the parking lot at:

6:00 p.m.	24
10:30 p.m.	21
6:30 a.m.	21
10:30 a.m.	3

Number of people found on property after 7 p.m.

Use tick marks to record

11

17-Mar

Number of cars in the parking lot at:

6:00 p.m.	30
10:30 p.m.	22
6:30 a.m.	27
10:30 a.m.	4

Number of people found on property after 7 p.m.

Use tick marks to record

--

19-Mar

Number of cars in the parking lot at:

6:00 p.m.	25
10:30 p.m.	18
6:30 a.m.	27
10:30 a.m.	4

Number of people found on property after 7 p.m.

Use tick marks to record

--

21-Mar

Number of cars in the parking lot at:

6:00 p.m.	25
10:30 p.m.	20
6:30 a.m.	21
10:30 a.m.	3

Number of people found on property after 7 p.m.

Use tick marks to record

--

23-Mar

Number of cars in the parking lot at:

6:00 p.m.	28
10:30 p.m.	23
6:30 a.m.	26
10:30 a.m.	3

Number of people found on property after 7 p.m.

Use tick marks to record

--

25-Mar

Number of cars in the parking lot at:

6:00 p.m.	27
10:30 p.m.	22
6:30 a.m.	27
10:30 a.m.	4

Number of people found on property after 7 p.m.

Use tick marks to record

--

18-Mar

Number of cars in the parking lot at:

6:00 p.m.	33
10:30 p.m.	25
6:30 a.m.	20
10:30 a.m.	4

Number of people found on property after 7 p.m.

Use tick marks to record

--

20-Mar

Number of cars in the parking lot at:

6:00 p.m.	25
10:30 p.m.	27
6:30 a.m.	22
10:30 a.m.	29 4

Number of people found on property after 7 p.m.

Use tick marks to record

--

22-Mar

Number of cars in the parking lot at:

6:00 p.m.	33
10:30 p.m.	28
6:30 a.m.	23
10:30 a.m.	3

Number of people found on property after 7 p.m.

Use tick marks to record

--

24-Mar

Number of cars in the parking lot at:

6:00 p.m.	30
10:30 p.m.	24
6:30 a.m.	21
10:30 a.m.	4

Number of people found on property after 7 p.m.

Use tick marks to record

--

26-Mar

Number of cars in the parking lot at:

6:00 p.m.	26
10:30 p.m.	21
6:30 a.m.	23
10:30 a.m.	5

Number of people found on property after 7 p.m.

Use tick marks to record

--



INTEROFFICE MEMORANDUM

TO: SENTA COSTELLA CITY OF GRAND JUNCTION PUBLIC WORKS
FROM: GI MOON @ HOMEWARDBOUND
SUBJECT: PARKING LETTER FOLLOW UP
DATE: 3/12/2009
CC:

Senta,

I apologize for not getting back to you sooner. We were having some in depth discussions about how best to go forward with the expansion plans and I put the response to you on hold not meaning for it to take so long. Please find attached a spreadsheet I developed to show the parking spots I know get filled regularly and how many slots are vacant for guest vehicles. I can email this to you so you can see it larger just send me an email at gi.moon@yahoo.com and I promise to get back to right away.



RECEIVED
FEB 4 2009
COMMUNITY DEVELOPMENT
CCTV

January 28, 2009

City of Grand Junction
Public Works & Planning Department
Ms. Senta Costella, Associate Planner
250 North 5th Street
Grand Junction, CO 81501

RE: Homeless Shelter Expansion SPR 2008-008

Dear Ms. Costella:

The purpose of this letter is to further respond to the City of Grand Junction's Review Comments dated November 13, 2008 specifically as it pertains to the parking spaces available versus parking spaces required. The new site plan shows we will have 35 parking spaces available for our use. The parking study performed by our staff shows a peak of 33 vehicles. Most vehicles belong to staff and volunteers with a limited number of our guests owning their own vehicle. To relieve the projected overcrowded parking situation please find below two additional adjustments to our parking plans that reduce the peak usage and help us better accommodate the City's requirements.

First, at the time of the parking study the Homeless Shelter owned three vehicles. Since this study has been completed the Shelter has consolidated our vehicles into one van thus reducing our usage by two parking spaces.

Secondly, the parking study revealed an overlap between staff and volunteers during our peak usage period of 6:00 PM. The administrative day staff's departure time and the evening meal volunteer's arrival times were overlapping briefly producing a fuller parking lot. We have subsequently implemented a staggered departure for administrative staff and a staggered arrival time for the evening volunteers. These changes reduce the parking congestion.

Thank you for your consideration of this matter. Please feel free to contact me should you need additional information or have any questions at (970)256-9424 Ext #4.

Cordially,

Gi Moon
Interim Executive Director
HomewardBound of the Grand Valley

Hours Parking Space would be occupied																									
	12:00 AM	1:00 AM	2:00 AM	3:00 AM	4:00 AM	5:00 AM	6:00 AM	7:00 AM	8:00 AM	9:00 AM	10:00 AM	11:00 AM	12:00 PM	1:00 PM	2:00 PM	3:00 PM	4:00 PM	5:00 PM	6:00 PM	7:00 PM	8:00 PM	9:00 PM	10:00 PM	11:00 PM	
f #1																									
f #2																									
f #3																									
f #4																									
aff #1																									
aff #2																									
aff #3																									
aff #4																									
an																									
r #1																									
r #2																									
r #3																									
r #4																									
r #5																									
r #6																									
Each row represents one parking space and the typical hours it would be occupied																									
12am - 6am = 2 parking spaces																									
6am - 8am = 4 parking spaces (Some guests arrive as late as 12:00am when employed)																									
8am - 5pm = 4 - 6 parking spaces (Guests are off premises from 8:00am until 4:30pm)																									
5pm - 8pm = 8 - 10 parking spaces (Guests begin leaving around 6:00am if they have employment)																									
8pm - 9pm = 6 parking spaces																									
9pm - 12am = 3 parking spaces																									
35 Parking Spaces Total. At any time there are a minimum of 25 spaces available for guest vehicles																									

RECORD OF DECISION / FINDINGS OF FACT

DATE: September 26, 2008
FILE: SPR-2008-008
LOCATION: 2853 North Avenue

PETITIONER: Homeward Bound of the Grand Valley
Theresa Black
2853 North Avenue
Grand Junction, CO 81501

PLANNER: Senta L. Costello

PROJECT IS: **APPROVED**

On June 10, 2008, the Grand Junction Planning Commission approved the Conditional Use Permit for an 8' masonry wall on property line. The project is located at 2853 North Avenue (tax schedule #2943-181-01-948). The Conditional Use Permit approval is subject to the following Conditions:

This approval is valid for a period of 1 year from the date of approval. All uses that are subject to the Major Site Plan Review must commence construction within six months of the date of approval. If a building permit is obtained within 6 months, the approval shall be valid for as long as the building permit remains valid. Failure to develop or establish such use accordingly shall constitute sufficient basis to revoke this approval.

All landscaping must be maintained in a healthy manner. Should any of the plantings die or become unhealthy for any reason, they must be replaced.

Senta L. Costello
Associate Planner

Cc: Design Specialists – Rob Rowlands

RECORD OF DECISION / FINDINGS OF FACT

DATE: March 30, 2009
FILE: SPR-2008-008

LOCATION: 2853 North Avenue

PETITIONER: Homeward Bound of the Grand Valley – Gi Moon
2853 North Avenue
Grand Junction, CO 81501
970-256-7049

REPRESENTATIVE: Design Specialists – Rob Rowlands
917 Main Street
Grand Junction, CO 81501
241-1903

PLANNER: Senta L. Costello

PROJECT IS: **Approved**

The Grand Junction Community Development Department, in accordance with Section 2.2.D.4.b of the Zoning and Development Code, approves the construction of a 2-story, 5,345 square foot addition to the existing 8,630 square foot homeless shelter to accommodate 130 beds total. The project is located at 2853 North Avenue. All on-site improvements for the site are approved per the approved and signed plans dated March 30, 2009. Please verify with City Utilities for any associated tap fees and there are no TCP or Drainage fees for this particular site.

This approval shall only be valid for 12 months. If a building permit is obtained within said 12 months, the major site plan review shall be valid as long as the building permit remains valid. Please schedule a site check with Staff once the on-site improvements and landscaping have been completed. This must be done before a Final Certificate of Occupancy can be issued by Mesa County Building Department.

All development projects are subject to a ten day waiting period to allow for any appeal actions per Section 2.18 of the Zoning and Development Code. All adjacent neighbors



**PUBLIC WORKS &
PLANNING**

will also be notified of this approval should they wish to request an appeal of this action per the approval criteria in Section 2.18.C.1 of the Zoning and Development Code.

