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File # 984 - 0003

Project Name Pregnancy Crisis Center - The Baptist Church - SUP

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **e** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s **e** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
n **e** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
d **e** guide for the contents of each file.
 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.

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DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

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|---|---|--|---|---|---|
| X | X | Action Sheet | X | X | Letter from Hank Williams, Executive Director to Planning Commission re: DDA comments requested - 2/27/84 |
| X | | Development Application - 12/15/83 | X | X | Photos |
| X | X | Letter from Carol Hiatt, Committee Charirman for C.P.C. re: description of center - 11/10/83 | X | | Newspaper clippings |
| X | | Loan Policy | | | |
| X | | Letter from Karl Metzner to Nancy Bozarth, Board of Directors-Crisis Pregnancy Center re: appeal on 2/2/84 | | | |
| X | X | Certified letter from Janet Stephens to Nancy Witt, First Baptist Church re: parking and signage - 9/15/83 | | | |
| X | X | Certified letter from Janet Stephens to Nancy Witt, First Baptist Church re: comments - 11/30/83 | | | |
| X | | Petitions - (39 against) (227 in favor) | | | |
| X | | Handwritten notes | | | |
| X | | Site Plan | | | |
| X | X | Letter from Karl Metzner to Nancy Witt re: denial of permit - 1/27/84 | | | |
| X | X | Letter from Karl Metzner to Nancy Bozarth re: review comments - 2/6/84 and 2/14/84 | | | |
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PROJECT NARRATIVE

CRISIS PREGNANCY CENTER

The First Baptist Church of Grand Junction, Colorado, received its charter on Feb. 7, 1883 in Mayor Shank's office. The first church was built between 5th and 6th Streets on Grand Avenue where the public library now stands. The church outgrew the building shortly after the turn of the century at which time the property at 7th and Grand was acquired. Construction of the new church building was started in 1909 and completed in about 1914. Numerous additions have been made to the original building as the congregation has grown.

Last year was our centennial year, and as we celebrated our first 100 years, we started planning for our second century.

For a number of years our church leaders have felt that it was very important to purchase property as it became available in the immediate neighborhood to allow for future expansion. Therefore, when the property immediately north of our church ("Waters property") became available for sale, the congregation was asked to inspect the property to determine if the church should purchase it.

Although many felt the Waters property should be used for parking, the majority of the congregation felt the house would be of far greater value to the community and the church if a special form of outreach could be located in the home. At a general business meeting in June, the congregation voted to purchase the Waters property with the intent of creating a Christian outreach to the community.

After many, many hours of research by numerous people, three possible forms of outreach were decided upon: 1) a "Ronald McDonald"-type facility for families with critical ill members in the hospital, 2) a home for troubled youths, or 3) a center to offer an alternative to abortion. After much prayerful consideration, the church decided to use the home as a pregnancy crises center in cooperation with other churches in the community.

The congregation was very pleased with this decision because it met the following criteria:

1. It would serve as a Christ-centered way to serve our community.
2. The lovely home could be used as it is without changing its exterior appearance or creating a detrimental change in the neighborhood.
3. The pregnancy crisis center would pose no danger to the neighborhood (as might be the case with a battered-wife home or a home for troubled youths)

Attached is a letter from Carol Hiatt, Committee Chairman for Crisis Pregnancy Center which outlines in more detail the goals of the crisis center.

We expect 2 to 4 people to use the facility each day. In addition, 2 or 3 counselors will be available all day for counseling. We are also considering having a caretaker live on the premises to supervise the property and prevent vandalism.

A total of six parking spaces (including 1 handicapped space) will be provided on the property. Also, the church's main parking lot will be available during the week for additional parking.



over 1/2 way out of property line
Sunday 9-17

NH4387 NR3720

8:27 10-23-83

REVIEW SHEET SUMMARY

FILE NO. #3-84 TITLE HEADING Special Use Permit DUE DATE 1/26/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____

Pregnancy Crisis Center - 428 North 7th Street, Grand Junction, CO 81501

Petitioner: First Baptist Church

PETITIONER ADDRESS 720 Grand Avenue

ENGINEER Beck/Shrum and Assoc.

