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File 1983-0026
Date 10/8/02

Project Name: 1026 Main Street – EMS Ambulance Service

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	*Summary Sheet – Table of Contents
X		Review Sheet Summary
X		Application form
X		Review Sheets
X		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X		Action Sheet			
X		Deed			
X		Development Application			
X	X	Impact Statement			
X	X	Site Plans			
X	X	Letter from Karl Metzner to Alvie Chavarria re: approved with conditions			
X		Letter from Walter Brandstoettner to Building Dept. re: request for variance – 6/10/83			
X	X	Letter from Bob Goldin to James Golden re: Fire Dept staff ask for B-2 code requirements to be waived – 7/1/83			
X		Signed Petition of property owners with objections to lease			
X		Special Use Criteria			
X		Letter from James Golden to Bob Goldin, Senior Planner re: forward of sheet containing itemization of estimate for cost of bringing to code-7/5/83			

IMPACT STATEMENT RE: PROPOSED MOVE OF MONUMENT E.M.S. FROM
549 SOUTH TENTH STREET TO 1026 MAIN STREET

Monument E.M.S. ("The Company") is an ambulance service providing medical transport for residents of Grand Junction and Mesa County. The Company proposes to utilize the building and property at 1026 Main Street to house its business office and to provide a 24-hour residence for two of its employees while on duty. Only a small portion of the house (approximately 350 square feet) would be used as office space. The remainder of the house would provide a comfortable, home-like atmosphere for the personnel who are required to provide 24-hour emergency medical care and transport. Consequently, the Company would want to preserve the residential atmosphere of the building and the surrounding property. No changes are proposed for the exterior of the house or to the existing walks, drives or curbs.

Personnel: Monument E.M.S. employs eight full-time employees. Two of these people work in the business office which is open eight hours per day, five days per week. The other six people are Emergency Medical Technicians/Paramedics who work two at a time on 24-hour shifts.

Emergency Vehicle: The Company will utilize one ambulance for all emergency calls; however, one additional ambulance will be located on the premises to serve as a back-up vehicle if needed. It is expected that the one ambulance will be called out approximately eight times per day on the average. In past experience, the use of visual and audible signals in response to a call has been required less than three times per year. When the use of such signals has been necessary, they have not been activated until the ambulance was well clear of

the area. When responding to a call, accessing Main Street will present no hazard to either pedestrians or traffic as all normal safety precautions and speed limits are rigorously observed.

Office Traffic: Since the majority of our office business is handled through the mail, we experience minimal office traffic, averaging about two people per day. Consequently, this small number should present no parking problem for the area. The rear of the house and the adjoining driveway will provide sufficient off-street parking for employees.

Monument E.M.S. is presently located only four blocks from this proposed new site. Therefore, this move would not affect our response time in connection with the contract now in effect with the City of Grand Junction. Upon approval of this request for a Special Use Permit, the move can be accomplished with little or no inconvenience and no interruption in service.

SPECIAL USE CRITERIA SHEET

1. The location of the proposed new site would provide a good central location with adequate access to all areas in Grand Junction. Since the new site is only a short distance from our present location, there would be no significant change in our response time with the Grand Junction Rescue Squad.
2. Existing residential security is adequate for our purposes.
3. Main Street is four lanes wide at the proposed new site. This would be sufficient for our access needs to and from the site.
4. Peak usage of our business never exceeds what might be considered normal for a residential area. Although it is not possible to predict the frequency or timing of emergency calls, we expect to average approximately eight calls per day with access to the roadway not exceeding once per hour.
5. N.A.
6. There are no special requirements regarding safety. The site will be used primarily as housing for two employees. All normal safety precautions will be exercised during access to and from the roadway.
7. The building will be partially used for business office space (350 square feet) eight hours per day, five days a week. The rest of the building will be used as quarters for two employees on a 24-hour basis.
8. When responding to a call, accessing Main Street will present no hazard to either pedestrians or traffic as all normal safety precautions and speed limits are rigorously observed.

