

OMEGA REALTY

October 1, 1991

Grand Junction City Planning Department
250 N. 7th Street
Grand Junction, Colorado 81501

Re: 740 Gunnison Use

To Whom It May Concern:

Colorado West Regional Mental Health Center has purchased 740 Gunnison. The building has previously been used as a Church and since 1985 as Hilltop Rehabilitations' Physical Rehabilitation Center. Colorado West Regional Mental Health Center operates a non-profit Humane Care Treatment Facility providing mental re-habilitation services. The use of this facility will be similar to the previous use by Hilltop for their Physical Rehabilitation Program.

This facility will accommodate 3.5 staff and clerical workers, 2 Program Directors and 2 Administrators. Administrators and Program Directors travel throughout the Western Colorado and use the office for paperwork and staff meetings. The program has 14 outreach counselors which make home visits to patients in approximately 70% of their cases. Counselors spend approximately one to two hours per day and work approximately 3 to 4 days per week on paper work and in patient sessions in the office. Sessions with patients in the office run from 30-45 minutes. Patient visits are stagnated during the day.

Remodel of the building will consist of upgrading electrical and HVAC systems, carpeting, painting and upgrade of bathroom facilities. The facility will use approximately 12,000 square feet of the building for open areas, waiting and office support. Parking is anticipated to be adequate for staff and patients. Impact on the neighborhood should be less than was experienced with the LDS Church facility and similar to the Hilltop facility.

If you have any questions, please contact me. I have provided names and telephone numbers of appropriate contacts at Colorado West Mental Health Center for your convenience.

Colorado West Regional Mental Health Center
524 30 Road
Grand Junction, Colorado 81503
Director: Dr. Steven Hurd
Administrative Assistant to the Director: Pat Baca
Telephone: 434-0593

Sincerely,

Norma L. Walker



IMPACT STATEMENT/PROJECT NARRATIVE

- 1) What is the Proposal? Hilltop Rehabilitation Hospital proposes to purchase the L.D.S. Church property at 740 Gunnison to be utilized to house the Hilltop Adult Day Program, a special use under RMF - 32.
- 2) Where is the Proposed Property? The L.D.S. Church at 740 Gunnison.
- 3) Proposal Timing: Currently the building is being utilized as it will be in the future if the use application is approved and the sale transaction is completed.
- 4) Area Impact By the Proposal: No major impact is expected to the neighborhood by this project. 20 parking spaces will be subsumed and foot traffic will be at a minimum. It is significant that fewer people will be using the building than they have in the past.
- 5) Compatibility With the Surrounding Area: As in 4 above, the utilization of the property will be essentially unchanged; i.e., small amounts of traffic and parking and little foot traffic is expected.
- 6) Services To Be Provided: No additional services (i.e., water, sewer, etc.) will be needed for this project.
- 7) Special Considerations: Since the exterior and interior of the building are adapted to use by the handicapped, no other considerations need to be addressed.
- 8) How the Proposal Meets the Criteria for Special Use:
 - A. Compatibility with adjacent use - No changes in either the exterior design or landscaping are planned. Traffic noise, dust, etc. should be reduced from present levels.
 - B. Fewer people will be using this facility so the existing design features will be adequate.
 - C. No accessory uses are proposed.
 - D. No increase in service - adequate services existing.
 - E. No supportive services are required.
 - F. Hilltop has made all necessary provisions for proper maintenance of the building and property.
 - G. To the best of our knowledge, the proposed building use conforms to adopted plans, policies, requirements for parking and loading, signs and all other applicable regulations of this Code.

