



Mesa County Chapter of the  
AMERICAN RED CROSS

EDUCATION CENTER  
506 Gunnison Avenue  
Grand Junction, Colorado

IMPACT STATEMENT/PROJECT NARRATIVE

This proposal is for a Special Use Permit for the Mesa County Chapter of the American Red Cross Education Center. The Education Center is to be located at 506 Gunnison Avenue, Grand Junction, Colorado (the northeast corner of the intersection of Gunnison Avenue and North Fifth Street). The area of the site is 18,750 square feet.

The proposed development for the Education Center does not require phasing the development. However, because of the very limited construction budget, it has been necessary for the Mesa County Chapter to solicit donations of time, material or money from the community to complete the project. This process should not affect the proposed schedule but could modify the extent to which the interior is finished.

The present land use zone for the site and surrounding properties is RMF64 (except for Hawthorne Park which is west of the site). Since the Education Center is to be located on a corner lot, only the two adjacent properties (to the north and east) may be impacted by the proposed use. Except for a minor view of the proposed parking lot, the property to the north is essentially screened from the proposed facility by an existing residential structure that will, at this time, remain unchanged. The proposed parking lot is on the east portion of the site. This portion of the site was previously used as a parking area when the site was a residential use so the impact to the property to the east should be minimal. The proposed improvements to the existing parking area should be welcomed by the adjacent property owners. The improvements to the existing structure (which is currently in very poor condition) will not modify the existing "residential" style and should also be welcomed and should help maintain the values of the neighboring properties. The vehicular movement from the parking lot is such that the primary exit is onto Gunnison Avenue. The secondary exit is into the existing alley to the north and is designed to somewhat direct vehicular flow to the west allowing direct access onto North Fifth Street.

The Education Center is fully compatible with the surrounding area and residents. Within the RMF64 zoning, "Community Facilities - Public and Private" uses such as "Cultural/Educational/Recreational Facilities (museums, art centers, libraries, ball parks & recreation halls) and Swimming Pools are allowed. The proposed facility will have considerably less impact (both visual and vehicular) on the neighborhood than those allowed uses.

The American Red Cross is a private non-profit organization chartered under the United States Congress in 1905. The Mesa County Chapter of the American Red Cross was formed in 1917. The primary use of the proposed Red Cross facility will be classroom spaces for teaching Red Cross First Aid and cardiopulmonary resuscitation (CPR) courses, training instructors for the Red Cross courses and other similar educational uses. The largest classroom is designed to accommodate approximately 25 people. The facility will also house the Mesa County Chapter administrative office as an accessory use. The Mesa County Chapter currently has a full time Executive Director and a part-time secretary. This facility will not be used as a "Disaster Facility."

The classes the Red Cross will conduct will have approximately 20 to 25 participants. The time of day any class will be held will vary depending on if it is an "open" class or if it is sponsored by a employer for his/her employees. In no case will the class extend later than 10:30 P.M.. The proposed site plan includes 21 parking spaces (with one space designated for the handicapped) which is sufficient to accommodate the vehicles that would be necessary for a class of 20 to 25 people. Classes larger than 25 participants are not anticipated.

Since "Cultural/Educational/Recreational Facilities" are allowed uses within the RMF64 zone, this educational facility meets the intent of the Grand Junction Zoning & Development Code. It is the opinion of the City Attorney that the term "Educational" is intended to mean "library" type uses and the proposed facility more closely resembles "school" type uses which requires a Special Use Permit. While the proposed use is somewhat more "structured" than library type educational facilities, the proposed use is considerably less structured than school type educational facilities. Because the proposed facility creates less impact than some of the allowed uses and the proposed facility more closely resembles an allowed use, the Mesa County Chapter of the American Red Cross believes the proposed facility should be an allowed use rather than a "special use." However, in order to expedite the process, the Mesa County Chapter is submitting this application for a Special Use Permit.