Since the majority of our office business is handled through the mail, we experience minimal office traffic, averaging about two people per day. Consequently, this small number should present no parking problems for the area. The rear of the house and the adjoining driveway will provide sufficient off-street parking for employees.

9. N.A.
10. N.A.
11. N.A.
12. N.A.
13. There would be no unusual accumulations of unrecyclable materials that cannot be dealt with by the normal city trash pick-up.

14. Monument E.M.S. is under contract with the City of Grand Junction to provide medical transportation under a two-tier system in conjunction with the Grand Junction Fire Department Rescue Squad. This attests to the need in the community for such a facility.
15. N.A.

○ ○ → Trash Pickup ←

11112 y

Garage

Garage

Employee Parking



Crews

Restroom

Living

office

Quarters

office

Ambulance Parking



Evergreen Trees

1021 Main Street

Egress

Ingress



THE UNDERSIGNED HAVE NO OBJECTIONS TO MONUMENT E.M.S. LEASING THE PROPERTY AT 1026 MAIN STREET, GRAND JUNCTION FOR THE PURPOSE OF AN OFFICE, AND A RESIDENCE FOR THEIR 24 HOUR PERSONNEL AS STATED IN THE IMPACT STATEMENT TO THE CITY-COUNTY PLANNING DEPT.

	NAME (print)	ADDRESS	SIGNATURE
1.	Donald E. Meyers	1048 Main, G.J.	Donald E. Meyers
2.	Betty Jo Miller	1062 Main G.J.	Betty Jo Miller
3.	BEN R MILLER	1062 MAIN G.J.	Ben R Miller
4.	Larry A. Orakood	1003 Road Apt 4 GJ	Larry Orakood
5.	Frankie Law	1019 Road G.J.	Frankie Law
6.	Carol McManus	1011 Road - G.J.	Carol McManus
7.	Edward McManus	1011 Road - G.J.	Edward McManus
8.	Cheryl Evans	1002 Road #10 GJ	Cheryl Evans
9.	TRACY Hutchinson	1003 Road #3 G.J.	Tracy Hutchinson
10.	MAURINE Wilson	1034 Road and GJ	Maurine Wilson
11.	JEAN Pouchard	1045 Road G.S.	Jean Pouchard
12.	MAYNARD L. DAVIS	1059 MAIN	Maynard L. Davis
13.			
14.			
15.			
16.			
17.			
18.			
19.			
20.			



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

May 2, 1983

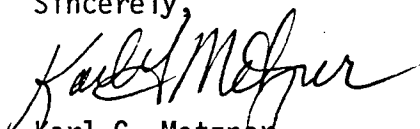
Mr. Alvie Chavarria
549 South 10th Street
Grand Junction, CO 81501

Dear Mr. Chavarria:

Your application for special use permit for Monument E.M.S. (ambulance service) at 1026 Main Street was received by this department on April 13, 1983. The application was sent for review on April 14, 1983, and review comments were received until April 25, 1983. Since no objections were received, the special use permit for an ambulance service at 1026 Main Street is hereby approved. This approval is subject to your proposal as submitted (attached) and subject to building code and fire code requirements as specified by the Fire Department review (attached). The use cannot commence until these code requirements are met. Any changes in the type or scope of the operation will require a re-review by this department.

Please let us know if you have any questions about this approval.

Sincerely,


Karl G. Metzner
City Planning Director

KGM/mm

Enc.

xc: Building Dept.
Wes Painter, City Fire Dept.
James Golden, Property Owner
✓ File

Monument * **EMS**

AMBULANCE SERVICE

549 South 10th St., Grand Junction, CO 81501

June 10, 1983

Building Dept.
City of Grand Junction
559 White Ave.
Grand Junction, Co. 81501

To whom it may concern:

I should like to request that a variance be allowed on the Building code as it may apply to our use of the structure located at 1026 Main St.