Original
Do NOT Remove
From Office

#19 86

NAMES & ADDRESSES

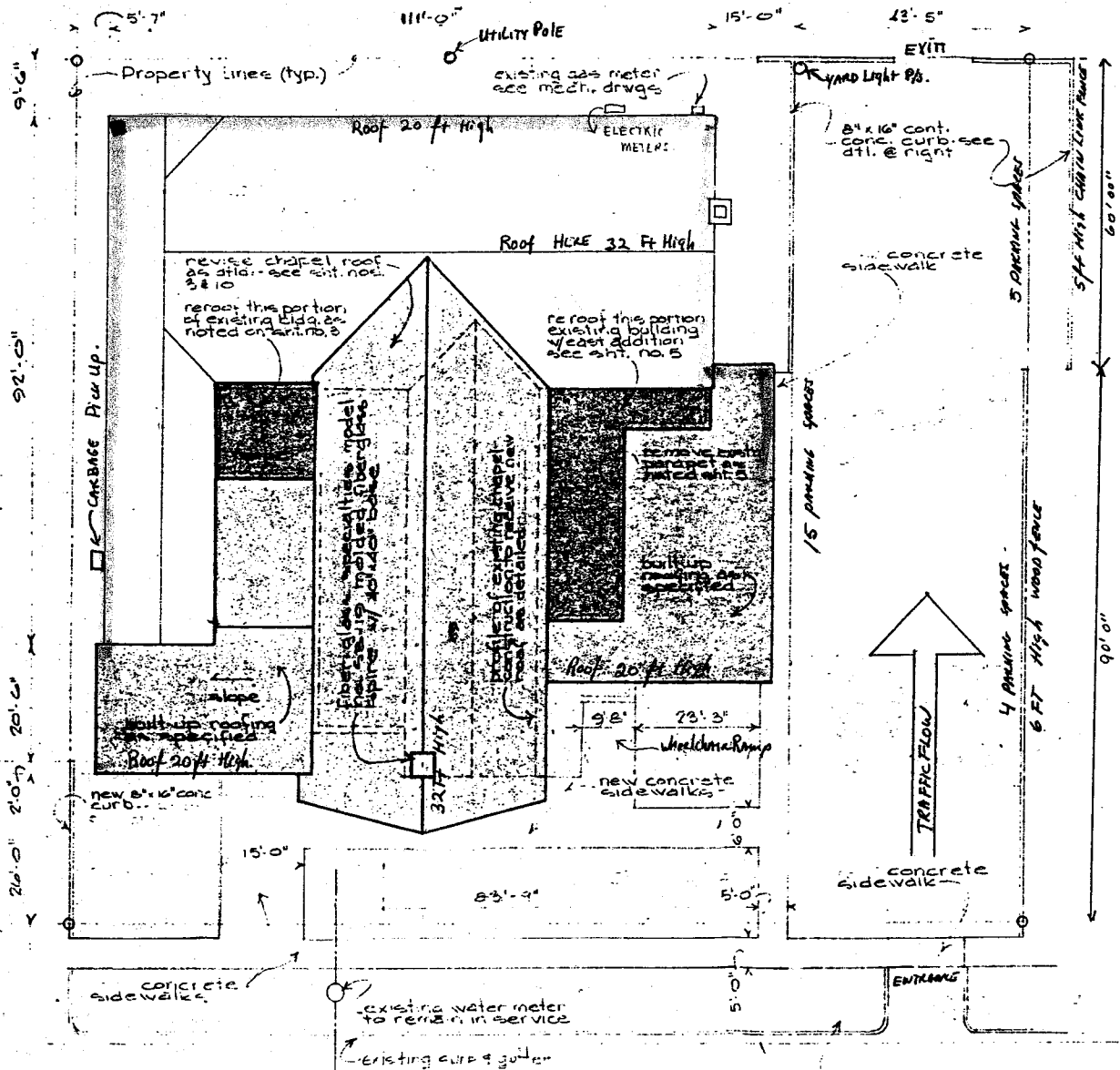
of adjacent property owners
within a radius of 200 feet of subject property