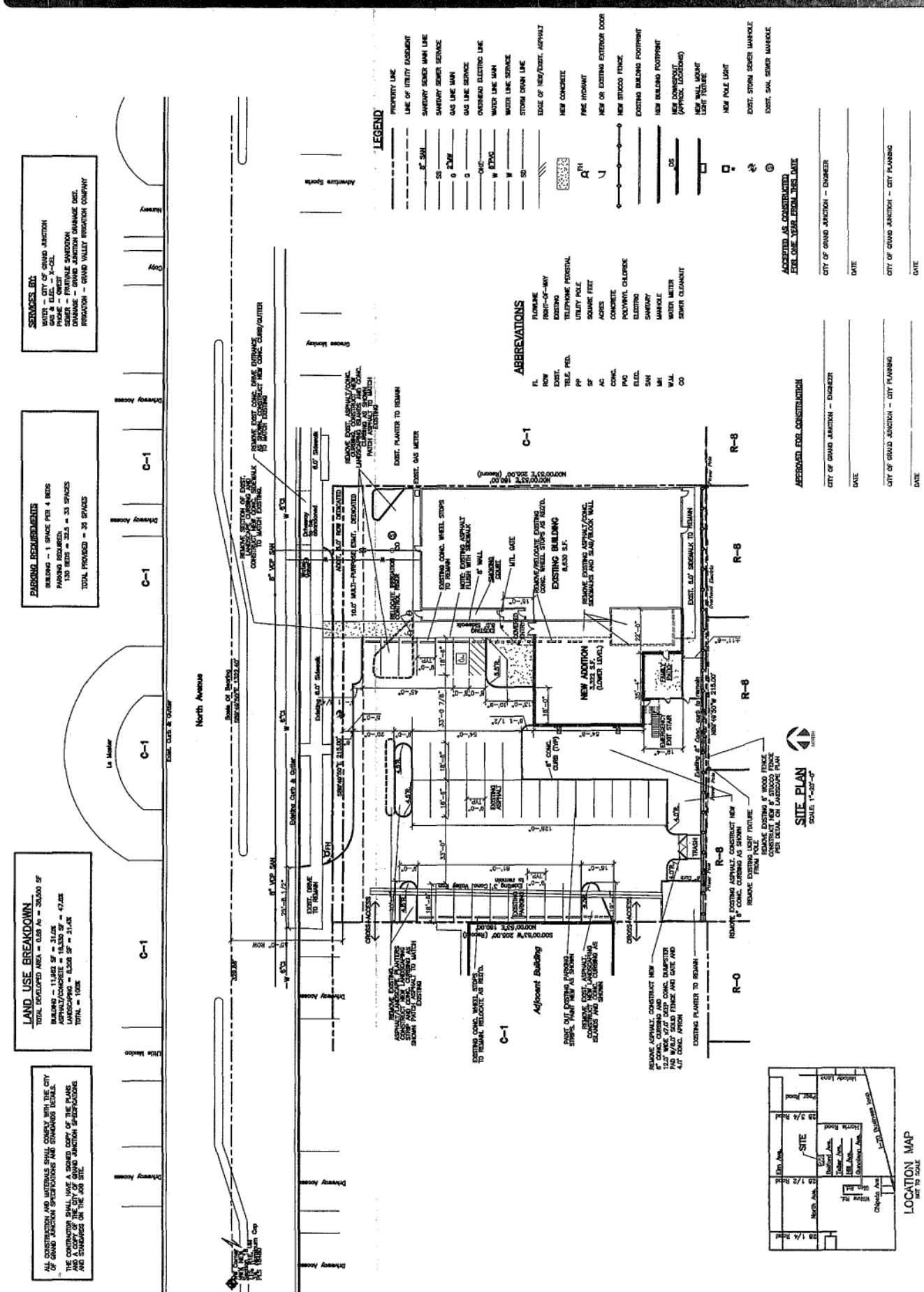
Sincerely,

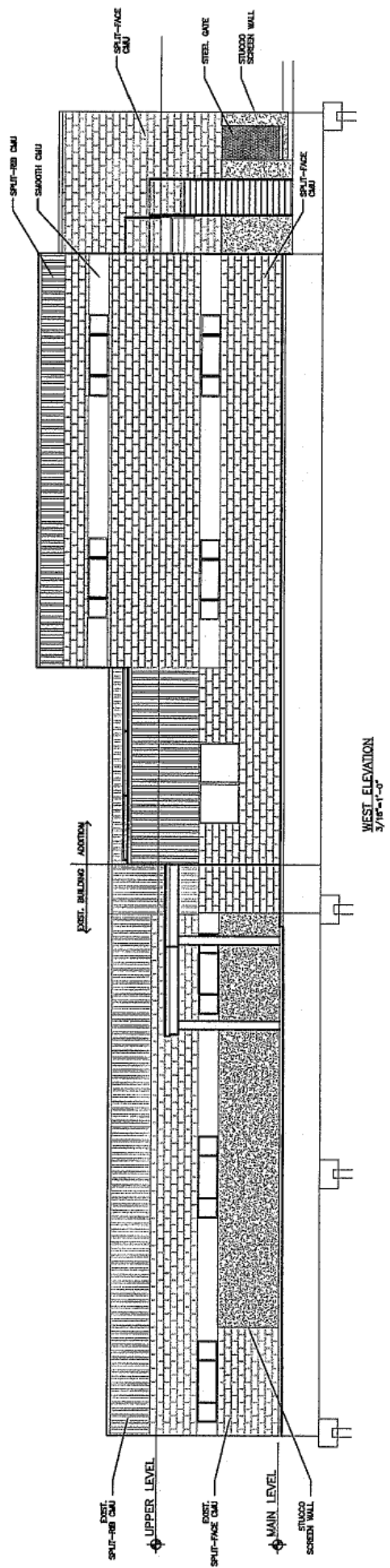
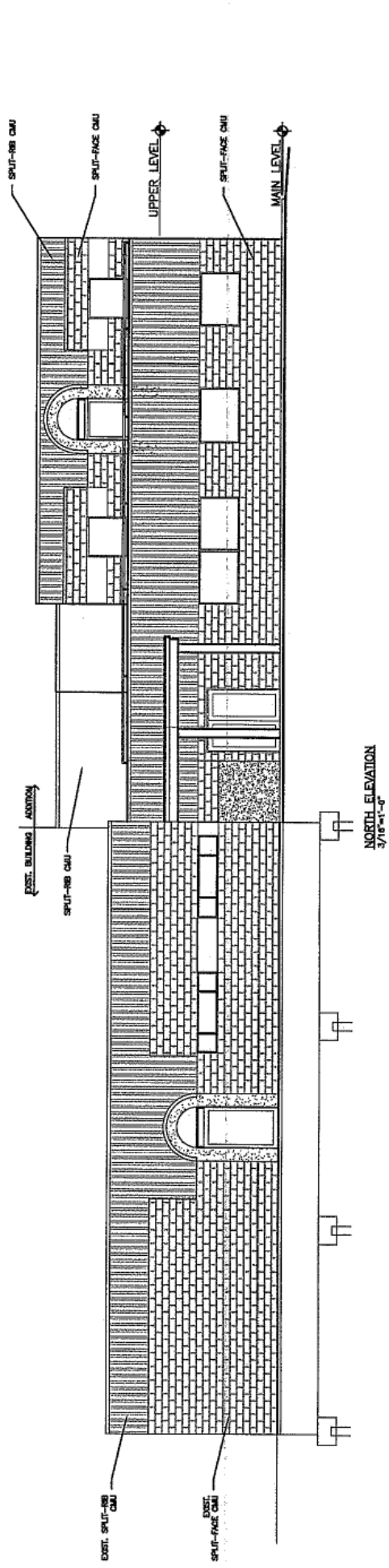


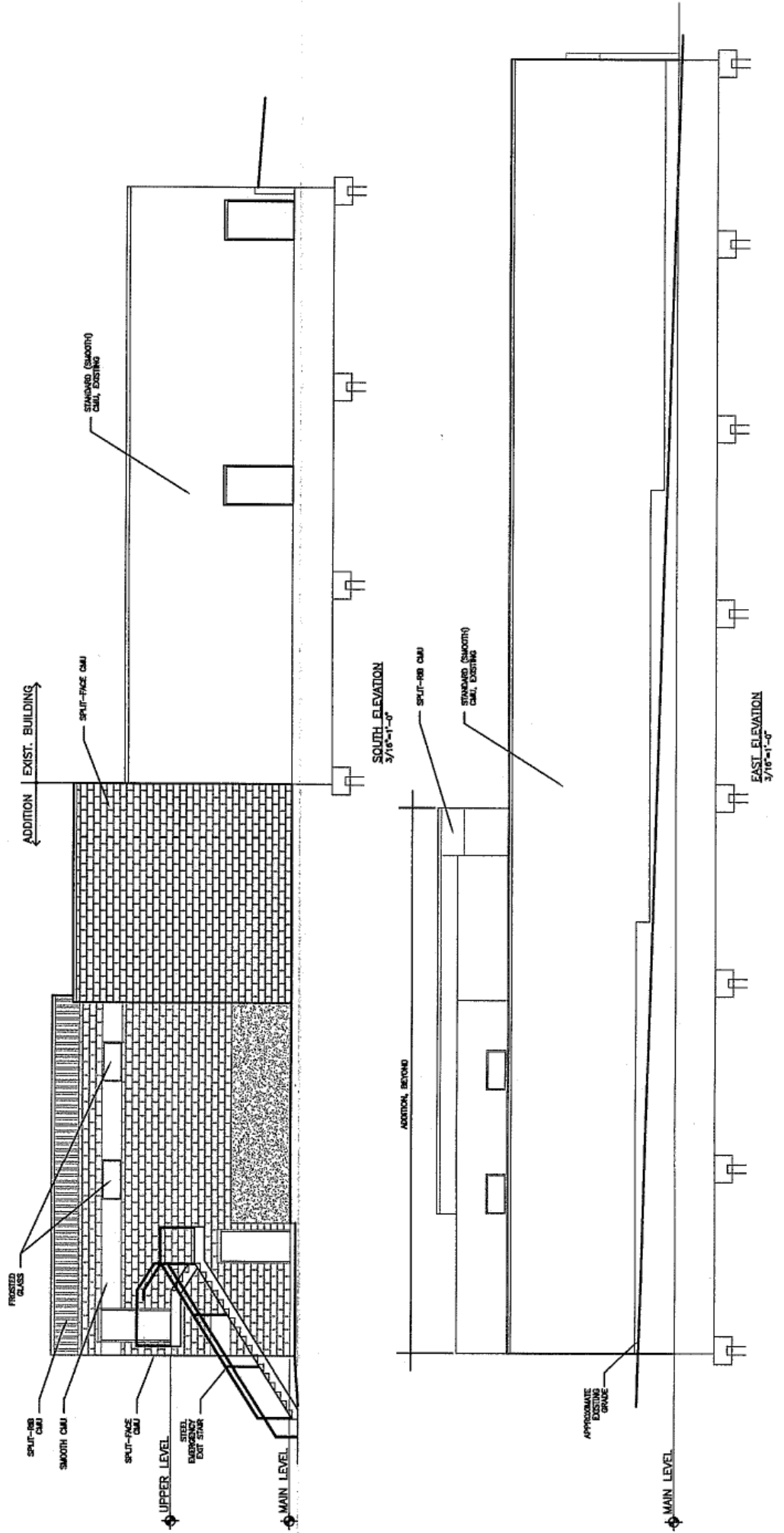
Senta L. Costello
Senior Planner

CC: Adjacent Neighbors within the file
Design Specialists – Rob Rowlands
File

H:\Planner\Current Planning\Admin items\2008\Homeless Shelter\Decision letter with appeal info.doc







ALAN H. SARKISIAN
16704 FALDA AVENUE
TORRANCE, CALIFORNIA 90504
(310) 329-2656

FACSIMILE COVER SHEET

DATE: April 9, 2009

TO: City of Grand Junction
Senior Planner: Senta L. Costello

FAX NO. (970) 256-4022

FROM: Alan H. Sarkisian

FAX NO. (310) 543-9558

RE: File : SPR-2008-008
Location : 2853 North Avenue

Number of Pages (including this cover sheet): 1

Dear Mr./Ms. Costello:

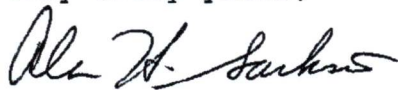
Appeal pursuant to Zoning and Development Code Section 2.18.C.1.

