



THE ALANO CLUB OF GRAND JUNCTION, LTD.

The Alano Club of Grand Junction is a non-profit organization registered with the State of Colorado, whose main objective is to provide a social establishment for recovering alcoholics and their families. This includes members of Alcoholics Anonymous, Alanon and Alateen. Membership is open to anyone with 30 days of sobriety and a desire to stop drinking.

The governing body of the Alano Club consists of an elected nine member Board of Directors, acting within the framework of the clubs charter and by-laws.

Although Alano of Grand Junction is not associated per se with Alcoholics Anonymous, Alanon or Alateen programs, meeting space for these groups are provided for their interest. In addition, the Alano Club interacts with community programs including ARU Bridge House, Work Release and Public Service Alternative Sentencing programs.

The club's social calendar ranges from outdoor camp-outs to indoor melodramas and talent reviews, with the primary objective being an alternative life style free from alcohol.

Also provided for its membership is a coffee shop. A small restaurant is planned for the near future. Future development at this time is upgrading and maintaining the facility.

Alano's present membership is approximately 180 members which fluctuates with the area's economy. Seldom, and only on special occasions, does the membership attend en masse.

Our central location is of paramount importance in serving the community's needs both for the present and the future since alcoholism is an item of perpetuity.

Our success and growth depend directly on our being responsible to the recovering alcoholic and being available to those who still suffer from the disease of alcoholism.

~~Joseph H. & Wilma M.  
Dryden  
3151 S. Jones  
Los Vegas, Nevada 89102~~

Domestic Violence Project of  
Mesa County  
P.O. Box 3480  
Grand Junction, CO 81502

American First Mortgage, Corp.  
1255 Brickyard Rd.  
Salt Lake City, Utah 81406

Dorothy M. Ingram  
Carl E. Cline  
3412 D Road  
Grand Junction, CO 81526

Grand Junction Covenant  
Christian Fellowship  
735 Teller Avenue  
Grand Junction, CO 81501

Warren A. Broderson  
Donald E. Riggle  
Samuel Parker  
2356 N. 7th Street  
Grand Junction, CO 81501

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Donnald E. Riggle  
Samuel Parker  
2356 N 7th Street  
Grand Junction, CO 81501~~

Ala

Joseph H. & Wilma M. Dryden  
3151 S. Jones  
Los Vegas, Nevada 89102

Alano of Grand Junction  
838 N 7th St.  
Grand Junction, CO 81501

James O. Organ, D.C.  
845 N. 7th Street  
Grand Junction, CO 81501

Church of Chirst in Grd. Jct.  
2893 F Road  
Grand Junction, CO 81501

Dale L. & Sharon K. Fenwick  
2337 A. Rattlesnake Ct.  
Grand Junction, CO 81503

Ronald D. & Rebecca C. Wride  
815 N. 7th Street  
Grand Junction, CO 81501

Darel & Michelle Sutton  
904 N. 7th Street  
Grand Junction, CO 81501

~~Domestic Violence Project of  
Mesa County~~

#36 85

(H)