PROPERTY ADDRESS:	PROPERTY OWNERS:	TAX SCHEDULE NUMBER:
740 Gunnison	L.D.S. Church	2945-141-23-012
754 Gunnison	Barry, & Anna CHESTER	2945-141-23-011
706 North 7th	William & Lynn COBB	2945-141-23-008
712 North 7th	James & Sharon S. BRODELL	2945-141-23-007
726 North 7th	W. B. & A. C. THOMPSON (214 Easter Hill Drive)	2945-141-23-002
750 North 7th	Louise E. AVERS	2945-141-23-001
725 Hill	Cordelia E. Maldonado	2945-141-23-003
737 Hill	HUD (Box 25998, Washington, DC 20026)	2945-141-23-004
747 Hill	Joseph P. & Penelopy CROKER	2945-141-23-005
757 Hill	Reginald J. Jr. & Linda J. THURLOW	2945-141-23-006
638 North 8th	(301 Kennedy G.J.)	2945-141-26-006
747 Gunnison	Lillian M. FARMER (202 Red Mesa Hts. GJ,Co. 81503)	2945-141-26-005
737 Gunnison	Starley F. and E. A. HATCH	2945-141-26-004
729 Gunnison	Joseph COLEMAN (Box 2188 GJ.,CO.81502)	2945-141-26-003
640 North 7th	Mary M. COLMAN	2945-141-26-013
640 North 7th	Mary Margaret COLMAN	2945-141-26-014
801 Gunnison	Bible Missionary Church	2945-141-27-951
830 Gunnison	School District #51	2945-141-22-942

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ALLEY

175'-0"



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line of face of wall @ new addition

#19 86

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GUNNISON AVENUE

new 20'-0" curb cut & firm to meet city specifications

REVIEW SHEET SUMMARY

FILE NO. #19-86 TITLE HEADING Special Use Hilltop Foundation DUE DATE 6-13-86
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Special Use for Adult Day Care Center
Petitioner: Hilltop Foundation, Dennis Stahl, John Boogert, Location: 740 Gunnison Ave.

PETITIONER ADDRESS 2503 Foresight Circle

ENGINEER

DATE REC.	AGENCY	COMMENTS
6-03-86	City Police	I see no problems as stated
6-03-86	City Engineer	Some type of improvements guarantee should be provided by the property owner for future improvements to the gravel alley adjacent to the north property line. Don Newton No comments at this time concerning utility services. Greg Trainor.
6-03-86	City Fire Dept.	This office has no objection to the granting of a special use permit. It will be necessary for you to contact this office prior to occupying the building, to ensure that it meets the applicable codes for its intended use.
6-09-86	County Health	No comments (no food service or sales; public sewer).
6-12-86	Mt. Bell	No objections
6-12-86	Public Service	Gas: no objections. C.B. Electric: no objections. H.T.
6-16-86	City Planning	The east/west alley is in poor condition at the exit from this parking lot due to cars turning to the left and right. - Ideally it would be best to eliminate the exit onto the alleyway (which is generally the policy for an application such as this in a residential zone), but the parking constraints would make that difficult. This would require 90° parking on one side only, approximately 11 spaces available. - Other options include paving of the alleyway at the petitioner's expense at this time, or - The giving of a Power of Attorney (POA) to the City for alley improvements at some later date with assessments to all abutting property owners. The southwest corner next to the driveway should be landscaped in a manner similar to the existing greenery. Hilltop should contact the City Parks Department and have street trees planted along the right of way. There is no charge to the applicant for this program.

2nd Copy sent
7-28-86 W.S.

sent
5/17/86



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

August 12, 1986

Mr. Dennis Stahl
Hilltop Foundation
2503 Foresight Circle
Grand Junction, CO 81505

CERTIFIED

RE: Special Use Application for 740 Gunnison Avenue

Dear Dennis:

After reviewing your letter of response to the review comments, I believe that all items mentioned are acceptable.

Don Newton, City Engineer, was agreeable to allowing the Special Use permit without an immediate power of attorney for alleyway improvements.

If it is determined to be advantageous for you to close the alley access, I'll be glad to assist you in revising the parking layout.

I've been asked whether or not you plan to remove the church steeple and didn't have an answer. That's one of the few questions that hasn't been brought up thus far in the process. I have no preference one way or another, but you may be receiving "suggestions" that it should be removed.

An inspection will take place during the first week of September so that a note of final completion can be added to the file.