Appellant's property address: 2850 Belford Avenue.

Basis for appeal. Zoning and Development Code Section 2.2.D.4.b.(4)(I) provides that, "The location, size and number of vehicular and pedestrian accesses shall be arranged to minimize negative impacts on the neighborhood site and on-site improvements may be required for safe vehicular and pedestrian movement." Clients of Homeward Bound have cut through the 2850 Belford Avenue property on their way to 28½ Road which has led to the use of a garden hose to take a shower, an abandoned car blocking the trash bin (10/9/2008), and other actions that have the cumulative effect of hindering potential patrons of the businesses. Homeward Bound's expansion would increase the likelihood of such incidents. Their expansion should not be allowed unless a fence is built on the eastern portion of the property which would direct pedestrians and vehicles to North Avenue or other suitable mitigation measures are taken.

Thank you.

Very truly yours,



Alan H. Sarkisian

Senta Costello - Re: Shelter information

From: Alan Sarkisian <ahsark@gmail.com>
To: Senta Costello <sentac@ci.grandjct.co.us>
Date: 4/10/2009 4:59 PM
Subject: Re: Shelter information

Dear Ms. Costello:

Re: File : SPR-2008-008

Location: 2853 North Avenue

Supplement to April 9, 2009 letter.

1. Correction in 3rd line from bottom, "eastern" should be "western".
2. The approval of the project was arbitrary and capricious in that the effect of an enlarged homeless service center on the surrounding residential and business community was not considered.
 - a. An industrial location would be more appropriate and have a smaller impact on the surrounding community. The subject property is not in an industrial neighborhood. There is no fencing preventing the circulation of homeless into the surrounding neighborhoods to the west. The addition of such fencing may be impractical with respect to delivery vehicles. If a mitigation measure such as a fence on the west side of the subject property is found to be an impractical remedy, the problem of homeless circulating through local properties remains. To enlarge the homeless facility would only increase the problem without any available mitigation measure. There can be no valid reason to increase a problem and the associated potential problems unless effective mitigation measures are available.
 - b. There is only one homeless services agency in the Grand Junction area. Homeless people tend to congregate in the location of such service agencies although the geographic origins of the homeless are widely dispersed. A more effective and less intrusive expansion would entail the establishment of an additional location in another neighborhood. The heavy concentration of a transient renter population in areas of Clifton has created an environment fostering neighborhood deterioration as reflected by graffiti and trash. There is no reason to provide the environment for similar problems.
 - c. If the Director's action is not reversed it is requested that, as a condition of the approval, the petitioner be required to provide a uniformed security guard to secure the premises and the surrounding neighborhood (at a radius of at least 500 feet) from 4:00 P.M. to 8:00 P.M. daily.

Thank you.

Very truly yours,

Alan H. Sarkisian
ahsark@gmail.com

The information contained in this message is privileged and confidential. It is intended only for the use of the individual or entity to whom it is addressed. If you are not the intended recipient, or the person responsible for delivering it to the intended recipient, any disclosure, copying, distribution, or other use of this message is strictly prohibited. If you have received this message in error, please telephone us at (310) 543-2858. Alan H. Sarkisian, Attorney at Law, 3440 Torrance Blvd., Suite 104, Torrance, CA 90503-5805.

On Fri, Apr 10, 2009 at 1:16 PM, Senta Costello <sentac@ci.grandjct.co.us> wrote:

Good afternoon, Alan. Attached is the information regarding the Homeless Shelter project and the appeal process. The contact information for the other appellant is:
 Sheryl Fitzgerald

441 Athens Way
Grand Junction, CO 81503
970-243-6006

Please let me know if you have any questions or if I can help otherwise.

Senta

Senta L. Costello

Senior Planner

Public Works & Planning Dept

City of Grand Junction

Phone - 970.244.1442

Fax - 970.256.4031

sentac@gjcity.org

RECEIVED

APR 10 2009

COMMUNITY DEVELOPMENT
DEPT.

441 Athens Way,
Grand Junction, CO 81507
970-243-6006
April 10, 2009

Via Hand Delivery

Planning Commission
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Re: File SPR-2008-008
2853 North Ave.
Homeward Bound Homeless Shelter Expansion

Dear Sirs,

Enclosed is a "Notice of Appeal of Decision/Finding of Fact" with attachments, for filing on the behalf of adjacent property owner and concerned community members.

Should you have questions, please contact me.

Respectfully submitted

Sheryl S. Fitzgerald
Property manager for
William H. and Aerial A. Buttolph Trusts
Owners of property at 2851 North Ave.
A 5-unit small business shopping mall

CONTENTS of issues addressed:

Parking-Inadquacy

Delivery Vehicles and 30 Year right-of-way rights
infringement

Bicycles and Articles Thrown into Neighboring Yards

NORTH AVENUE CORRIDOR –
A Planning Department commitment

Parking:

The Homeward Bound Homeless Shelter was given a zoning accommodation, which states that the Shelter is designated as a **Motel**. The error was originally made in calling the Shelter a motel. Now the zoning requires either following standard motel parking regulations or granting a variance that would then, by default, indicate that the Shelter is not and never was a motel and thus the Shelter should not remain in its present location. The planning department should not cover up its original error in calling the Shelter a motel by granting waivers to motel parking requirements.

1. Motel and restaurant: 69.4 parking spaces needed

The Homeless Shelter, as a "motel" can only base parking needs on the number of guests (beds). In a motel, some rooms have one bed and are occupied by a single person. A few rooms may have a family with one or two young children. How does one come up with the parking for this? Generally, one could probably best do this by averaging two guests (beds) per room. For this facility to expand to 130 guests (beds), that would mean a need for **65** parking spaces. Employees and volunteers would require additional spaces.

Since this facility also is a food service establishment, volunteers are required for preparation and serving of the food. The 90-bed shelter claims that it now needs 10 people as staff and volunteers. If the facility increases by 44% to 130 guests, a minimum of a total of **69.4** parking spaces would be needed using this formula..

2. Zoning requirements ignored (all other businesses that generate property tax revenue for the city have to live with zoning regulations): 39 to 43 spaces needed

The Shelter claims to have reduced staff and shelter parking from 16 to 10. It claims that the original high number count of 33 vehicles should reflect a reduction of 6 parking spaces resulting in their current estimate of 27 for 2009. Calculating the 44% increase in guests (27 parking spaces times 44%) results in a need of 39 spaces.

Neighbors kept a running tab and actually had a high count of 27 on February 19, 2008. The Shelter had a high count of 33. If we average these counts to 30 and then multiply it by 44% (the increase caused by expanding the facility from 90 to 130 persons equals 44%), the result is an increase of 13.2 parking spaces. Thus, 30 plus 13 results in 43 spaces needed.

Caveats:

At random intervals I have taken the attached pictures showing that it is not unusual for the guests to bring trailers or buses. These caravans obviously take several of the precious few spaces needed to accommodate cars. I strongly question that the **two designated handicapped** spaces be included in the count for many times the space must remain unused if a handicapped driver does not come.

3. SALE

Often a fair consideration is what must be accounted for if the property must be sold and the usage change. The current space of 8,630 square feet, if increased by 44% would be 13,975 square feet. The larger building might be converted to a desire for:

High volume retail space could require up to **70** parking spaces.

