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File 1985-0036

Project Name Alano Club – 7<sup>th</sup> & Teller- Conditional Use

P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some									
re	С	instances, not all entries designated to be scanned by the department are present in the file. There are also documents									
se	a	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.									
nt	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick									
1	n e	guide for the contents of each file.									
	d	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 Ordinanaes Desolutions. Doord of Anneals, and other									
X	X	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.  Table of Contents									
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X	Λ	Application form									
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·X		Review Sheets									
		Receipts for fees paid for anything •									
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X	X	*General project report									
		Reduced copy of final plans or drawings									
X		Reduction of assessor's map									
		Evidence of title, deeds, easements									
		*Mailing list to adjacent property owners									
		Public notice cards									
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		Legal description									
		Appraisal of raw land									
		Reduction of any maps – final copy									
		*Final reports for drainage and soils (geotechnical reports)									
	<b></b>	Other bound or nonbound reports									
		Traffic studies									
		Individual review comments from agencies									
X	X	*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	X	Review Sheet Summary  Letter from Mike Sutherland to Wayne Meineke, Alano Club re: deficiencies									
A	A	not corrected – 10/28/86									
X	X	Planning Commission Minutes - ** - 1/7/86									
X	ļ	Notice of Public Hearing – 1/7/86									
X	W	Lease and Option Site Plan									
X	X	Site riali									
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### 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 Fellöwship 735 Teller Avenue Grand Junction, CO 81501 Warren A. Broderson Donald E. Riggle Samuel Parker 2356 N. 7th Street Grand Junction, CO 81501

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

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

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

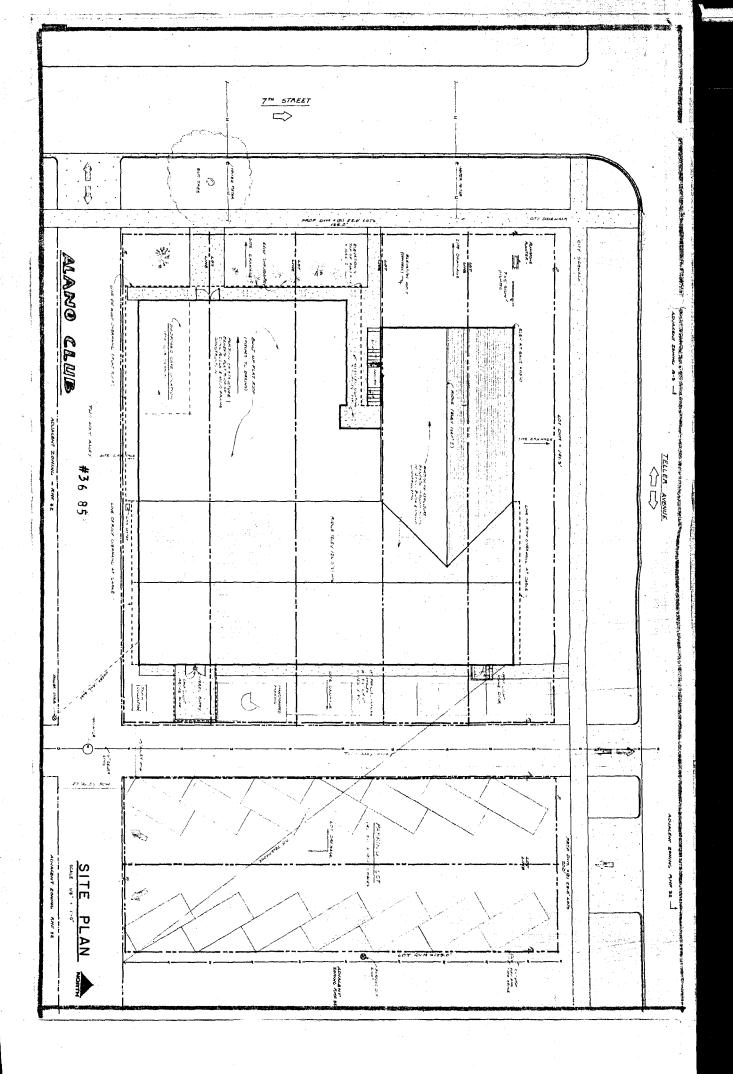
James O. Organ, D.C. 845 N. 7th Street Grand Junction, CO 81501 Church of Chirst in Grd. Jct. 2893 F Road Grand Junction, CO 81501