Kenneth & Cynthia Hardwick  
724 N. 5th Street  
Grand Junction, Colorado 81501

Jill S. Clifton  
P.O. Box 1853  
Grand Junction, Colorado 81502

Charles L. Brown  
535 Hill Avenue  
Grand Junction, Colorado 81501

Darla S. Greenbau  
541 Hill Avenue  
Grand Junction, Colorado 81501

Charles D. Hardy  
545 Hill Avenue  
Grand Junction, Colorado 81501

Donald & Annie Richardson  
559 Hill Avenue  
Grand Junction, Colorado 81501

Della Fazio  
735 N. 6th Street  
Grand Junction, Colorado 81501

Sec. of Housing & Urban Devel.  
719 N. 6th Street  
Grand Junction, Colorado 81501

Rosemary Faith  
623 Hill Avenue  
Grand Junction, Colorado 81501

Marjorie L. Montgomery/  
Edward J. Vaisvil  
P.O. Box 452  
Grand Junction, Colorado 81502

Bill R. & B.J. Dodd  
Box 937 Finance Center  
Colorado Springs, CO 80901

Lena Ingram  
Velma Addis  
602 Gunnison Avenue  
Grand Junction, Colorado 81501

Jill S. Clifton  
P.O. Box 1853  
Grand Junction, Colorado 81502

Glenda G. Hardrick  
528 Gunnison Avenue  
Grand Junction, Colorado 81501

E.E. Lewis Co.  
P.O. Box 1481  
Grand Junction, Colorado 81502

James H. & Shirley S. Mathews  
P.O. Box 40  
Delta, Colorado 81416

Williard & Barbara Jones  
463 Gunnison Avenue  
Grand Junction, Colorado 81501

John & M. M. Mancuso  
517 Gunnison Avenue  
Grand Junction, Colorado 81501

Vesta E. Larson  
527 Gunnison Avenue  
Grand Junction, Colorado 81501

Eli & Dora Fresquez  
1982 Cunningham  
Grand Junction, Colorado 81503

Alma C. & A. L. Lindsay  
543 Gunnison Avenue  
Grand Junction, Colorado 81501

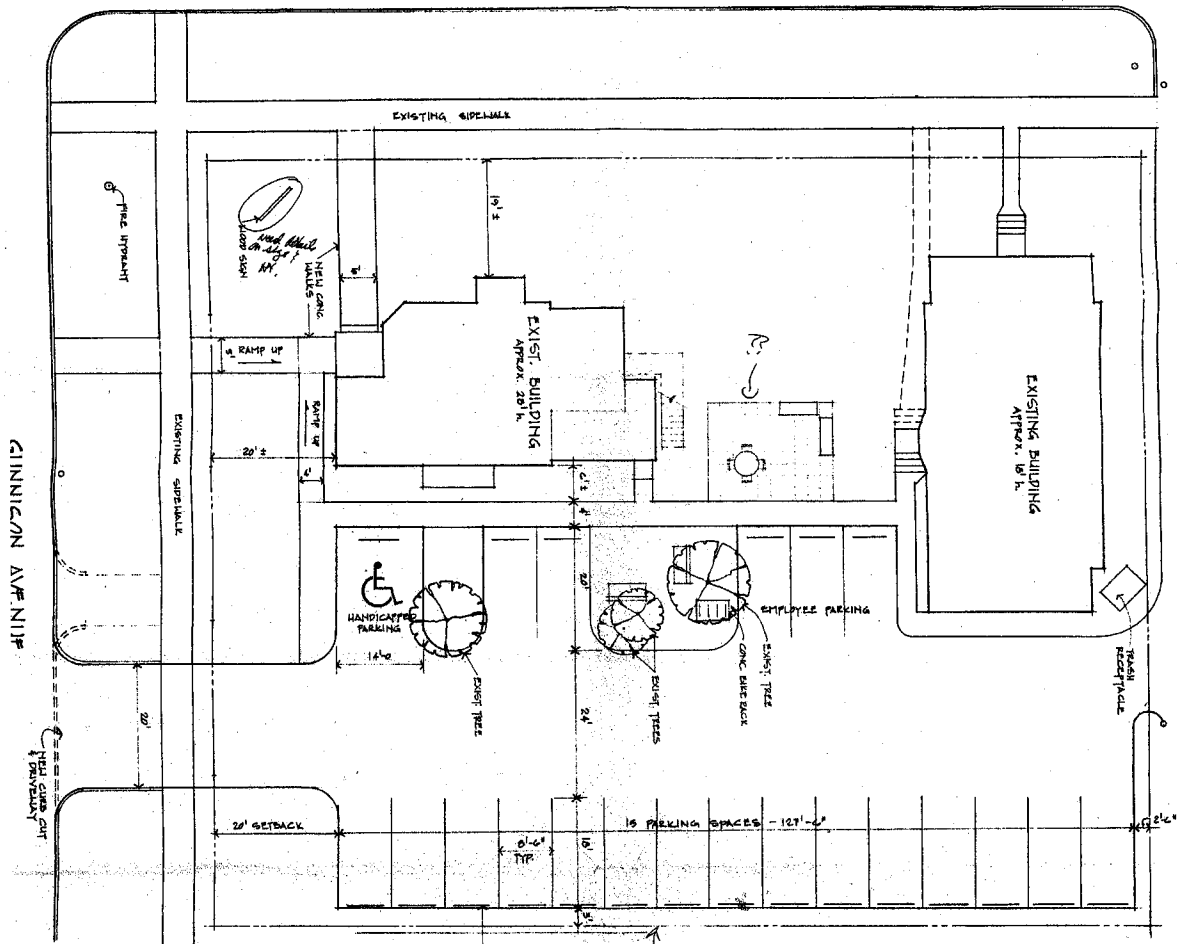
Fern I. Morford  
c/o Fern Elam  
545 Gunnison Avenue  
Grand Junction, Colorado 81501