| <u>DATE REC.</u> | <u>AGENCY</u> | <u>COMMENTS</u> |
|------------------|---------------------|--|
| 1/17/84 | City Public Works | The designated handicap parking space between the garage and alley will probably result in partial blocking of alley with the garage in place and only eight feet of width available. All spaces parallel to the alley could cause problems. A car backing into the alley from the space North of the garage cannot see or be seen by north-bound alley traffic. Perhaps this alley should be one-way south-bound from Ouray to Grand. |
| 1/24/84 | City Engineer | <p>Parking layout has several disadvantages, because of off peak demand for parking associated with the Church. I recommend use of Church parking lot and no development of parking on this site for this plan</p> <p>The existing alleyway is very cramped for two way traffic without additional parking problems, removal of trees and avoidance of overhead utilities make this plan seem unnecessary for this type of facility.</p> |
| 1/20/84 | Public Service | <p>Gas & electric: no objections</p> <p>C.B. 1-17-84</p> <p>F.B. 1-19-84</p> |
| 1/26/84 | Planning Department | <p>Impact Statement: The request is for a special use permit for a church-related crisis pregnancy center. The property is located at 428 N. 7th St. Zoning is RMF-32, residential multi-family at 32 units per acre. The neighborhood as built is primarily single family residential. The structure lies within the federally designated "National Historic District".</p> <p>Per the Grand Junction Zoning & Development Code, Chapter 3, Section 3-19-7C, the segment of the 7th Street corridor from North Avenue to Struthers Avenue should retain existing uses and zones. In addition, per the Seventh Street Historical Corridor statement (GJZ & DC Chapter 3, Section 3-19-10H), structures within the SSHC should be preserved and protected as historically and architecturally significant. Further, the restoration of existing structures is preferred to new development. Any new, non-residential uses should not be allowed north of Grand Avenue. Therefore, in accordance with existing policies, the proposed use would be incompatible with adjacent uses.</p> <p>Site Plan:</p> <p>1. Parking is an issue in this development. On the site plan, it is shown directly off both the east-west and north-south alleys. According to the City Engineer and City public Works Departments,</p> |

(Planning Dept. - cont.)

cars backing directly into the north-south alley and parking parallel to the east-west alley present access problems. Sight-distance as well as partial blocking of the alleyways are of concern.

2. It is the recommendation of the City Engineer, that since this is a church-related use and a church lot is currently in existence, parking for the accessory use should be only on the existing lot in order not to exacerbate alleyway concerns.

3. The narrative stated that a total of 6 parking spaces including 1 handicapped space would be provided on the site. The summary (on the site plan) indicates that total parking provided is 8 spaces. The site plan itself shows 9 spaces, 2 of which are handicapped. The possible future removal of the garage and the removal of the landscaping would indicate future use of the entire rear area of the parcel for parking. Parking as shown is unacceptable due to access concern. Therefore, additional future parking would also be unacceptable. In addition, complaints by adjacent property owners in reference to this parcel and past parking practices have been received and reviewed.

4. If the existing church parking lot would be utilized as parking for the pregnancy center as well as for the church, the parking lot may have to be brought up to meet City Parking Standards. (Grand Junction Zoning and Development Code, Chapter 5, Section 5-5-1K)

5. Per the site plan, landscaping in the rear of the parcel would be removed. The removal of the trees indicated falls in line with expansion of the parking area. Landscaping removal, therefore, is unacceptable due to:

1. Access concerns and
2. Deletion of the buffering/screening effect that the vegetation provides.

6. A 6ft. privacy fence is shown to be constructed on the east half of the north property line. When buffering/screening directly affects adjacent property owners, their input as to method of screening can be useful. Height, type of screening, etc. can be negotiated prior to plan review. Maintenance of the fence was not mentioned in the narrative. Fences can become eyesores rather than screening devices when not maintained.

7. Signage must meet City Sign Regulations as per the GJZ & DC, Chapter 5, Section 5F.

8. The narrative mentioned that this clinic would be the only one in Grand Junction offering crisis pregnancy counseling and referrals. Is the petitioner aware of the services performed by the Women's Resource Center, Birthright and Colorado Christian Services?

9. What provisions have been made for pedestrian circulation? Will the entrance to the use be at the rear of the structure or will access be from the front area?

(Planning Dept. - cont.)

10. The narrative mentioned that an evening session may be held each week. According to the GJZ & DC, Chapter 5, Section 5-5-M, if parking areas are utilized after daylight hours, then those grounds must be provided with lighting facilities for safety purposes.