7<sup>TH</sup> STREET



TULLER AVENUE



ALANO CLUB

#3685

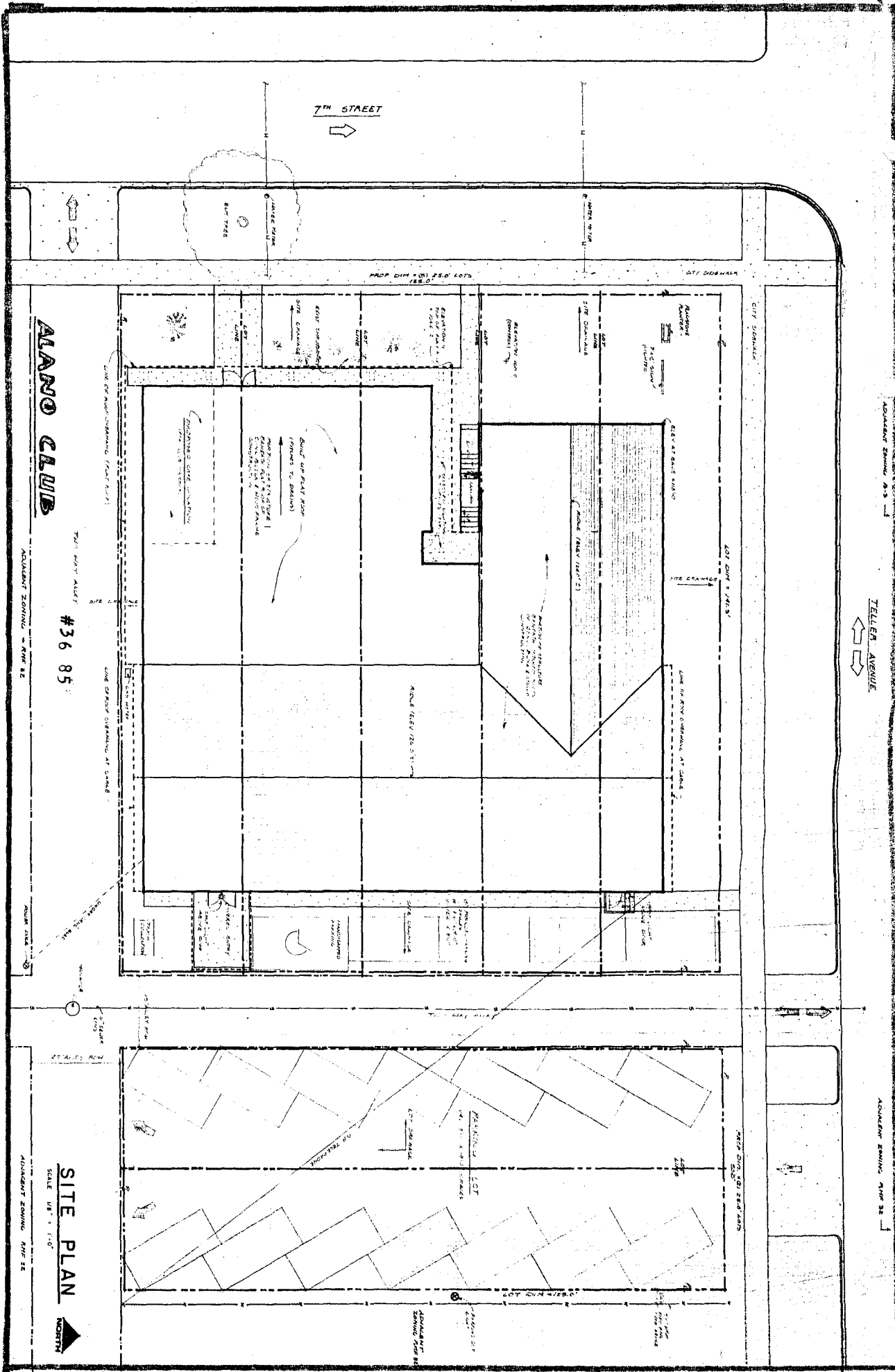
SITE PLAN



SCALE 1/8" = 1'-0"

ADJACENT ZONING - RWF 32

ADJACENT ZONING - RWF 32



# REVIEW SHEET SUMMARY

FILE NO. #36-85 TITLE HEADING Alano Club Conditional Use DUE DATE 12/16/85  
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Alano Club of Grand Junction,  
Wayne Meineke, Representative; 838 North 7th Street.  
Property owner: Church of Christ in Grand Junction / 2893 F Road/ Grand Junction, CO 81504  
Conditional Use for Membership Club in a RMF-32 Zone