Office Space of 1 space for 300 square feet require be **46.6** parking spaces

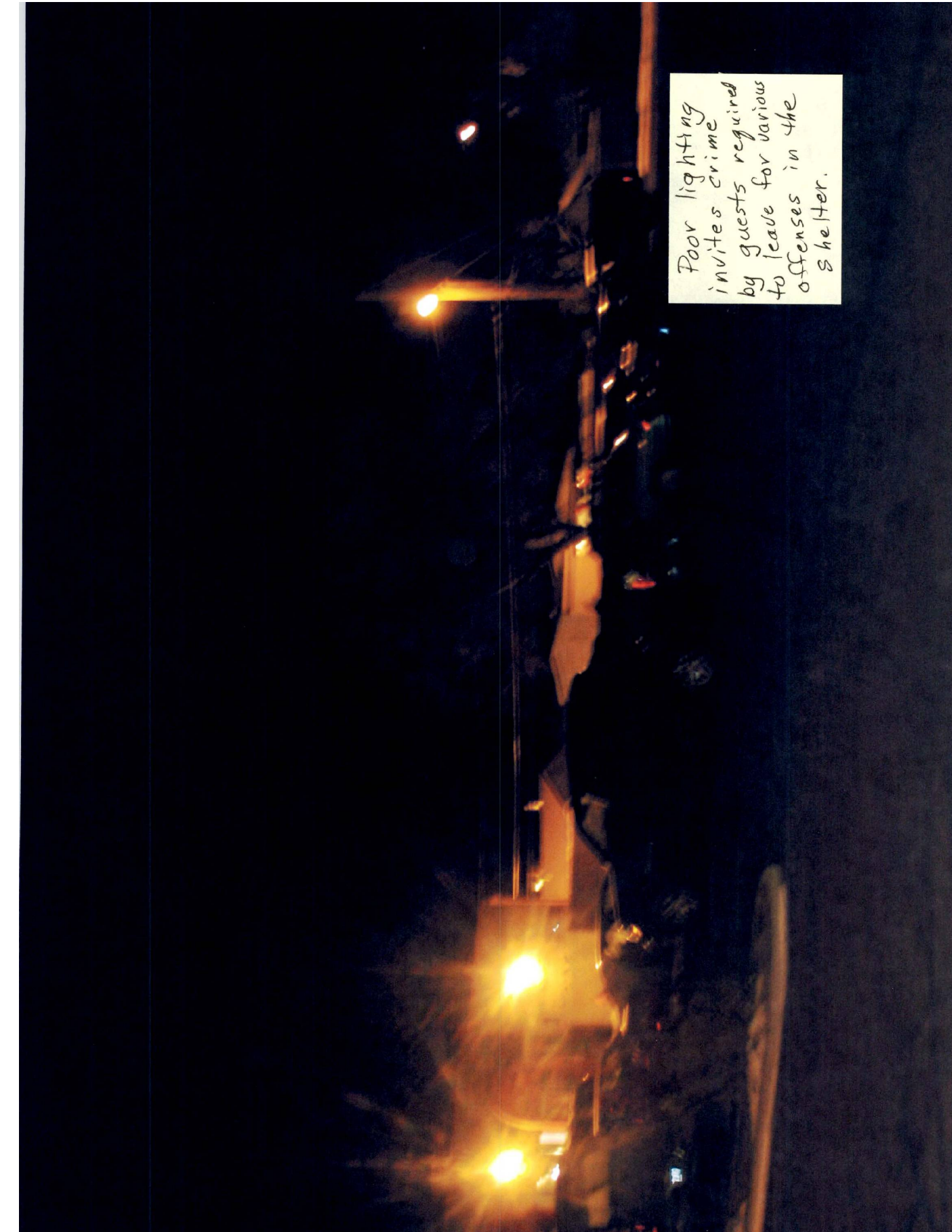
Furniture or lower volume retail might require 28 parking spaces



Large vehicle
used for storage
and sleeping
during the day.



Parking will be reduced and more difficult with narrow path ways and curbing.



Poor lighting
invites crime
by guests required
to leave for various
offenses in the
shelter.



← Date

04-14-08



Truck & trailer
parking need
after several days

Date

05-06-08



People are a
hazzard and in
danger when walking
through neighboring
parking areas

Delivery Vehicles:

Eric Hahn, GJ Development Engineer, used a turning radius analysis of the typical delivery trucks used by the businesses at 2851 North Avenue.

It is hard to argue with how neatly a paper template can show how a truck will maneuver through a parking lot full of cars. The problem being that many vehicles do not fit nicely in their designated parking spot. Some drivers may be careless and not pull up tightly within their boundaries, but the larger problem comes from the old, large vehicles that the Shelter guests favor because of cost but also roominess for living and storage use. Some trucks have trailer hitches and bicycle racks that are a trucker's nightmare to accommodate. The fact that there are frequently vans, trucks and trailers, campers and stray bicycles adds to the treacherous journey through a crowded parking lot. The fact becomes obvious that a narrow path down the proposed parking lot will easily be clogged by one vehicle. This could thus result in deliveries being delayed and possibly future delivery being refused to the businesses at 2851 North Ave. This is tangible loss and a constant source of complaints to the Planning Department and Code Enforcement.

The worst hazard is the fact the curbing is so ill placed that the trucker cannot pull onto North Avenue by making a safer right hand turn and must cross all four lanes of our busy North Avenue Corridor.

Bicycles and Articles Thrown over the New Wall/Fence on the South side of the Shelter

The above items may be addressed in tandem. The South wall was built to safeguard residents from prying eyes and stray missiles such as bottles usually with some sort of alcohol in them.

The planners have noted that there is no bicycle accommodation. The Shelter staff has said they will store each bicycle, as the bicycle needs to be stored at night, to the South side area next to the fence. In the morning they will bring the bikes around to the guests since the guests are not allowed in the side yard. I hope the shelter remembers to have someone available at those times. As one looks at the narrow area to be gated off, it makes it hard to imagine how the Shelter staff in all practicality, will place each bike for storage let alone getting them through the gate. Placement of bicycles in this area would also tend to impede the use of the area as an emergency egress route in case of fire using the two doors shown exiting the main room on the south wall.

The neighbors to the South of the new wall are frequently aware of unwelcome objects coming over the fence. These are not only a danger to pets but if one were to hit a child or even an adult the results of this high flying object hitting someone could be serious. This nuisance is in part to be reduced after a few years growth of the spiny pyracantha shrubs which are supposed to grow 10-12 feet wide and hopefully higher. This may take 5 to 10 years of healthy growth to attain this barrier although it is difficult to imagine how bicycles will be moved to the storage area when the pyracantha are in place.

The gate area which by necessity will need to be left clear of pyracantha shrubs will thus become a favorite place to hide bottles in the nearby shrubs, drink the remaining contents and then easily toss the bottles over the fence. As you look at the site plan, landscaping plan, and attached pictures you will be able to visualize the ongoing terror that the neighbors will have to endure and the calls for code enforcement that will be made.



There is an obvious use and need for bicycle access and storage. This small area is to be a fire-escape and bicycle storage and include perhaps landscaping.

North Avenue Corridor

The approval for the Homeward Bound Homeless Shelter expansion was done with no apparent recent consultation or consideration of the North Avenue Corridor. The City Council recognized the significance of this major artery of Grand Junction and approved the development of the North Avenue Corridor on December 3, 2007. The intent was to encourage and implement a family oriented, customer friendly favorable climate by preserving the old and developing new businesses along the North Avenue. A year ago, before the economic downturn, I noted that further development of a committee to even start planning for the North Ave. Corridor was put on the back burner. The Homeless Shelter was cited to the City Council on December 3, 2007 as a major factor in undermining improvement in the area. An enlarged facility can only be seen as having a very negative effect. This effect is to lower property values, add to the downward spiraling of the businesses both in number and in maintaining current businesses, an increase in crime in the area as can be noted by police records, and a general flight of businesses to other areas.

Waiting area:

It has been repeatedly requested that a "mob" of milling people should not be subjected to prying eyes of those passing by on the sidewalk and street. In the past there was a privacy area for people to wait for the shelter to open. There is now planned a small area for families along the South side. Since the parking lot is smaller, there is not space in the parking lot for the main group to mill around so they will have to use the North side of the building next to North Avenue.

Smoking area:

According to my understanding, there needed to be a designated smoking area that was 15 feet from the building. The one I see is next to the building on the West side next to the sidewalk.

Family waiting area and accessible bathrooms:

The family waiting area is on the South side of the building. Most people who have had children know that "holding it" is not an option for those between ages 3 and 10. It is also noted that adults for various reasons may not be able to control their bladder for extended periods. There is no accommodation for access to bathrooms from the outside of the Shelter. In the past, the guests had to pound on the door and hope someone would respond. A response was not a reliable thing and the consequences are unsanitary for the area and the high nitrogen content of urine is lethal to young vegetation like shrubs and trees.

North Avenue Corridor (continued)

Landscaping:

Part of developing an inviting Corridor along North Ave is to keep a neat and weed free grounds. Over the past years the Homeless Shelter has not consistently been able to maintain a tidy and well-kept landscape. A newly landscaped area needs more than a minimum of care for it to mature. The weeds and trash free area is a challenge not usually met in the past and will become more difficult as the area is impacted by an expansion and more people. The whole of North Avenue will become trashy as the increased number of guests walk up and down. It will necessitate more Code Violation reviews.

Bus:

Since there are a few that use the bus and this may increase with the expansion, it is noted that there is no bus pullout accommodation on the property made on the present approved site-plan. There have already been a few accidents and no doubt this will increase.



Unsightly stolen grocery card

Needs multiple parking spaces



Note date





This shows
typical past
landscape
maintenance



A walled private
waiting area for
over 100 people
is needed



People have "Free-will" it
took a congressman
to get help for
this man and
many months!



RECEIVED

APR 22 2009

COMMUNITY DEVELOPMENT
DEPT.

April 20, 2009

To: Director of Community Planning
City of Grand Junction
205 N. 5th Street
Grand Junction, CO 81501

Re: Homeless Shelter
File SPR-2008-008
2853 North Avenue

This is in response to the appeals made by Alan H. Sarkisian, for Appellant's at 2850 Belford Avenue; and Sheryl S. Fitzgerald, Property Manager for William H. and Aerial A. Buttolph Trusts, owners of property located at 2851 North Avenue.

Major areas addressed by these parties include Parking, Pedestrian Traffic, Fencing, etc.

In response to Mr. Sarkisian's comments of 4/10/09:

2. *The approval of the project was arbitrary and capricious in that the effect of an enlarged homeless service center on the surrounding residential and business community was not considered;*
 - a. *An industrial location would be more appropriate and have a smaller impact on the surrounding community. The subject property is not in an industrial neighborhood. There is no fencing preventing the circulation of homeless into the surrounding neighborhoods to the west. The addition of such fencing may be impractical with respect to delivery vehicles. If a mitigation measure such as a fence on the west side of the subject property is found to be impractical remedy, the problem of homeless circulation through local properties remains. To enlarge the homeless facility would only increase the problem without any available mitigation measure. There can be no valid reason to increase a problem and the associated potential problems unless effective mitigation measures are available.*

Response: The Homeless Shelter has instituted patrols of the area in question. New guests will be informed that it is unacceptable to go through the area mentioned.

- b. *There is only one homeless services agency in the Grand Junction area. Homeless people tend to congregate in the location of such service agencies although the geographic origins of the homeless are widely dispersed. A more effective and less intrusive expansion would entail the establishment of an additional location in another neighborhood. The heavy concentration of a transient renter population in areas of Clifton has created an environment fostering neighborhood deterioration as reflected by graffiti and trash. There is no reason to provide the environment for similar problems.*

c.

Response: This is an untrue statement. There are other agencies in town that can accommodate the homeless.