11. The property must be in compliance with all building and fire codes.

12. All other agency concerns must be resolved.

1/27/84 Transportation
 Engineer

Parking on this property (for other than single family use) should not be permitted. Since the existing church parking lot across the alley is probably not used 9 a.m. - 5 p.m. Monday-Friday, this could be used as a off-site parking facility if the zoning regulations would allow it.

1/27/84 Fire Depart.

I have reviewed the plans you sent to this department and the Fire Department would like to see smoke detectors installed on all levels of the home.

For the use that is proposed at this time, a fire escape from the second floor would not be required. Fire extinguishers will be required on all levels of the home.

The Fire Department has no objections to the special use permit. If I can be of further assistance, please give me a call.

Norman Noble, Inspector Fire Prevention Officer.

GJPC RECOMMENDATION

2/28/84

MOTION:

(COMMISSIONER TRANSMETTER) "MADAM CHAIRMAN, I MAKE A MOTION THAT ON THE QUESTION OF FILE #3-84, THE SPECIAL USE PERMIT FOR THE PREGNANCY CRISIS CENTER, THAT WE APPROVE THE SPECIAL USE PERMIT."

MOTION WAS DENIED BY A VOTE OF 3-2

A small sign will be placed on the outside of the home to indicate it is a pregnancy crisis center.

The location of this home makes it ideally suited for this type of service for several reasons. Perhaps the most important reason is its proximity to our church. This will allow for better supervision and coordination of activities between the pregnancy crises center and the church. Secondly, a residential neighborhood will provide a low-key atmosphere into which the women will arrive.

The church members feel that there is a real need for a pregnancy crisis center in Grand Junction. There is no other alternative to abortion available in Western Colorado at this time. Statistics tell us that there are over 40 abortions being performed weekly in Grand Junction by the abortion clinic.

The purpose of the pregnancy crisis center is to give a woman an alternative to abortion by helping her make a life and death decision at a critical time in her life. She will be offered a free pregnancy test and counseling from caring Christian women. She will be offered mental and physical help for herself and her unborn child. If she chooses to proceed with an abortion, she will not be abandoned, but can come back for counseling later if she wishes.

To date, rubbish has been cleaned from the yard, and the outside of the home has been painted and washed. In fact, the property is neater in appearance than it has been in years.

To provide privacy for the neighbors, the trustees will request permission from the adjacent property owners and the city to construct a higher fence on the north side of the property. In addition, as soon as the weather permits, we plan to resurface our main parking lot. We will also repaint the parking lot lines to redirect the traffic and parking away from the northern neighbors' properties. The Advisory Board will also have a member check with the neighbors each month to determine if there are any additional problems.

The Pregnancy Crisis Center will be responsible for paying the utilities, but the church will allow the center to use the property rent free because of our commitment to providing this service to the community.

In conclusion, the members of the First Baptist Church respectfully request approval of this special zoning because we truly believe that we can provide a real service to our city as well as Western Colorado as we try to minister to the needs of real people with real problems in a way that our Lord teaches us to do.

Virginia K. & Theodore S. Jordan
440 N. 7th St.
Grand Junction, CO 81501
#3-84

HBMB Assoc.
640 Grand Avenue
Grand Junction, CO 81501
#3-84

NANCY BOZWORTH
480 Colorow Drive
Grand Junction, CO 81504
#3-84

Crone, Viola J.
742 Grand Ave.
Grand Junction, CO 81501
#3-84

Fern B. Cook
737 Ouray Avenue
Grand Junction CO 81501
#3-84

Brodine, Marvin L. & Thelma V.
735 Ouray
Grand Junction, CO 81501
#3-84

Gary D. DeRush
110 Mantey Heights
Grand Junction CO 81501
#3-84

Mast, Pauline M.
445 N. 7th St.
Grand Junction, CO 81501
#3-84

Mary Anne Hutchins
385 Explorer Ct. #4
Grand Junction CO 81501
#3-84

Hasty, David Joe
433 N. 7th St.
Grand Junction, CO 81501
#3-84

Etta P Sickenberger
710 Ouray Avenue
Grand Junction CO 81501
#3-84

Berry, Jack D.
417 N. 7th St.
Grand Junction, CO 81501
#3-84

Grand Valley Investors Grp.
726 Ouray Avenue
Grand Junction CO 81501
#3-84

Bley, Amora L. & Wilhmetta, Jo Cortese
407 N. 7th St.
Grand Junction, CO 81501
#3-84