Elizabeth G. Fulton  
634 N. 5th Street  
Grand Junction, Colorado 81501

Elizabeth G. Fulton  
634 N. 5th street  
Grand Junction, Colorado 81501



N. 5th STREET



*is this signed for both wheelchair? if so need to apply for application*

*requires signpost to be installed in front of building - 5' x 4' - 4"*

*CONG. LABEL SIGN ATTACH*

*handicap parking fence*

1000  
1000  
1000

Project Number  
Date

Meo County Chapter of the  
**AMERICAN RED CROSS**  
**EDUCATION CENTER**  
 502 Gunnison Avenue  
 Grand Junction, Colorado

1000  
1000  
1000

**Gregory S. Robson**  
 architecture & planning  
 1008 Main Street • (303) 243-2464  
 Grand Junction, Colorado • 81501

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Mesa County Chapter of the  
AMERICAN RED CROSS

EDUCATION CENTER  
506 Gunnison Avenue  
Grand Junction, Colorado

PROPOSED DEVELOPMENT SCHEDULE

- March 17, 1986 - Submit Special Use Permit application to City Planning Department.
- April 7, 1986 - Obtain Building Permit and begin construction process.
- April 21, 1986 - Raise existing building for installation of foundations.
- April 28, 1986 - Begin construction of foundations.
- May 5, 1986 - Begin interior and exterior remodeling.
- August 11, 1986 - Construction process complete, occupancy of premises by the Mesa County Chapter of the American Red Cross.

Please note that due to the volunteer nature of the labor, material and funding for the project this is a preliminary schedule and may be subject to change.

NEIGHBORHOOD MEETING  
re: Red Cross Facility

Attendees:

Gregg Kampf	P.O. Box 40	81502	242-4903
Betty Fulton	634 N. 5 <sup>th</sup>	81501	245-1634
CARL STRIPPEL	518 HILL	81501	243-5579
Lisa Ferguson	738 N. 5 <sup>th</sup> St.	81501	243-8702
GREG ROBSON	1003 MAIN STREET		243-2464
Mike Sutherland	City Planning		244-1648
Deane Kennell	424 N. 5 <sup>th</sup>		241-7421
O.K. Gleyter	525 Hill		245-0553
450 Hill	Swifts		
444 Hill	Gauley		243-5612



# REVIEW SHEET SUMMARY

FILE NO. 14-86 TITLE HEADING Special Use DUE DATE \_\_\_\_\_

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Red Cross & Education Center

Greg Robson/ 5th & Gunnison (506 Gunnison Ave.)