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



## REVIEW SHEET SULIMARY

		The second secon	
FILE NO#	36-85 TITLE HEADING	Alano Club Conditional Use	DUE DATE 12/16/85
ACTIVITY -	PETITIONER - LOCATION	- PHASE - ACRES Alano Club of Gr	and Junction.
Wayne Mei	neke, Representative;	838 North 7th Street.	
Property	owner: Church of Chr	ist in Grand Junction / 2893 F Roac	/ Grand Junction, CO 81504
		Club in a RMF-32 Zone	
PETITIONER	ADDRESS 838 North 7th	St./ Grand Junction, CO 81501	
ENGINEER			
DATE REC.	AGENCY	COMMENTS	
12/04/85	City Fire Dept.	The Grand Junction Fire Departme this conditional use. Building Building Code requirements for t	must meet Uniform Fire and
12/11/85	City Engineer	The concrete driveway section at west alley (at 7th St.) is in posection at the north end of the is also cracked and broken. The 35 feet of detached sidewalk ad Ave. Which are either broken or The City will fill the potholes tween 7th St. and 8th St. Bumpe physical barrier will be require alley and the east parking area.	oor condition. The driveway north-south alley (at Teller) ere are also approximately jacent to 7th St. and Teller have raised at the joints. in the east-west alley beer curbs or some type of between the north-south
12/17/85	City Planning	end of the parking lot should be width at the alley.  1. The exit from the parking low way should be limited to 25 fee or anchored curb blocks to deli	e limited to 25 feet maximum  of into the east-west alley t in width with raised curb heate egress limits (per
		existing City Policy). One exi- 2. Curb blocks should be in pla of way of parking adjacent to the must be positioned in such a man not extend into the alley.	ace and anchored in the right he North-South alley. These
		<ol><li>Parking spaces must meet Ci- ing, handicap insignia and arrow</li></ol>	ty parking standards. Strip- ws should be painted/repainted
	- Necessary	<ol> <li>The North-South alleyway sh of full length stripes on both separation of alley/parking are</li> </ol>	sides of alleyway to show
RESPONS Jan	REMETERIALITY 3.984	<ol><li>City Parks will provide new the right of way along Teller A the Street Tree Program upon re this be done to improve overall</li></ol>	ve. and 7th Street as part of quest. We reccommend that
		6. All signage requires a sepa	rate sign permit.

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."

Alano of Geard fet Wayne Memehe (Rep) Dec 27, 1985

City Planning,

In perponse to items on Revew Sheet Summary:

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

The alley ways will be marked and Bumper curses will be put in place to spparate parking area

We would certainly appreciate more trees along 7th street and Teller Ave. We will coordinate with Din Hobbs as face 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 reseasery permit.

Sincerely. Waigne Meinehe

RECEIVED GRAND JUNGTION PLANNING DEPARTMENT

DEC 27 1985

#36 85

alono of Grand fet Wayne Memeke (Rep)

City Engineer,

In perposse to items listed on Review Sheet Summay:

A Bumpu links will be installed according to parking let pepulations
to provide Barrier Between east parking let and Morth-South alley.

All parking spaces and exits well conform to city regulations

Concerning sidewalk improvements and diveway sections
in Both allegs, we would like to request that these improvements be
hundled 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.

Succeedy, Wayne Memeke

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

DEC 27 1985

#30 00

#36 85

WAYNE MENTEKE (ARES)

ALAND OF GRAND JUNGSTON

Doe 27, 1985

City Fire Department,

In sesponse to comments on Review Sheet Summary; We have installed adequate fire extinguishers at all exits, There is a five alarm system in operation. The fire extinguishers were serviced and inspected

by Colorado West Fire Extinguishers.

according to Uniform Fire and Building Code

Sincerely. Wayne Meineke

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

DEC 27 1985



X

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:

- 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:

- 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 Veceptinist named "Memory" at the Alamo Club, they have moved to 1th & Colorado (no C. Use permit needed at the new location) so this item will not be scheduled for Planing Commission M.S.

Mr. Wayne Meineke October 28, 1986 Page 2 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 Alaho 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 anwawer questions or be of any assistance, please feel free to contact me at 244-1648. Michael E. Sutherland City Development Planner MES/tt

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# 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 SUMI	ΜA	RY	(Major Concerns)				
POLICIES COMPLIANCE	YES	NO #	TECHNICAL REQUIREMENTS	SATISFIE	o s	NOT ATISFIE	<b>D</b> *
Complies with adopted policies	х		Streets/Rights Of Way			х	
Complies with adopted criteria	х		Water/Sewer	x			
Meets guidelines of Comprehensive Plan	х		rrigation/Drainage	N/	A_		
			Landscaping/Screening	х			
			Other:				

<sup>\*</sup> 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.