John D. & D.D. Spendrup
746 Ouray Avenue
Grand Junction CO 81501
#3-84

Mancel E. & A. S. Page
P. O. Box 1706
Grand Junction CO 81502
#3-84

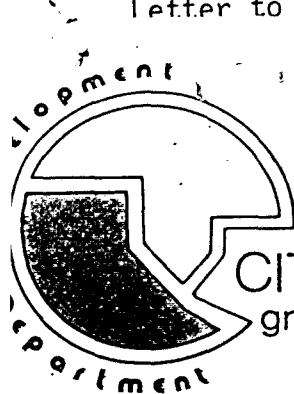
Paul C. & A.V. Anderson
520 North 7th Street
Grand Junction CO 81501
#3-84

Mancel E. & Anna S. Page
754 Grand Avenue
Grand Junction, CO 81501
#3-84

Harold P & Marilyn M Olson
505 North 7th Street
Grand Junction CO 81501
#3-84

Beck-Shrum & Assoc
215 Pitkin Ave #203
Grand Jct. CO 81501
#3-84

First Baptist Church
740 Grand Avenue
Grand Jct. CO 81501
#3-84



CITY - COUNTY PLANNING

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

(303) 244-1628

September 15, 1983

CERTIFIED RETURN RECEIPT
P 201 469 894

First Baptist Church
c/o Nancy Witt
2263 Kingston Road
Grand Junction, CO 81503

243-3236

Dear Ms. Witt:

Per our telephone conversation of September 14, we discussed the following items. The discussion was in reference to the First Baptist Church, located at 720 Grand Avenue, and the use of the residential zoned (RMF-32) property at 428 7th Street just north of the church. A letter of 6/28/83 was sent to the church describing the situation and requirements. (Enclosed is a copy)

- The only parking allowed on the residential lot is that associated with the use of the house. Should the church require an expansion of parking onto the residential lot, then the special/conditional use process must be followed. This is an eight-week process initiated by the petitioner through the Planning Department. (Enclosed is a process sheet)
- Blockage of the alley or use of the alley for parking is unacceptable. Alleyways exist for the use of service vehicles and utility easement purposes only. Current City policy is that alleyway use for private parking lots is discouraged and/or not permitted. The City Transportation Engineer has jurisdiction in this area per the Model Traffic Code for Colorado Municipalities, Ordinance No. 1718. (A copy of a portion of the ordinance is enclosed.)
- Signage (Handicapped Parking) or any other signage cannot be allowed on the utility pole in the alley. In addition, the signage posted on the fence and the garage of the residential property needs to be removed. The signage (per our conversation) indicates that the parking is to be utilized by churchgoers and has no relationship with the residential use. This action constitutes an expansion of use by the church. Therefore, the planning process must be initiated should the church desire to pursue this use. Otherwise, per the Grand Junction Zoning and Development Code, Chapter 12, appropriate proceedings will be undertaken by the City. The normal procedure involves the issuance of a "Cease and Desist" order when noncompliance with the Code is discussed.

It is my understanding that a General Business Meeting of the church will be held a week from today. At that time, a decision concerning long-term use of the 428 7th Street property will be made.

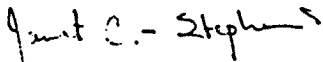
Please contact me for information about the planning process procedures to be followed based upon the use decision of the church.

I will be happy to work with you in mitigating concerns and reaching solutions concerning the church and its future land use plan.

I will need to hear from you within 14 days concerning your decision on the long-term use of the property as well as whether or not you will pursue the handicapped parking.

I hope that these issues can be resolved without enforcement action being initiated by this Department.

Sincerely,



Janet C.-Stephens
City Planner

Enc: letter-June 28, 1983
business card
ordinance
application process

xc: Bob Mulder, Chairman - House Committee, First Baptist Church
Karl Metzner, City Planning Director
Jim Bragdon, City Transportation Engineer ✓



CITY - COUNTY PLANNING

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

(303) 244-1628

June 28, 1983

First Baptist Church
720 Grand Avenue
Grand Junction, CO 81501

Dear Sirs:

We have received information that the church has purchased the property at 428 7th Street. You should be aware that the expansion of church facilities onto this property is not a use by right under the Grand Junction Zoning and Development Code, but must be processed through the special/conditional use procedures. This requirement would apply both to the use of the grounds for parking and for the use of the structure for church related activities. Since we have already received notice of neighborhood objections, approval for a parking lot would be unlikely.