- d. *If the Director's action is not reversed it is requested that, as a condition of the approval, the petitioner be required to provide a uniformed security guard to secure the premises and the surrounding neighborhood (at a radius of at least 500 feet) from 4:00 P.M. to 8 P.M. daily.*

Response: This is an impractical solution, as budgets would not allow this. The shelter will implement patrols to address this condition.

Comments presented by Sheryl S. Fitzgerald:

Parking:

*The Homeward Bound Homeless Shelter was given a zoning accommodation, which states that the Shelter is designed as a **Motel**. The error was originally made in calling the Shelter a motel. Now the zoning requires either following standard motel parking regulations or granting a variance that would then, by default, indicate that the Shelter is not and never was a motel and thus the Shelter should not remain in its present location. The planning department should not cover up its original error in calling the Shelter a motel by granting waivers to motel parking requirements.*

1. *Classified as a "motel and restaurant" the Shelter would require 69.4 parking places. Basing the number of parking on the number of guest beds requires 65 parking places with the expended facility. If it is also considered a restaurant, 69.4*

spaces are required to cover the food service staff and volunteers.

- 2. Zoning requirements for parking are ignored. In accordance with the Shelters' stated current need for parking at 27 spaces, 44% increase in guest beds would also increase parking requirements to 39 spaces. Neighbors have counted as many as 27 vehicles, while the shelter has reported as many as 33 vehicles parked in the lot. Neighbors have also noted that there are often trailers or busses parked in the lot, which require more than one space to park. Often the two handicapped spaces are not used, which further crowds to parking area.*
- 3. Fair consideration of the value of the building is based on the fact that it may be sold with the usage changed. Based on square footage of the building and the increase, a high volume retail space might require 28 parking spaces. Lower volume retail space could require 28 spaces.*

Response: We believe parking will not be a problem. Most guests do not own vehicles. The Homeless Shelter that concluded that only once during a 24-hour period there was a problem conducted a parking study. This was due to an overlap in shifts of the shelters employees and volunteers. A change in shifts would accommodate this problem.

Delivery Vehicles

While on paper there is sufficient turning ratio for large trucks to maneuver through the parking area, many drivers are careless and do not pull tightly within the boundaries of their parking spaces. There are frequently vans, trucks and trailers, campers and stray bicycles add to the difficulty of maneuvering a large delivery vehicle through the parking lot. The narrow path can easily be blocked by one vehicle, which could result in delays or failure to deliver to the businesses at 2851 North Ave. Placement of curbing also makes egress onto North Ave. difficult and may require that all four lanes be used to maneuver delivery vehicles on to North Ave.

Response: The access to the Site will remain unchanged with the proposed expansion. The proposed parking has been designed to not interfere with the present delivery truck access.

Attach 6**Reigan Growth Plan Amendment – Growth Plan Amendment**

**CITY OF GRAND JUNCTION
PLANNING COMMISSION**

**MEETING DATE: May 26, 2009
PRESENTER: Scott D. Peterson**

AGENDA TOPIC: Reigan Growth Plan Amendment, GPA-2009-069.

ACTION REQUESTED: Growth Plan Amendment.

BACKGROUND INFORMATION				
Location:		2202, 2202 ½ and 2204 H Road		
Applicants:		Robert and Marie Reigan, Jerry D. Patterson and TEK Leasing LLC, Owners		
Existing Land Use:		Single-family residential, private shop building and vacant land		
Proposed Land Use:		Light industrial development		
Surrounding Land Use:	North	Residential		
	South	Light industrial		
	East	Residential		
	West	Light industrial		
Existing Zoning:		M-U, (Mixed Use) (City)		
Proposed Zoning:		To be determined – possible I-1, (Light Industrial) if GPA would be approved by City		
Surrounding Zoning:	North	M-U, (Mixed Use) (City)		
	South	PUD, (Planned Unit Development – Industrial) (County)		
	East	RSF-R, (Residential Single Family – Rural) (County)		
	West	I-1, (Light Industrial) (City) and RSF-R, (Residential Single Family – Rural) (County)		
Growth Plan Designation:		Mixed Use		
Zoning within density range?		X	Yes	No

PROJECT DESCRIPTION: Growth Plan Amendment for three properties on a total of 12 +/- acres located at 2202, 2202 ½ and 2204 H Road from Mixed Use to Commercial/Industrial.

RECOMMENDATION: Project Manager recommends that the Planning Commission forward a recommendation of denial of the requested Growth Plan Amendment to the City Council.

ANALYSIS:

1. Background:

The three applicants currently own their individual properties located at the intersection of H and 22 Roads. Total acreage for all three properties is 12 +/- acres. In August 2007, these three properties along with two others were added into the Persigo 201 Boundary (since that time, the Persigo 201 Boundary has been further extended to the north to I and J Roads). Also in December, 2007, the three applicants along with a fourth property directly to the north (824 22 Road) applied for and received approval from the City to change the Growth Plan Future Land Use Map from Rural (5 – 35 ac/du) to Mixed Use (City file # GPA-2007-279) due in part to the changing urban character of the area that was acknowledged by the City and County when the Persigo 201 Boundary was adjusted in August 2007 and to accommodate their desire to market the properties for more intense non-residential land uses. These four properties were officially annexed into the City and zoned M-U, (Mixed Use) in February, 2008.

The three lots contain, respectively, one single-family detached dwelling unit, vacant land and one private shop building. To the north and east is existing single family residential development on larger parcels of land. To the south are various light industrial developments. Directly to the west, across 22 Road, is the approved H Road/Northwest Area Plan Study Area and a Growth Plan Future Land Use Map designation of Commercial/Industrial. Presently there are various light industrial properties currently under development along 22 Road in this vicinity.

Project Manager feels the Mixed Use designation remains appropriate for these properties, because it provides a transition between the industrial development to the west and south and the residential land uses to the north and east. Furthermore, the natural geographic barriers of H Road and 22 Road between light industrial and residential development would be eroded by allowing the introduction of industrial zoning on the north side of H Road, east of 22 Road. The current preferred version of the proposed Comprehensive Plan also indicates this area to be designated as a “Village Center” with a Mixed Use zoning designation.

Table 3.5 of the Zoning and Development Code (see attached) identifies numerous permitted land uses for the M-U, Mixed Use Zoning District, such as the following: multi-family and single-family attached residential development, general offices, limited retail (either allowed or through a Conditional Use Permit), contractors and trade shops with outside storage (Conditional Use Permit required) and warehouse and freight movement (Conditional Use Permit required – for outdoor loading docks).

The purpose of the Mixed Use zoning classification as described in the Zoning and Development Code is as follows: *“To provide for a mix of light manufacturing and office*

park employment centers, retail, service and multi-family residential uses with appropriate screening, buffering and open space and enhancement of natural features and other amenities such as trails, shared drainage facilities, and common landscape and streetscape character.....as well as serving as a transition between residential and nonresidential use areas.”

According to one of the applicants, they wish to sell their property located at 2204 H Road, but cannot market the property(s) with the current M-U, Mixed Use zoning classification and thus the request to change the Future Land Use Map from Mixed Use to Commercial/Industrial with the ultimate goal to zone the properties I-1, Light Industrial. While the Project Manager sympathizes with the applicant's situation of having a residential property near the intersection of 22 and H Roads, nevertheless, these two (2) rights-of-way serve as a natural geographic boundary between the industrial land uses to the south and west and the mixed use/residential properties to the north and east. A zoning decision should be based on the interests of the community as a whole and not upon the desires of a property owner to sell his/her property.

2. Section 2.5 C. of the Zoning and Development Code:

The Growth Plan can be amended if the City finds that the proposed amendment is consistent with the purpose and intent of the Plan and it meets the following criteria:

- a. There was an error such that then existing facts, projects or trends (that were reasonably foreseeable) were not accounted for;

There was no error at the time of the 1996 Growth Plan adoption. At that time, these three properties were agricultural and not included within the Urban Growth Boundary or the Persigo 201 Boundary. In December, 2007 the City Council approved a Growth Plan Amendment for these three properties along with a fourth property from Rural (5 – 35 ac/du) to Mixed Use in order to provide a transition and buffer between the existing and future industrial land uses and residential development.

- b. Subsequent events have invalidated the original premises and findings;

Subsequent events have not changed since 2007 when the Future Land Use Map was changed from Rural (5 – 35 ac/du) to Mixed Use in order to address the current impacts of existing and future industrial development in the area. The area is zoned light industrial to the south and west with existing residential development to the east and north. The present Mixed Use designation serves as a buffer and transition between the existing two land uses of industrial and residential.

- c. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

The character of this area has been and continues to be developing with urban land uses; specifically industrial uses that bring with them noise and traffic. The interface with these industrial uses and the existing residential uses has become and continues to be an ongoing problem for area residents. However, the applicant's request to change the Growth Plan Future Land Use Map from Mixed Use to Commercial/Industrial will only exacerbate the problem and bring industrial development even closer to the existing residential development. In 2007 the City changed the Growth Plan Future Land Use Map to Mixed Use in order to provide a transitional area between two contrasting land uses. There have been no significant changes since 2007 to warrant another amendment to the Growth Plan Future Land Use Map to Commercial/Industrial.

- d. The change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans;

The proposed change from Mixed Use to Commercial/Industrial is not consistent and/or does not meet with the following goals and policies as described in the Growth Plan;

Goal 1: To achieve a balance of open space, agricultural, residential and non-residential land use opportunities that reflects the residents' respect for the natural environment, the integrity of the community's neighborhoods, the economic needs of the residents and business owners, the rights of private property owners and the needs of the urbanizing community as a whole.

Policy 1.3: The City and County will use the Future Land Use Map in conjunction with the other policies of this plan to guide zoning and development and decisions – City and County decisions about the type and intensity of land uses will be consistent with the Future Land Use Map and Plan policies.

Policy 1.7: The City and County will use zoning to establish the appropriate scale, type, location and intensity for development. Development standards should ensure that proposed residential and non-residential development is compatible with the planned development of adjacent property.

Goal 5: To ensure that urban growth and development make efficient use of investments in streets, utilities and other public facilities.

Policy 5.2: The City and County will encourage development that uses existing facilities and is compatible with existing development.