American Red Cross

PETITIONER ADDRESS 1227 N. 23rd St.

ENGINEER \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3-23-86	Engineering	Removal of the old curb cut and construction of the new driveway shall be in accordance with City Standards. The sides of the new driveway should be flared for improved ingress/egress. A permit will be required from City Engineering for all concrete work in the public right of way.
3-24-86	Fire Dept.	The Fire Department has no objection to the granting of a special use permit. The change in occupancy will require additional features, to be in compliance with the Uniform Fire Code.
3-31-86	Building Dept.	Verification of proposed use of second building on property (18' high) is required. Plans submitted for proposed change in use. From R-3 to B-2 appear to be preliminary. Final construction drawings should reflect compliance with Section 511 of the Uniform Building Code 1985 Edition for access to toilets and other facilities by the handicapped.
4-1-86	Planning Dept.	<ol style="list-style-type: none"><li>1) A six foot solid wood fence will be required along the east property line for buffering between this and the existing residential use.</li><li>2) Fencing and/or landscaping should be included along the east-west alley way to eliminate exiting onto the alley. Specifics should be discussed with the neighbor to the north of the alley.</li><li>3) Signage details and final location should be submitted prior to building permit clearance.</li><li>4) If the second building is to be used for <u>any purpose</u>, a rereview will be required by this office.</li><li>5) Landscaping exceeding 32 inches should be set back 15 feet from the north edge of the sidewalk to ensure no site distance problems.</li><li>6) Please investigate the Street Tree Program with City Parks for installation of trees in the right of way.</li><li>7) The southernmost Elm tree in the proposed parking area appears to be unhealthy. Suggest removal and replacement with another type of tree if it is diseased.</li><li>8) A final landscape plan must be submitted and approved prior to any installations.</li><li>9) A separate sign permit will be required.</li><li>10) All Uniform Building Code and Uniform Fire Code must be complied with for construction.</li><li>11) No Certificate of Occupancy will be released until all site work is complete.</li></ol>



# ACTION SHEET

Acres 18,750 #

File No. # 14-86

Units \_\_\_\_\_

Zone RMF-64

Density \_\_\_\_\_

## SPECIAL USE

Tax Parcel Number

2945-142 20-016  
994

Activity Red Cross Education Center

Phase \_\_\_\_\_

Common Location \_\_\_\_\_

Date Submitted \_\_\_\_\_ Date Mailed Out \_\_\_\_\_ Date Posted \_\_\_\_\_

\_\_\_\_\_ day Review Period Return by \_\_\_\_\_

Open Space Dedication (acreage) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_

Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_

### review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	X	S	X	U	V	W	X	X	Z	X	BB	CC	DD	EE	FF	GG		
<input checked="" type="radio"/> Development Dept.																																			
<input checked="" type="radio"/> City Public Works																																			
<input checked="" type="radio"/> City Engineer																																			
<input checked="" type="radio"/> Transportation Engineer																																			
<input checked="" type="radio"/> City Parks/Recreation																																			
<input checked="" type="radio"/> City Fire Dept.																																			
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<input checked="" type="radio"/> County Parks/Recreation																																			
<input checked="" type="radio"/> Comprehensive Planning																																			
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<input checked="" type="radio"/> G.J. Dept. of Energy																																			
<input checked="" type="radio"/> Walker Field																																			
<input checked="" type="radio"/> School District																																			
<input checked="" type="radio"/> Irrigation																																			
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<input checked="" type="radio"/> Water (Ute, Clifton)																																			
<input checked="" type="radio"/> Sewer Dist. (FV, CGV, OM)																																			
<input checked="" type="radio"/> Mountain Bell																																			
<input checked="" type="radio"/> Public Service (2 sets)																																			
<input checked="" type="radio"/> State Highway Dept.																																			
<input checked="" type="radio"/> State Geological																																			
<input checked="" type="radio"/> State Health Dept.																																			
<input checked="" type="radio"/> GJPC (7 packets)																																			
<input checked="" type="radio"/> CIC (9 packets)																																			
<input checked="" type="radio"/> OTHER																																			
<input checked="" type="radio"/> BUILDING Dept.																																			
																totals																			

**BOARDS** \_\_\_\_\_ DATE 4/15/86 Staff approval with stipulations outlined  
in reviews' comments & letter from Mr. Robson.