If you do intend to use the property for non-residential purposes, you should contact one of the city planning staff, as early as possible, to discuss application requirements and procedures. This would help greatly to reduce last minute problems and delays as well as assisting you with your own future planning.

Thank you for your cooperation.

Sincerely,

Karl G. Metzner
City Planning Director

KGM/mm

Carol Hiatt
Committee Chairman for C.P.C.
584 Ford Street
Grand Junction, CO 81504

November 10, 1983

The following will be a description of the new community service; Crisis Pregnancy Center. Our center will be one in an already existing network of centers located in cities across the United States, including Denver, Pueblo, Colorado Springs, and Ft. Collins. It is introduced to us and the training is provided through a council from Washington D.C. However our center will be incorporated independently as a non-profit organization.

Under current plans we will open March 7, 1984. The Center will be open 9:a.m. - 5:p.m. Monday through Friday, 10:a.m. through 2:p.m. Saturdays, and possibly one evening per week to 8:p.m. to be of service to working men and women.

We expect to see three to four clients per day. We will be offering free pregnancy testing and referral, as well as trained counselors, housing in private homes if needed, financial assistance when possible, education concerning childbirth and abortion, and practical support and encouragement to women who need help dealing with an unplanned pregnancy.

There will be a director there on the premises during office hours who will be required to have a masters in counseling plus extensive experience. There will also be 1 or 2 trained volunteers there during office hours.

There is more than adequate parking in the rear of the facility which we have already received permission to use from First Baptist Church who owns the parking lot.

There will also be a 24 hour Crisis Pregnancy Hotline which will be forwarded after hours to trained crisis counselors.

We will be taking care of the grounds and house so that its appearance will be an asset to the surrounding neighborhood.

The goal of this center will be to work in co-operation with Doctors, concerned citizens, and public agencies to provide proper health care, education, financial assistance, and emotional support and encouragement to women and families experiencing a Crisis Pregnancy.

We have completed a community survey and found there are no other centers offering adequate free services in all these areas, so we know this will be an asset to our community.

Carol Hiatt

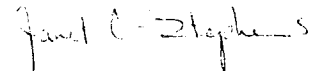
Letter to Nancy Witt/First Baptist Church
November 30, 1983
Page 2

I have enclosed a copy of the City of Grand Junction Application Process. This outlines the procedures to be followed should the lease agreement be instituted and the Conditional Use process review become necessary. Application submittal is accepted the first working day of each month and involves an eight week timeframe. Two public hearings are held at which the petitioner must be present. Final decision on the application of approval, approval with conditions or denial is rendered by the City Council at the completion of the review process.

It is my understanding that a general business meeting of the church will be held on December 14. Please contact me when it has been decided whether or not the proposed Crisis Pregnancy Center is to be operated under a lease agreement. If it is decided by the church that the proposed Center should be operated on a lease basis, we will need to schedule a Conditional Use pre-application conference at that time.

If I can answer any questions or be of further assistance, please contact me at 244-1628.

Sincerely,



Janet C.-Stephens
City Planner

JC.-S/sw

xc: Karl Metzner, City Planning Director
Bob Mulder, Chairman-House Committee

Enclosure



CITY - COUNTY PLANNING

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

(303) 244-1628

Certified Return Receipt #
P 462 984 223

January 27, 1984

Nancy Witt
Chairman - Board of Trustees - 1st Baptist Church
2263 Kingston Road
Grand Junction, CO 81503

Dear Ms. Witt,

The request for the special use permit - Crisis Pregnancy Center - proposed at 428 north 7th Street was received and reviewed by this office as well as being sent to City Public Works, the City Engineer, the Transportation Engineer, City Fire Department, Mountain Bell and the Public Service Company. A copy of the review comments received are attached.

Denial or approval of a special use must be based on the criteria established in section 4-8 of the City Zoning and Development Code. Review of the request has indicated criteria A, B, and G are not met and this permit must therefore be denied. Failure to meet the criteria are based on:

1. Nonconformance with the 7th Street corridor policies.
2. Site plan incompatibility due to parking, traffic circulation, and screening/buffering.

The church may appeal this decision by notifying the Planning Department in writing. The application and decision will then be referred to the Grand Junction Planning Commission at the first available meeting per the Grand Junction Zoning and Development Code, Chapter 4, Section 4-5 - Special Uses.