PETITIONER ADDRESS 838 North 7th St./ Grand Junction, CO 81501

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
12/04/85	City Fire Dept.	The Grand Junction Fire Department has no objections to this conditional use. Building must meet Uniform Fire and Building Code requirements for this type of occupancy.
12/11/85	City Engineer	The concrete driveway section at the west end of the east-west alley (at 7th St.) is in poor condition. The driveway section at the north end of the north-south alley (at Teller) is also cracked and broken. There are also approximately 35 feet of detached sidewalk adjacent to 7th St. and Teller Ave. which are either broken or have raised at the joints. The City will fill the potholes in the east-west alley between 7th St. and 8th St. Bumper curbs or some type of physical barrier will be required between the north-south alley and the east parking area. The access at the south end of the parking lot should be limited to 25 feet maximum width at the alley.
12/17/85	City Planning	<ol style="list-style-type: none"><li>1. The exit from the parking lot into the east-west alley way should be limited to 25 feet in width with raised curb or anchored curb blocks to delineate egress limits (per existing City Policy). One exit arrow should be sufficient.</li><li>2. Curb blocks should be in place and anchored in the right of way of parking adjacent to the North-South alley. These must be positioned in such a manner that car overhangs do not extend into the alley.</li><li>3. Parking spaces must meet City parking standards. Striping, handicap insignia and arrows should be painted/repainted.</li><li>4. The North-South alleyway should be delineated by means of full length stripes on both sides of alleyway to show separation of alley/parking areas.</li><li>5. City Parks will provide new trees and will plant them in the right of way along Teller Ave. and 7th Street as part of the Street Tree Program upon request. We recommend that this be done to improve overall landscaping.</li><li>6. All signage requires a separate sign permit.</li></ol>

RESPONSE NECESSARY  
by Jan. 3, 1986

MOTION: "MR. CHAIRMAN, I RECOMMEND APPROVAL, SUBJECT TO STAFF COMMENTS AND SUBJECT TO PLANNING COMMISSION REVIEW IN SIX MONTHS WITH REGARD TO THE CONDITIONAL USE, PARTICULARLY WITH THE PARKING AND NOISE."

Alamo of Grand Jet  
Wayne Meineke (Rep)  
Dec 27, 1985

City Planning,

In response to items on Review Sheet Summary:

Concerning parking lot plan. We will conform to City Regulations in respect to marking layout (exits, spaces, arrows, etc.)

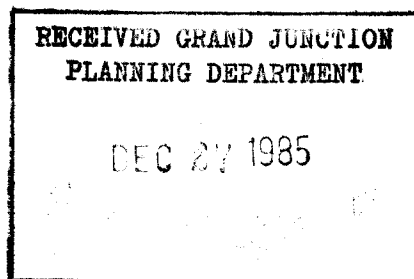
The alley ways will be marked and bumper curbs will be put in place to separate parking area

We would certainly appreciate more trees along 7<sup>th</sup> street and Teller Ave. We will coordinate with Don Hobbs as far as planting schedules, etc.

We were unaware that we needed a sign permit for our sign. We will go through proper channels and obtain the necessary permit.

Sincerely,

Wayne Meineke



#36 85

Alano of Grand Jct  
Wayne Memeke (Rep)

City Engineers,

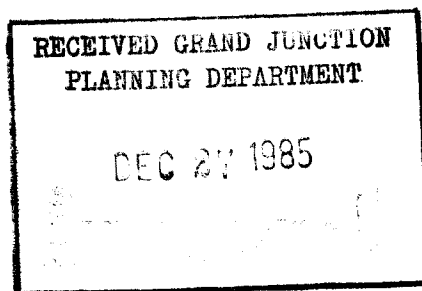
In response to items listed on Review Sheet Summary:

A. Bumper curbs will be installed according to parking lot regulations to provide barrier between east parking lot and North-South alley. All parking spaces and exits will conform to city regulations

Concerning sidewalk improvements and driveway sections in both alleys, we would like to request that these improvements be handled by the city. We are a non-profit organization and I have been advised that the city will consider this in their determination as to who will make these repairs.