Goal 10: To retain valued characteristics of different neighborhoods within the community.

Policy 10.2: The City and County will consider the needs of the community at large and the needs of individual neighborhoods when making development decisions.

Goal 11: To promote stable neighborhoods and land use compatibility throughout the community.

Policy 11.1: The City and County will promote compatibility between adjacent land uses by addressing traffic, noise, lighting, height/bulk differences, and other sources of incompatibility through the use of physical separation, buffering, screening and other techniques.

Policy 11.2: The City and County will limit commercial encroachment into stable residential neighborhoods.

Goal 12: To enhance the ability of neighborhood centers to compatibly serve the neighborhoods in which they are located.

Policy 12.1: The City and County will encourage the retention of small-scale neighborhood commercial centers that provide retail and service opportunities in a manner that is compatible with surrounding neighborhoods.

Policy 12.3: The City and County will protect stable residential neighborhoods from encroachment of incompatible residential and non-residential development.

Goal 15: To achieve a mix of compatible housing types and densities dispersed throughout the community.

Policy 15.3: Prior to any future plan amendments, the City and County will ensure that the Future Land Use Map designates sufficient land in appropriate locations to accommodate anticipated demand for each residential land use category for the next ten years. (FYI. The current Mixed Use category allows multi-family etc., residential development.)

- e. Public and community facilities are adequate to serve the type and scope of the land use proposed;

Adequate public and community facilities are currently available or can be made available that can address the impacts of any development consistent with either the existing Mixed Use or proposed Commercial/Industrial Growth Plan Future Land Use Map designations.

- f. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

While it is understood that the Grand Junction area is experiencing a shortage of industrially zoned properties at the moment, the fact remains that the Mixed Use category was approved in 2007 by the City at the applicant's request in order to give the applicant's more options in the sale and marketing of their properties and also in order to provide and create a transition between industrial and residential land uses. The existing Mixed Use category and zoning accomplishes this.

- g. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The community and area will not benefit if the proposed request to Commercial/Industrial would be approved. The area does benefit however by keeping the existing Mixed Use category in place which creates a buffer and transition between industrial and residential land uses, thus meeting the goals and policies of the Growth Plan.

FINDINGS OF FACT/CONCLUSIONS

After reviewing the Reigan Growth Plan Amendment application, GPA-2009-069 for a Growth Plan Amendment, staff makes the following findings of fact and conclusions:

1. The proposed amendment is not consistent with the purpose and intent of the Growth Plan.
2. The review criteria in Section 2.5 C. of the Zoning and Development Code have not all been met.

STAFF RECOMMENDATION:

Project Manager recommends that the Planning Commission forward a recommendation of denial of the requested Growth Plan Amendment, GPA-2009-069 to the City Council with the findings and conclusions listed above.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, I move that the Planning Commission forward a recommendation of approval of the Reigan Growth Plan Amendment request, GPA-2009-069 to the City Council.

Attachments:

Site Location Map / Aerial Photo Map

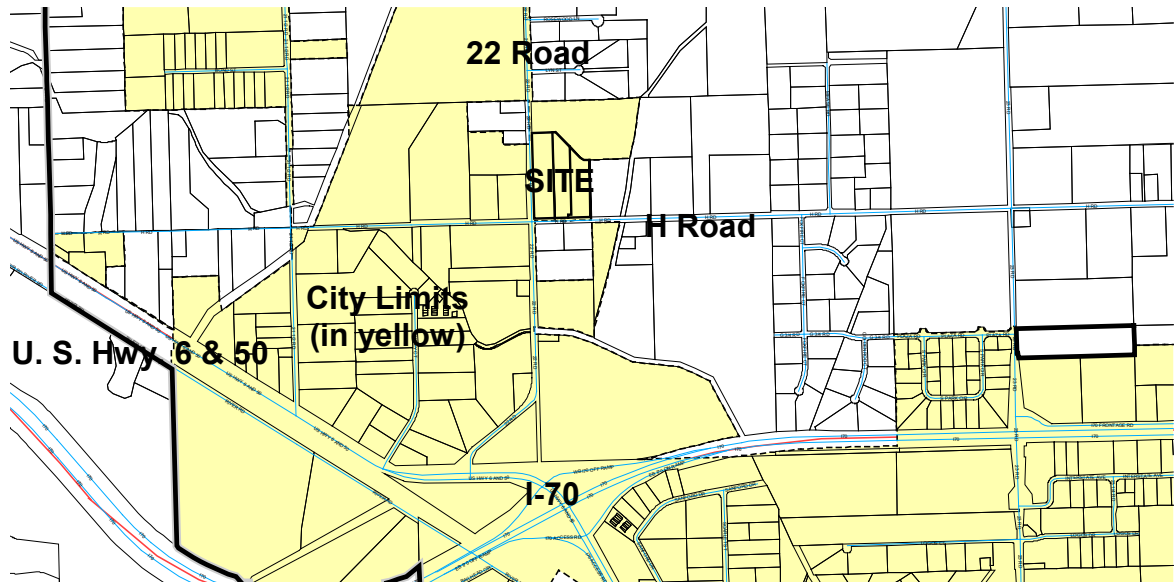
Future Land Use Map / Existing City and County Zoning