Please advise me if and when a hearing will be scheduled in connection with this appeal.

Sincerely,


Walter J. Brandstoettner
Manager-E.M.T.

Sec 502

June 23, 1983

Richard Hollinger
Chief Building Inspector
City of Grand Junction

Dear Dick:

The Grand Junction Fire Department has no objections to the granting of a variance to Monument Ambulance, located at 1026 Main Street in regards to bringing the existing building up to the requirements of a B-2 occupancy in regards to exterior fire rating.

We feel the new use of the building from residential to B-2 will not increase the fire hazard. The fire loading of the building will not be increased from it's previous use and potential for fire could decrease. In the City of Grand Junction last year, there were 56 residential fires as compared to 21 fires in assembly, office, and mercantile type occupancies. I am enclosing some national statistics concerning number of fires by major property use, property losses by major property use and civilian fire deaths and injuries by property use.

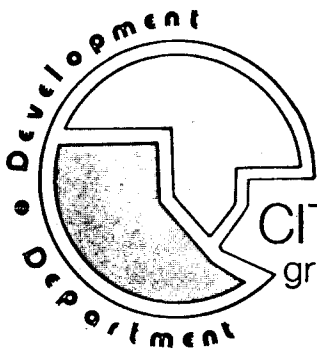
Hope this information will help resolve the problem concerning Monument Ambulance. If you have any further questions please call.

Sincerely,

Norman Noble

Norman Noble
Fire Prevention Officer

NN/hc



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

July 1, 1983

Mr. James Golden
Golden, Mumby, Summers & Livingston
P.O. Box 398
Grand Junction, CO 81502

Dear Mr. Golden:

Having discussed the situation at 1026 Main regarding the B-2 UBC requirements, Norm Noble of the Grand Junction Fire Department and Dick Hollinger of the Building Department have agreed that the B-2 code requirements be waived. This variance is granted through Sec. 502 of the UBC.

There is a stipulation of providing smoke detectors both up and down stairs. The Building Department should be contacted directly on this matter. The other stipulation will be that the ambulances be parked on the site and avoid parking them in front on the street. There appears to be adequate parking availability in the driveway to accommodate them.

If you have further questions or concerns, please contact this department. Thank you for your continued cooperation.

Sincerely,

Bob Goldin
Senior City Planner

BG/mm

Enc..

xc: Monument EMS
Dick Hollinger, Bldg. Dept.
Tom Brunson, Bldg. Dept.
Norm Noble, Fire Dept.
Karl Metzner
Kirk Pittman

File

File
Special Use
for Am. Service
26-83

Special Use file
Ambulance Service

JAMES GOLDEN
P. O. Box 398
2808 NORTH AVENUE, SUITE 400
GRAND JUNCTION, COLORADO 81502
303/242-7322

July 5, 1983

Mr. Bob Goldin, Senior City Planner
City - County Planning
Grand Junction-Mesa County
559 White Avenue, Room 60
Grand Junction, CO 81501

Re: 1026 Main Street

Dear Bob:

Thank you so much for your letter of July 1, 1983, setting for the waiver of the B-2 requirements for the proposed use of the referenced property.

I have contacted Mr. Manry, my contractor, and have directed him to contact Mr. Brunson of the City Building Department to arrange for the installation of the smoke detectors in the structure. I have advised Mr. Brandstoettner of Monument E.M.S. of your parking requirements, and he has agreed that his firm will meet those requirements.

Before we learned of the waiver, I advised you that I received from Manry a cost estimate to bring the property to code requirements and I had the improvements surveyed for purposes of establishing the relationship of the improvements to the property boundary lines. For whatever it is worth, I forward herewith a Xerox sheet containing an itemization of the estimate and a copy of an improvements survey from Colorado West Associates, Inc.

Sincerely yours,



James Golden

JG/j
Encs.