Sincerely,

Wayne Memeke



#30 00

#36 85

WAYNE MEINEKE (RES)  
ALANO OF GRAND JUNCTION  
Dec 27, 1985

City Fire Department,

In response to comments on Review Sheet Summary:

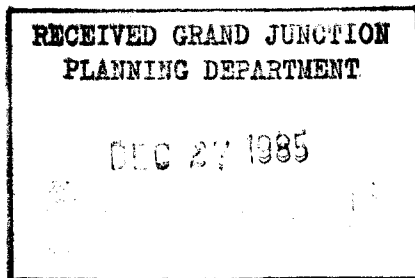
We have installed adequate fire extinguishers at all exits. There is a fire alarm system in operation.

The fire extinguishers were serviced and inspected by Colorado West Fire Extinguishers.

To my knowledge we meet all requirements according to Uniform Fire and Building Code

Sincerely,

Wayne Meineke



#36 85





Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501-2643  
(303) 244-1648

October 28, 1986

Mr. Wayne Meineke  
Alano Club  
838 North 7th Street  
Grand Junction, CO 81501

CERTIFIED

Dear Mr. Meineke:

As you may recall, one of the conditions set forth by the Grand Junction Planning Commission when the Conditional Use permit was approved for Alano Club, was that the project be reviewed in six months before the Planning Commission. Below are a number of deficiencies which, if not corrected, may prevent continuance of the permit for the Alano Club.

Regarding the approved site plan:

- 1) Parking space striping, directional arrows, and alleyway delineation have not been completed.
- 2) Most curb blocks (for each parking space) are broken, improperly anchored, or not anchored at all. Some are in the alleyway.
- 3) The 25' opening onto the east/west alley was not constructed with continuous concrete curbing as was required.
- 4) The indicated handicap space was not designated.

Other considerations:

- 1) You had indicated that plans for planting street trees might be in the works. Please provide further details.
- 2) Vehicles are being parked in the east/west alley even during times when spaces are available in the lot. It is the responsibility of Alano Club to prevent alley parking at all times.

11-20-86: Spoke w/ telephone receptionist named "Memory" at the Alano Club, they have moved to 11th & Colorado (no C. Use permit needed at the new location) so this item will not be scheduled for Planning Commission  
M.S.

Mr. Wayne Meineke  
October 28, 1986  
Page 2

- 3) My impression was that you would be able to provide a written agreement for overflow parking in the Kwik Kopy lot. Please submit one as soon as possible.

This item will be scheduled for review by the Grand Junction Planning Commission during the latter part of November, with a public hearing on December 2, 1986 (if the Commission feels that one is necessary).

The Planning Department has not received any negative comments from the surrounding neighbors to date. If the item is scheduled for public hearing, the neighbors will be notified and will have the opportunity to speak at the hearing either for or against the continuance of Alamo Club's Conditional Use permit.

I will not be making a report to the Planning Commission until mid- or late November, so if the outstanding site requirements are completed prior to that time, there is a greater chance that no hearing will be scheduled.

If I can answer questions or be of any assistance, please feel free to contact me at 244-1648.

Sincerely,



Michael E. Sutherland  
City Development Planner

MES/tt



# development summary



File # 36-85 Name Alano Club Date 1-10-86

PROJECT LOCATION: 838 North 7th Street (S.E. corner of 7th and Teller Ave.)

PROJECT DESCRIPTION: Conditional Use for Membership Club in RMF-32 Zone

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO		SATISFIED	NOT SATISFIED
Complies with adopted policies	X		Streets/Rights Of Way		X
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	N/A	
			Landscaping/Screening	X	
			Other: _____		

\* See explanation below

The City Engineer has recommended that the concrete driveway sections at the entrances to the two alleys be replaced as well as some sections of sidewalk along 7th and Teller. The petitioner requests that these improvements (if really necessary) be completed by the City since Alano is a nonprofit organization. A decision by Council is required.

### STATUS & RECOMMENDATIONS:

Due to close proximity to residential uses, the impacts of this club should be monitored and reviewed periodically.

### Planning Commission Action

Recommended approval subject to City Council decision regarding concrete replacement and subject to review in six months by the Grand Junction Planning Commission.