Applicant's General Project Report

Table 3.5 of the Zoning and Development Code
Resolution

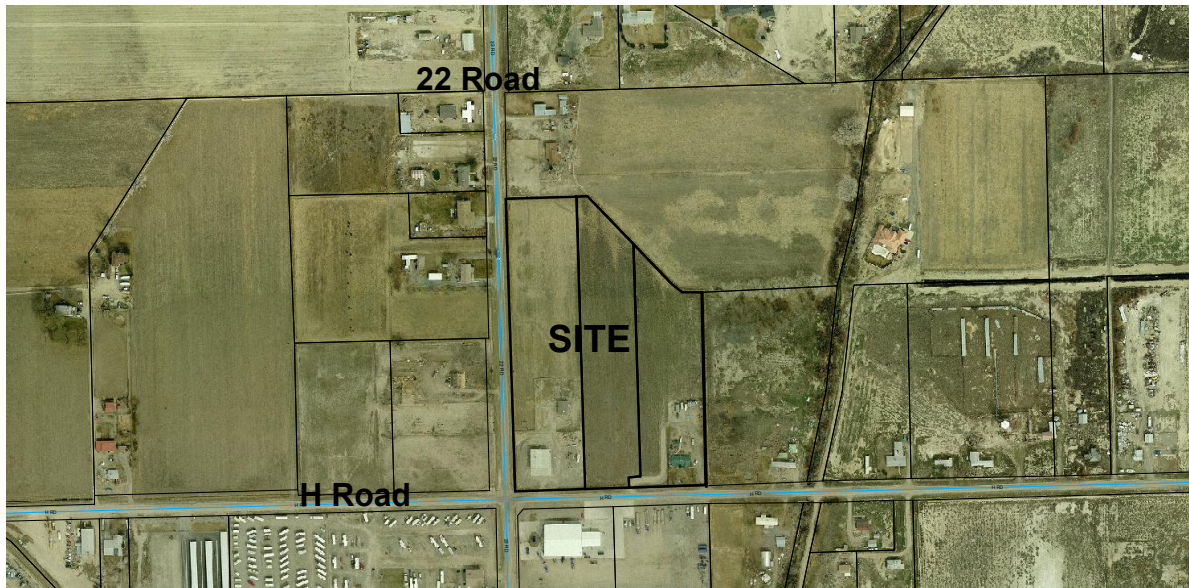
Site Location Map

Figure 1



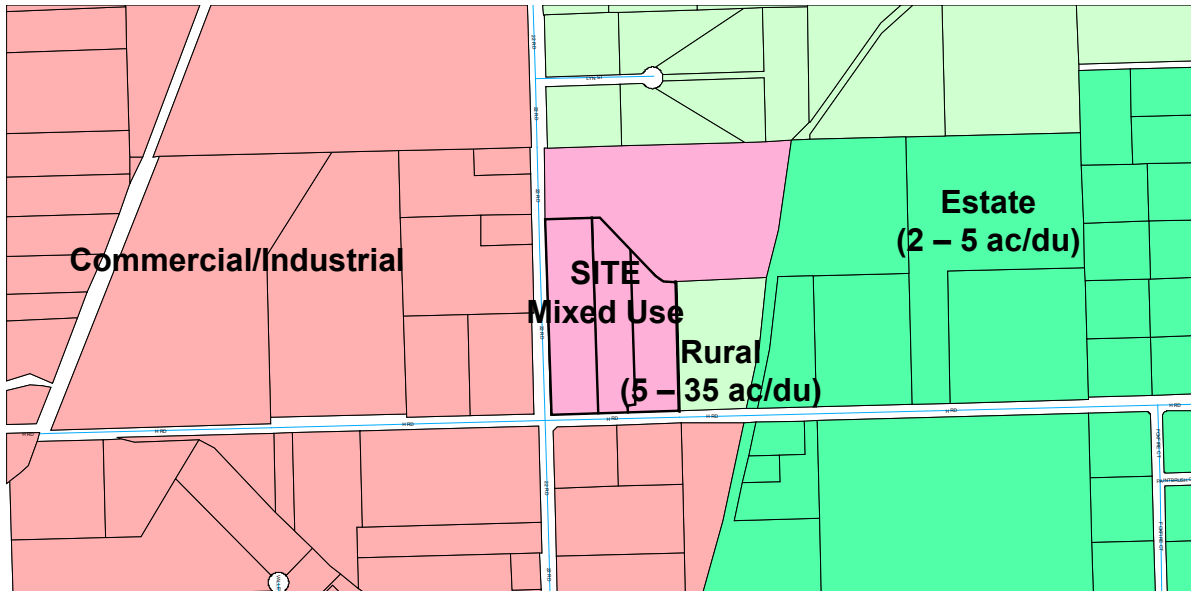
Aerial Photo Map

Figure 2



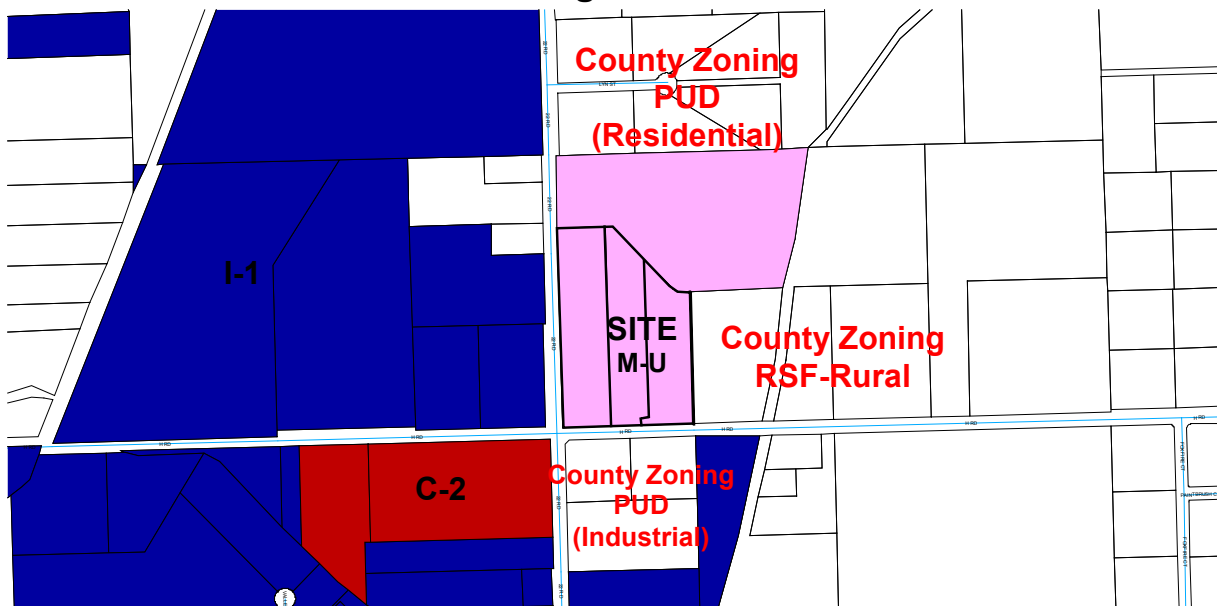
Future Land Use Map

Figure 3



Existing City and County Zoning

Figure 4



NOTE: Mesa County is currently in the process of updating their zoning map. Please contact Mesa County directly to determine parcels and the zoning thereof."

General Project Report

A. Project Description

1. Location- 2204, 2202 ½, 2202 H Road
2. Acreage- 12.1+/- acres
3. Proposed use- Business development compatible with an I1 zoning

- a. There was an error such that then existing facts, projects, or trends that were reasonably foreseeable were not accounted for; or

There indeed were projects and trends that were reasonably foreseeable, and not accounted for when we were advised by the G.J. city's planning dept. that an M-U zoning of our parcels would be the appropriate zoning. This zoning according to planning would provide for a transition from industrial use properties to residential. The subsequent expansion of the Persigo sewer district has facilitated the expansion of industrial properties to the south of our properties extending east, and west of our properties extending north.

- b. Subsequent events have invalidated the original premises and findings;

With the expansion of industrial properties to the south of our properties extending east, also properties to the west of ours extending north, this expansion has negated the usefulness of our properties to the city and county as a buffer or transitional property between then existing residential and industrial properties.

- c. The character and/or condition of the area have changed enough that the amendment is acceptable and such changes were not anticipated and are not consistent with the plan;

The character and condition of the area has and is changing drastically, properties that were previously vacant, agricultural, and residential in use are now used for industrial purposes.

- d. The change is consistent with the goals and policies of the Plan, including applicable special area, neighborhood and corridor plans;

After review of the City of Grand Junction and Mesa County property's Future Land Use Map Draft in December of 2008, it was amazing to see that our properties with their M-U

zoning were to be a “village center”. The demand for “village center” properties in our local is quite low literally non-existent according to commercial real-estate brokers, however industrial property is in demand in this area, in their professional opinions an I1 zoning would be the most suitable use of these parcels. The location of these parcels with respect to immediate Interstate and State highway access, a fueling station, and other industrial and commercially zoned supporting businesses, make these properties extremely suitable for industrial zoning, the same zoning and use as the properties to the south and west of our parcels. There still would remain a buffering property with M-U zoning between our parcels and the subdivision to the north, that property being the 14.245 acre Morario parcel at 824 22 Road.

e. Public and community facilities are adequate to serve the type and scope of land use proposed;

Responses from the utility companies serving this area were that they can and will provide for the needs of new and expanding Grand Valley businesses.

This area has many businesses with symbiotic relationships and the future I1 use of our properties would further that cohesive business environment.

f. An inadequate supply of suitably designated land is available in the community, as defined by the presiding body, to accommodate the proposed land use; and

Both City and County officials have acknowledged the inadequate supply of commercial and industrial properties available in the Grand Valley. The expansion of the Persigo sewer district in our immediate area and the subsequent expansion of I1 properties to the south and west of our parcels demonstrate that need especially in our area.

g. The community or area, as defined by the presiding body, will derive benefits from the proposed amendment.

The influx of new, or the expansion of existing businesses in need of this zoning helps greatly to advance and stabilize a communities economy through job growth, and increased sales and property taxes.

Table 3.5 Use/Zone Matrix

Use Category-Definition. See Chapter Nine for complete description.	Specific Use Type	URBAN RESIDENTIAL										NONRESIDENTIAL										Use-Specific Standard
		R-1	R-2	R-3	R-4	R-5	R-6	R-7	R-8	R-9	R-10	B-1	B-2	C-1	C-2	I-1	I-2	CSR	M-U			
RESIDENTIAL																						
Household Living - residential occupancy of a dwelling unit by a "household"	Business Residence												A	A	A	A	C	C		C	A	4.3.I
	Rooming/Boarding House							C	C	A	A	C	A	C	C	C						
	Two Family Dwelling ³				A	A	A	A	A	A	A	A	C	C								
	Single-Family Detached	A	A	A	A	A	A	A	A	A	A	A	C	C	C					A		4.3.N
	Duplex ³					A	A	A	A	A	A	A	C	C	C							
	Multifamily ³							A	A	A	A	A	A	A	A					A		4.3.O
	Stacked Dwelling							A	A	A	A											
	Residential Subunits/Accessory Units	A	A	A	A	A	A	A	A	A	A											4.1.G
	Agricultural Labor Housing	A																		A		
	Single-Family Attached						A	A	A	A	A	A	C								A	
	Manufactured Housing Park							C	C	C	C	C	C	C		C						4.3.F
	All Other Housing Living							A	A	A	A	A	C	C	C						A	
Home Occupation	Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A	A	A						A	4.1.H
	Small Group Living Facility	A	A	A	A	A	A	A	A	A	A	A	A	C	C	C				C		4.3.Q
	Large Group Living Facility (includes secure facilities)						C	C	C	C	C	C	C	C	C	C				C	C	4.3.Q
	Unlimited Group Living Facility								C	C	C	C	C	C	C	C				C		4.3.Q
INSTITUTIONAL & CIVIC																						
Colleges and Vocational Schools - colleges and institutions of higher learning	Colleges and Universities						C	C	C	C	C	C	C	A	A	A	C	C	C	A	A	
	Vocational, Technical & Trade Schools													C	A	A	A	C	C	A	A	
	All Other Educational Institutions													C	C	C	C	C	C	C	A	
Community Service - uses providing a local service to the community	Community Activity Building	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	C				A	A
	All Other Community Service	C	C	C	C	C	C	C	C	C	C	C	A	A	A	C	C	C	C	A	C	
Cultural - establishments that document the social and religious structures and intellectual and artistic manifestations that characterize a society																						
	Museum, Art Galleries, Opera Houses, Libraries	C	C	C	C	C	C	C	C	C	C	A	A	A	A	C	C	C	C	A	A	
Day Care - care, protection and supervision for children or adults on a regular basis away from their primary residence for less than 24 hours per day																						
	Home-Based Day Care (1-12)	A	A	A	A	A	A	A	A	A	A	A	A	A	C	C				C	C	
	General Day Care	C	C	C	C	C	C	C	C	C	A	C	A	A	A	C	C			C	C	

Table 3.5 Use/Zone Matrix

[illegible]

Table 3.5 Use/Zone Matrix

		URBAN RESIDENTIAL										NONRESIDENTIAL									
Use Category-Definition. See Chapter Nine for complete description.	Specific Use Type	R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	L-0	I-1	I-2	M-U	Use-Specific Standard
COMMERCIAL																					
Entertainment Event, Major - activities and structures that draw large numbers of people to specific events or shows	Indoor Facilities	C											C	C	C	C				C	C
	Outdoor Facilities	C														C	C	C	C	C	C
Lodging - hotels, motels and similar establishments	Hotels & Motels														A	A	A	C			A
	Bed and Breakfast (1-3 guest rooms)	A	A	A	A	A	A	A	A	A	A	A	A	C	C	C	C				4.3.H
	Bed and Breakfast (4-5 guest rooms)	C	C	C	C	C	C	C	A	A	A	A	C	C	C	C					4.3.H
Office - activities conducted in an office setting and generally focusing on business, government, professional, or financial services	General Offices											A	A	A	A	A	A	C		A	A
	Office with Drive-Through												C	C	C	A	C	C		A	A
Parking, Commercial - parking that is not necessary to serve a specific use and for which fees may be charged	All											C	C	A	A	A	A	A	A	A	C
Recreation and Entertainment, Outdoor - large, generally commercial uses that provide continuous recreation or entertainment-oriented activities	Campgrounds and Camps (non-primitive)	C													A	A				C	4.3.E
	Resort Cabins and Lodges	C																		C	
	Swimming Pools, Community	C	C	C	C	C	C	C	A	A	A	A	A	A	A	A	C			A	A
	Shooting Ranges, Outdoor																	C	C	C	
	Amusement Park														C	C				C	C
	Drive-In Theater														C	C				C	C
	Miniature Golf														A	C				A	C
	Riding Academy, Roping or Equestrian Area	C	C																	C	
	Zoo														C	C				C	
	All Other Outdoor Recreation	C												C	C			C	C	C	C
	Health Club											C	C	A	A	A	A	C		A	A
	Movie Theater												C	A	A	A	A	C		A	C
	Skating Rink													C	A	A	A	A	C	A	C
	Arcade													C	A	A	A	A	C	A	C
Recreation and Entertainment, Indoor - large, generally commercial uses that provide indoor recreation or entertainment-oriented activities including health clubs, movie theaters, skating rinks, arcades	Shooting Ranges, Indoor													C	C	C		C	C	C	
	All Other Indoor Recreation												C	A	A	A	A	C		A	C