This letter will serve as your final approval for the Special Use permit.

Thanks for your cooperation and best of luck with the project.

Sincerely,

Michael E. Sutherland
Michael E. Sutherland
City Development Planner

MES/tt

SITE PLAN GUIDELINES

- 1.) Zoning within the 200 foot area around the subject property consists of residential use with a school and a church in the neighboring blocks.
- 2.) Marked on site plan.
- 3.) Back fences on many of the properties adjoining the side and back alley; also fencing on the property directly to the East of subject property.
- 4.) No bike racks are presently needed.
- 5.) Building is generally 20 feet high with roof sloping up to a 33 foot high pitch.
- 6.) Shown on site plan.
- 7.) Parking, 24 standard size spaces are available on the site.
- 8.) Landscaping; 17% of the property is taken up by lawn, and bushes against front of building.
- 9.) Trash pick up in West alley.
- 10.) Courtesy lights are located by each entry ~~and East end of the building as well~~, also a yard light in the rear of the parking lot provided by Public Service.
- 11.) Parking lot traffic flows from Gunnison Avenue into the alley.
- 12.) To be within City ordinances and regulations.
- 13.) Not applicable
- 14.) Not applicable
- 15.) Not applicable
- 16.) Not applicable

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■ **CORPORATE OFFICE**
1015 North 7th Street
Grand Junction, Colorado 81501
Telephone (303) 242-3647

■ **CENTRAL OFFICE**
1015 North 7th Street
Grand Junction, Colorado 81501
Telephone (303) 242-3647

■ **EAST OFFICE**
580 32 Road
Clifton, Colorado 81520
Telephone (303) 434-8648

■ **COLLBRAN OFFICE**
5824 Highway 330
Collbran, Colorado 81624
Telephone (303) 487-3532





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

October 3, 1991

Timothy O'Sullivan
Colorado West Mental Health Center
1321 Ute Avenue
Grand Junction, CO 81501

Dear Mr. O'Sullivan:

I am enclosing the bulk requirements for the RMF-32 zone and the parking regulations for the City of Grand Junction. I understand you are proposing moving into the building at 740 Gunnison, formerly occupied by Hilltop Rehabilitation. As we discussed, there are certain zoning regulations pertaining to the types of uses that are allowed in the RMF-32 zone. Hilltop received a Special Use Permit for adult day care at that site in 1986. The general uses associated with that specific proposal are the only types of uses that would be allowed to continue without further review.

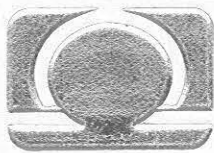
In order for us to evaluate your operation as to whether it is similar enough to the Hilltop Use to fall under the same Special Use Permit we must have a written narrative describing the types of services to be offered at that site. The narrative should include hours and days of operation, number of clients and their dispersal through the day, number of employees, the scope of services to be offered and the breakdown of the building square footage and uses.

A request for a Planning Clearance for Building Permit for an interior remodel has been made. We cannot issue the Clearance without further review of your operation. If you have questions please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Senior Planner



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Director: Dr. Steven Hurd
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Telephone: 434-0593

Sincerely,

Norma L. Walker

Scott H
for your file on
discussing
Staggs

MESA COUNTY, COLORADO
COUNTY ADMINISTRATOR

ROBERT JASPER
(970) 244-1755

P.O. Box 20000 • 750 Main Street • Grand Junction, CO 81502-5001 • FAX (970) 244-1639

August 5, 1998

8/12/98 phone mail response
jail accreditation
original landscape plan approval

Mark Achen, City Manager
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Mark:

A couple of weeks ago, you and I discussed over the phone my concerns regarding the requirement for trees to be placed along the back perimeter of the County jail. We also discussed other requirements that the City staff was considering--though the tree issue was the most important. I know this is a busy time, but, as of yet, I have not heard back from you. We are trying to move forward with construction plans as our time is running short.

What would be the best way to proceed on these issues? Would it be helpful if I brought some of my folks over for a meeting? Please advise.

Sincerely,



Bob Jasper
County Administrator