If you should have any questions in reference to the review comments or this decision, please contact me at 244-1628.

Sincerely,

Karl Metzner
Planning Director

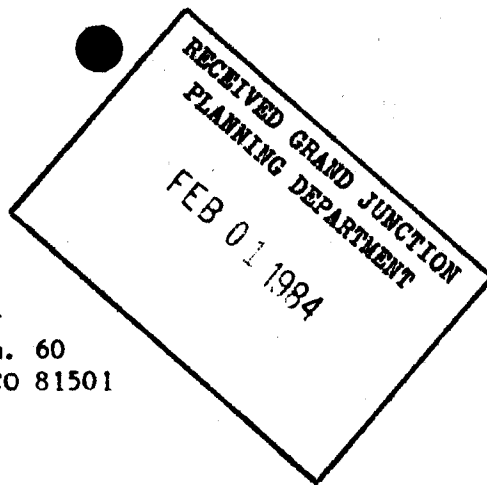
KM/kl

xc: Beck-Shrum & Assoc.
First Baptist Church
City Engineer
file # 3-84

encl.

Nancy Earth
Board of Directors
480 Colorow Drive
Grand Junction, CO 81504

January 31, 1984



Karl Metzner
Planning Director
559 White Ave. Rm. 60
Grand Junction, CO 81501

Dear Mr. Metzner:

With regard to the denial of the special use permit for the Crisis Pregnancy Center proposed at 428 N. 7th Street, the First Baptist Church wishes to appeal the decision of the Planning Department based on the following points.

City Public Works:

We will forego the use of the space between the garage and alley as parking spaces. The space north of the garage is used as a parking space and probably has been for quite some time. If the property were to be used as a residence this space would almost certainly be used for parking, but in view of the Public Works objections and because of available parking in the adjacent church lot which is within 200 feet, we would also forego this space for parking.

City Engineer:

The parking layout was only proposed because the planning department indicated that this should be done. We have no desire to turn this property into a parking lot. If, as the City Engineer has proposed, we can utilize the church parking lot we would be more than happy to do this. We also feel that this would be the most feasible alternative.

Planning Department:

We, as owners of this property, are very proud that this structure lies within the federally designated "National Historic District". We are not proposing a "new development", nor are we planning any major changes to the structure other than normal upkeep and maintenance. In compliance with the Grand Junction zoning and Development code, Chapter 3, Section 3-19-7C we are not requesting a zoning change, but rather a special use permit to allow a much needed community service.

Site Plan:

Points 1, 2 & 3. As stated previously we do not wish to turn the property into a parking lot. We only set up the proposed parking because the planning department indicated that this would be necessary. We would be willing to comply with any and all suggestions the planning department might have concerning the parking issue.

Point 4. If the existing church parking lot needs to be brought up to meet city parking standards for this purpose, we will bring it up to those standards.

Point 5. As indicated previously we do not wish to remove the existing landscaping.

Point 6. The six foot privacy fence was only a suggestion. It does not necessarily have to be built. We want to work with our neighbors on issues such as these, and we will naturally take their input into consideration. If the fence were to be built we would, of course, maintain it. As we have said, we as property owners have a vital interest in the appearance of our property. As indicated in the narrative we have already spent much time and effort in cleaning and upgrading the appearance of our property.

Point 7. We will comply with the city sign regulations.

Point 8. As Christians who are very concerned about the alarming growth in the abortion industry, we are naturally aware of the services which are available in the city of Grand Junction. We did not mean to imply that the Crisis Pregnancy Center would be the only source of counseling and referral. We do, however, believe that it would be the only one to offer such a wide range of services such as housing in Christian homes, clothing, baby items, etc. We would also like to point out that the Women's Resource Center does not offer alternatives to abortion but rather refers directly to the abortion clinic.

Point 9. Pedestrian ingress and egress will be, as it would be for a residence, from the front.

Point 10. If codes prohibit nighttime sessions then other arrangements will be made.

Point 11. We have complied with all building and fire codes.

Transportation Engineer:

The use of on site parking is not necessary since the church parking lot is available for this purpose. If however, on site parking is required for this use we will do whatever is necessary on the property to provide safe parking which meets all city requirements.

Fire Department:

Smoke detectors have been installed on all levels of the home. Fire extinguishers will be purchased and installed upon approval of use and before the Crisis Pregnancy Center opens.