**STAFF** \_\_\_\_\_

#### APPLICATION FEE REQUIREMENTS





**Gregory S. Robson**  
architecture & planning

1003 Main Street • (303) 243-2464  
Grand Junction, Colorado 81501

April 4, 1986

Mr. Mike Sutherland  
City of Grand Junction Planning Department  
559 White Avenue, Room 60  
Grand Junction, Colorado 81501

re: American Red Cross Education Center

Dear Mr. Sutherland

As per our meeting on April 2, 1986 with some of the residents near the proposed American Red Cross Education Center, I am submitting, herewith, a revised Site Plan (sheet L-1). This drawing represents the modifications to the original plan as discussed at the meeting. The modifications include:

1. Eliminating the access from the parking area to the existing alley.
2. Adding a 3' high chainlink fence along the north property line from the east property line to the front of the existing duplex -- a distance of approximately 110 feet. I have not shown the requested curb extending west from this fence to the west property line because the likelihood of anyone parking on the lawn at that location is extremely remote and parking in that area is already illegal and a police matter. The added expense of this does not seem warranted, however, if you think it is necessary, the Red Cross will put it in.
3. Deleting one parking space to allow for the landscaping along the alley to the north of the parking area and to allow landscaping within the parking area to somewhat isolate three parking spaces for the existing duplex.
4. Adding a 6' high wood fence on the east property line.
5. Eliminating the free-standing lighted sign from the southwest corner of the property. In lieu of this sign, it was agreed that a surface mounted sign next to the front door would be installed.

In addition to the above modifications, the Red Cross agreed to restrict daytime classes to the hours between 9:00 A.M. and 3:00 P.M. to minimize traffic movement at the time when children will be going to and from school. This item has since been discussed with the Executive Director of the Mesa County Chapter of the American Red Cross and appears to be possible most of the time. However, because some employers schedule day long Red Cross classes for their employees, the Red Cross can only agree to try to restrict the hours.

I agreed to look at other locations for the second floor emergency exit and, if the exit cannot be moved, to landscape along the Fifth Street side to screen the stairway from view.

Since several of the modifications require changes to the landscaping, I will submit a revised Landscape Plan when such revisions have been made. In no case will the landscaping be less than what has already been submitted.

It is our understanding that the Planning Department will review the Special Use Permit 6 months after the date of the Certificate of Occupancy.

In looking at the chainlink fence along the north property line, I believe it will be necessary to include a gate in that fence to allow access from the Red Cross property to their trash pick-up location in the alley. At the meeting, there was a concern that a gate or path would encourage parking in the alley and on private property across the alley. Again, this is a police matter. It is also unrealistic to assume the Red Cross should not have the same convenient access to their trash service as the neighbor have.

The general impression I had of the meeting was the neighbors thought the facility would be a major source of traffic. This is not the case based on the history of the Red Cross. I also thought the neighbors had some very good ideas. I hope all of their questions were answered and that they will be happy to have the facility in their neighborhood. It is certainly the intention of the Red Cross to be good neighbors.

If you should have any questions or comments, please feel free to contact me.

Sincerely,



Gregory S. Robson  
architect

FILE COPY



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

April 15, 1986

Mr. Greg Robson  
1003 Main Street  
Grand Junction, CO 81501

RE: Special Use Application for the Red Cross Education Center

Dear Greg:

This letter will serve as the approval for the Special Use request at 506 Gunnison Avenue. The details of your letter dated April 4, 1986, the revised site plan, and those requirements specified in the Agency Review Comments are the approved details for the Special Use Permit.

When the final landscape plan is submitted, it will be reviewed for final approval as well.

Your cooperation in meeting with the neighbors was greatly appreciated, and I'm confident many concerns were satisfactorily addressed. Thanks also to Gregg Kampf for his participation.

Good luck with the project!

Sincerely,

Michael E. Sutherland  
City Development Officer

MES/tt

Enclosures

xc: File #14-85