Table 3.5 Use/Zone Matrix

Use Category-Definition. See Chapter Nine for complete description.	Specific Use Type	URBAN RESIDENTIAL										NONRESIDENTIAL										Use-Specific Standard		
		R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-0	B-1	B-2	C-1	C-2	I-0	I-1	I-2	C-R	M-U			
Retail Sales and Service - firms involved in the sale, lease or rental of new or used products to the general public. They may also provide personal services or entertainment, or provide product repair or services for consumer & business goods	Adult Entertainment														A	A	A	A	C		C		4.3.B	
	Alcohol Sales, retail														C	C	C	C	C		C			
	Bar/Nightclub														C	C	C	C	C		C			
	Animal Care/Boarding/Sales, Indoor	A													A	A	A	C	A					
	Animal Care/Boarding/Sales, Outdoor	C														C	C	C	C	A				
	Delivery and Dispatch Services (vehicles on-site)														C	C	A	A	A		C			
	Drive-through Uses (Restaurants)														C	C	C		C					
	Drive-through Uses (Retail)														C	C	C		C					
	Food Service, Catering														A	A	A	A	A			A		
	Food Service, Restaurant (including alcohol sales)														A	A	A	A	C		A	C		
	Farm Implement/Equipment Sales/Service															A	A	C	A	A				
	Farmer's Market/Flea Market														A	A					C		4.3.C	
	Feed Store															A	A		A	A				
	Fuel Sales, automotive/appliance														A	A	A	A	C	A	A			
	Fuel Sales, heavy vehicle																C	C	A	A				
	General Retail Sales, Indoor operations, display and storage														A	A	A	A	C	C		C		
	General Retail Sales, Outdoor operations, display or storage															C	C	A		C				
	Landscaping Materials Sale/Greenhouse/Nursery	C	C	C	C	C	C	C	C	C	C	C	C		A	A	A		A	C	C			
	Manufactured Building Sales and Service															A								
	Produce Stands ²	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A		
	Rental Service, Indoor display/storage														A	A	A		A			A		
	Rental Service, Outdoor display/storage															A	A		A					
	Repair, small appliance												A	A	A	A	A		A			A		
	Repair, large appliance													A	A	A						A		
	Personal Services													A	A	A	A	C				A		
	All Other Retail Sales and Services													A	A	A	A	C				C		
Self-Service Storage - uses providing separate storage areas for individual or business uses	Mini-Warehouse									C	C				C	A	A	C	A	A		C		4.3.G
Vehicle Repair - repair service to passenger vehicles, light and medium trucks and other consumer motor vehicles	Auto and Light Truck Mechanical Repair														A	A	C	A	A					
	Body Shop														C	A	C	A	A					
	Truck Stop/Travel Plaza														C	A		A	A					
	Tire Recapping and Storage																							
	All Other Vehicle Repair															C		C	A					

Table 3.5 Use/Zone Matrix

Use Category-Definition. See Chapter Nine for complete description.	Specific Use Type	URBAN RESIDENTIAL										NONRESIDENTIAL										Use-Specific Standard
		R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	I-O	I-1	I-2	CSR	M-J	
Vehicle Service, Limited - direct services to motor vehicles where the driver or passengers generally wait in the car or nearby while the service is performed	Car Wash													A	A	A	C	A	A		C	
	Gasoline Service Station													C	A	A	C	A	A		C	
	Quick Lube													C	A	A	C	A	A		C	
	All Other Vehicle Service, limited													C	A	A		A	A			
INDUSTRIAL																						
Manufacturing and Production - firms involved in the manufacturing, processing, fabrication, packaging, or assembly of goods	Indoor Operations and Storage																					
	Assembly													A	A	A	A	A	A		A	
	Food Products													A	A	A	A	A	A		A	
	Manufacturing/Processing													C	C	A	A	A	A		A	
	Indoor Operations with Outdoor Storage																					
	Assembly														C	A	A	A	A		C	
	Food Products														C	C	A	A	A		C	
	Manufacturing/Processing															A	A	A	A		C	
	Outdoor Operations and Storage																					
	Assembly															C	C	A	A			
	Food Products															C	C	A	A			
	Manufacturing/Processing															C	C	A	A			
	All Other Industrial Service, including the storage of hazardous materials and explosives																	C	C	C		
Contractors and Trade Shops	Indoor operations and storage													C	A	A	C	A	A		A	
	Indoor operations and outdoor storage (including heavy vehicles)														C	A	C	A	A		C	
	Outdoor storage and operations																	C	A	A		
Junk Yard	Junk Yard																	C	C			4.3.D
Impound Lot	Impound Lot															C		C	C			
Heavy Equipment Storage/Pipe Storage	All																C	A	A			
Warehouse and Freight Movement - firms involved in the storage or movement of freight	Indoor Operations, Storage and Loading															A	A	A	A		A	
	Indoor Storage with Outdoor Loading Docks															C	A	A	A		C	
	Outdoor Storage or Loading																C	A	A			
	Gas or Petroleum Storage																C	C	C			
	Sand or Gravel Storage																A	A				4.3.K
	All Other																	C	C			
Waste-Related Use - uses that receive solid or liquid wastes from others, uses that collect sanitary wastes or uses that manufacture or produce goods or energy from the composting of organic material	Non-Hazardous Waste Transfer																	C	C	C		
	Medical/Hazardous Waste Transfer Station																		C	C		4.3.J
	Solid Waste Disposal Sites																		C	C		
	Recycling Collection Point												C	C	C	C	C	C	C			
	All Other Waste-Related																		C	C		

Table 3.5 Use/Zone Matrix

Use Category-Definition. See Chapter Nine for complete description.	Specific Use Type	URBAN RESIDENTIAL												NONRESIDENTIAL							Use-Specific Standard	
		R-R	R-E	R-1	R-2	R-4	R-5	R-8	R-12	R-16	R-24	R-O	B-1	B-2	C-1	C-2	I-O	I-1	I-2	CSR		M-U
Wholesale Sales - firms involved in the sale, lease or rental of products primarily intended for industrial, institutional or commercial businesses	Wholesale Business (No Highly Flammable Materials/Liquids)															A	A	A	A		A	
	Agricultural Products	C															C	A	A		C	
	All Other Wholesale Uses																C	A	A		C	
OTHER																						
Agricultural	Animal Confinement																	C	C	C		
	Dairy	C																C	C	C		
	Confined Animal Feeding Operation, Feedlot																	C	C	C		
	Forestry, Commercial	A																				
	Pasture, Commercial	A	A	A	A													A	A			
	Winery	C															C	C	C	C		
	All Other Agriculture	A	A	A	A														C	C		
	Airports/Heliports																C	C	C	C		
Aviation or Surface Passenger Terminal - facilities for the landing and take-off of flying vehicles or stations for ground-based vehicles, including loading and unloading areas	Bus/Commuter Stops	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	
	Bus/Railroad Depot													A	A	A	A	A	A	A		
	Helipads													C	C	C	C	C	C	C	C	
	All Other Aviation or Surface Passenger Terminal																	C	C	C		
	Oil or Gas Drilling	C																	C	C	C	
Mining - mining or extraction of mineral or aggregate resources from the ground for off-site use	Sand or Gravel Extraction or Processing	C															C	C	C	C	4.3.K	
	All Other Mining	C																	C	C		
	Telecommunications Facilities & Support Structures	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
Telecommunications Facilities - devices and supporting elements necessary to produce nonionizing electromagnetic radiation operating to produce a signal	Telecommunications Facilities & Support Structures	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	4.3.R	

¹ Only allowed as part of a mixed use development.

² Produce stands are allowed in residential zone districts only for products produced on the premises provided no hazards are created with parking, ingress, egress and signage and the operation does not disrupt the peace, quiet and dignity of the neighborhood. Produce stands in non-residential zone districts may include products produced off-premise and require a Temporary Use Permit.

³ In some zone districts, lots originally platted and zoned for detached dwellings require a Conditional Use Permit for attached units. See Section 3.3.

CITY OF GRAND JUNCTION, COLORADO

RESOLUTION NO. ____

A RESOLUTION AMENDING THE GROWTH PLAN OF THE CITY OF GRAND JUNCTION TO DESIGNATE APPROXIMATELY 12.0 +/- ACRES LOCATED AT 2202, 2202 ½ and 2204 H ROAD KNOWN AS THE REIGAN GROWTH PLAN AMENDMENT FROM MIXED USE TO COMMERCIAL/INDUSTRIAL

Recitals:

A request for a Growth Plan Amendment has been submitted in accordance with the Zoning and Development Code. The applicants have requested that approximately 12.0 +/- acres, located at 2202, 2002 ½ and 2204 H Road be redesignated from Mixed Use to Commercial/Industrial on the Future Land Use Map.

In a public hearing, the City Council reviewed the request for the proposed Growth Plan Amendment and determined that it satisfied the criteria as set forth and established in Section 2.5 C. of the Zoning and Development Code and the proposed amendment is consistent with the purpose and intent of the Growth Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION THAT THE AREA DESCRIBED BELOW IS REDESIGNATED FROM MIXED USE TO COMMERCIAL/INDUSTRIAL ON THE FUTURE LAND USE MAP.

Reigan Growth Plan Amendment

Parcel A, Reigan Simple Land Division and Lots 1 and 2, Ram's Subdivision

Said parcels contain 12.0 +/- acres (522,720 +/- square feet), more or less, as described.

PASSED on this _____ day of _____, 2009.

ATTEST:

City Clerk

President of Council