In view of the aforementioned points and because of the apparent misunderstandings that have arisen between the First Baptist Church and the Planning Department, we request that the Planning Department review the decision for denial based on our answers to review comments. We also feel that neighborhood impact would be far less than for some of the specifically allowed uses. (Rooming/boarding house, housing for elderly, group home for retarded.) Any of these uses would cause greater traffic movement.

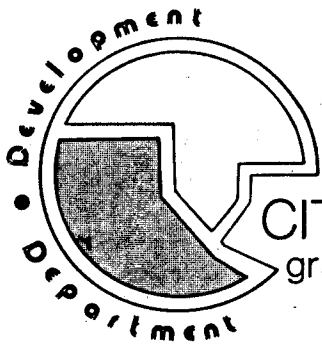
If the Department still feels it necessary to deny the use, we would like to have the Planning Commission consider the request.

Sincerely,

Nancy Bozarth

Nancy Bozarth
Board Member-First Baptist Church
Board of Directors-Crisis Pregnancy Center

xc: Beck-Shrum & Assoc.
First Baptist Church
City Engineer
Planning Department



CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501
(303) 244-1628

February 6, 1984

Ms. Nancy Bozarth
Board of Directors-Crisis Pregnancy Center
480 Colorow Drive
Grand Junction, Colorado 81504

Dear Ms. Bozarth:

I have reviewed your letter of January 31, 1984 and have carefully considered your responses to the review comments on the special use. I believe that the site plan and transportation concerns can be addressed to the satisfaction of the reviewing agencies.

However, the request is still not in compliance with the adopted Seventh street policies I mentioned in my previous letter. These policies specifically deal with a change of use rather than a physical change on the property. In the case of special uses, the planning department does not have the latitude to vary these policies.

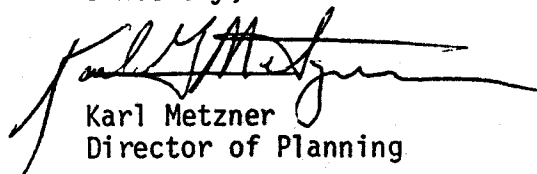
We will, therefore, forward your request for appeal to the planning commission on the basis of non-compliance with the policies. If the planning commission determines that the project does meet the intent of the policy, we can then work out the necessary amendments to the site plan.

Since the denial of the special use permit is now based only on the question of use, the planning commission shall make the final decision on the appeal in accordance with 4-5-2 E.1. of the Zoning and Development Code.

I will forward the appeal to the planning commission at their next workshop on February 7th and ask them to set a date to hear the appeal. I will notify you of the day, time and place as soon as they are determined.

Thank you for your cooperation.

Sincerely,



Karl Metzner
Director of Planning

KM/tt
xc: Nancy Witt
file

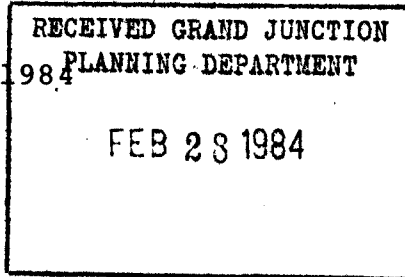
Grand Junction
Downtown Development Authority

200 North Sixth Street, Suite 204 P.O. Box 296

Grand Junction, Colorado 81502

Phone (303) 245-2926

February 27, 1984



Grand Junction Planning Commission
559 White Avenue
Room 60
Grand Junction, CO 81501

RE: 7th Street Historic Corridor


Gentlemen:

Our office has been contacted about proposed changes in that corridor along the North 7th Street Historic District. A majority of that corridor lies outside the boundaries of the DDA. However, the southern end of the historic district does lie within the boundaries of the DDA, and the 7th Street Historic District is seen as a major access area to the Central Business District.

We are aware that the City planning staff has done considerable study and work, some of it in association with the DDA, in adopting policies and procedures for the entire City. The existing policies and procedures are the end result of professional planning by trained individuals.

The DDA has been asked to write the Planning Commission concerning its position on proposed special uses within the historic district. The DDA has, as yet, taken no official position regarding any property outside the boundaries of the DDA, other than to request the Planning Commission to enforce the existing rules and regulations for the greater good of the City. The DDA remains willing to work with the Planning Commission and staff whenever we are called upon to do so.

Sincerely,



Hank Williams
Executive Director

HW:lo