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File 1989-0015

Name: Calahan - Edfast Mortuary - Special Use - 838 North 7th Street

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X		Review Sheet
X	X	Review Sheet Summary
X		Development Application - 2/8/89
X		Handwritten Notes to file - KGM - 3/27/89
X		Letter from John Monroe, Callahan-Edfast Mortuary to Karl Metzner re: one year extension request for Special Use Permit - 2/8/90
X		Letter from Karl Metzner to John K. Monroe re: approval of a one year extension - 2/12/90
X	X	Letter from Michael Blackburn, Callahan-Edfast Mortuary to Kathy Portner re: request a rezone - 6/29/90
X	X	Letter from Kathy Portner to Michael Blackburn re: special use permit is hereby revoked and zoning remains as RMF-32 - 7/2/90
X		Letter from Michael Blackburn to Planning re: property listed for sale - 1/25/91
X		Notice of Special Use Permit - 3/23/89
X		Opposition Letters
X		Preliminary Site Plans

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IMPACT STATEMENT/PROJECT NARRATIVE

1. What is the proposal?

Proposed new mortuary facility for Callahan-Edfast Mortuary.

2. Where is the proposal?

The property is situated on the South/East corner of Seventh and Teller Avenue.

3. When the proposal is to be developed and any phasing involved?

The project is scheduled to be completed in approximately twelve months.

4. The area impacted by the proposal?

The immediate areas surrounding the proposed facility are commercial businesses and multifamily dwellings.

5. The compatibility of the proposal in relation to the surrounding area and residents?

The mortuary business is a low impact type operation, and with a sensitive approach to sheilding the public and neighbors from the operations, the facility will be a quiet attractive addition to the neighborhood.

6. The services to be provided, both public and private?

Private funeral services will be provided by the mortuary.

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7. Any special considerations to be addressed?

This new facility will replace a deteriorating unattractive building and grounds.

8. How the proposal meets the criteria for: special use?

The proposed brick building and landscaped grounds will be aesthetically pleasing and compatable with the surrounding properties. Public utilities such as water, sewer and gas are presently available on the site and will not effect existing services to other properties.

Original
Do NOT Remove
From Office

James O. Organ
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015 89 9

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Douglas D. Bryce
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Elma A. Mercer
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Grand Junction, CO 81501

Domestic Violence Porject for Mesa Co
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Grand Junction, CO 81502

Callahan-Edfast Mortuary
P.O. Box 546
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J.K. ~~Moore~~ Monroe, Jr.
945 Hartig Dr.
Delta, CO 81416

Larry Rex Miller
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Robert A. Wright
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Dorothy L. Brown
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Mary L. Vancil
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A. Glen Rose
758 Tulip
Grand Junction, CO 81501

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REVIEW SHEET SUMMARY

FILE NO. 15-89 TITLE/HEADING Special Use-Mortuary DUE DATE 3/23/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Callahan-Edfast Mortuary

Location: 838 North 7th; 735 and 745 Teller

PETITIONER ADDRESS P.O. Box 546 Grand Junction, CO 81502

ENGINEER J.K. Monroe 945 Hartig Drive Delta, CO 81416

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

3/21/89	Planning Dept.	Cemetery-bound traffic will exit N/S alley onto Teller Avenue and turn west to 7th Street. Is police escort proposed to allow motorcade turning onto 7th? Existing church structure is vacant, run down, and boarded up. New structure would improve appearance of the neighborhood. Please provide information on the average number of funerals per week, average traffic generation per funeral, and estimated peak traffic generation. Bumper blocks should be provided for the north and south rows of parking stalls. What is the maximum height of the structure? What are proposed plantings on east side of parking lot? Property owner south of alley has requested a masonry fence along south side of parking lot.
3/17/89	City Engineer	The public sidewalk fronting this property on 7th Street and Teller Avenue is very old and in poor condition (450' total length). The petitioner should be required to replace this sidewalk and install two handicap curb ramps at the southeast corner of 7th and Teller. The existing 15' north/south alley between the building and the parking lot is not wide enough for two-way traffic. An additional 5' of right-of-way should be dedicated to provide a 20' wide alleyway. The alley approach slab at Teller Avenue will need to be reconstructed and widened to accommodate two-way traffic. The existing curb cut and driveway slab east of the alley driveway on Teller will have to be removed and replaced with curb, gutter and sidewalk. The east/west alley along the south side of the property is in poor condition. This alley is not included in the City's 1988 alley reconstruction program, but will be prioritized with other alleys for reconstruction in a future project.
3/17/89	Public Service	No objections (gas and electric).
3/16/89	Public Utilities	Space needs to be identified for City trash dumpster to ensure that it does not sit in right-of-way. Industrial pretreatment permit will be required to ensure that no toxic or harmful wastes are discharged to sewer (Emily Whittum at 244-1489 can assist in this process). Customer service should be contacted for future sewer rate charges.
3/16/89	U.S. West	No objection.
3/13/89	Fire Dept.	The water for fire protection in the area will meet requirements. Construction must meet U.B.C. for building location on lot.
3/10/89	City Attorney	None.
3/13/89	Public Works	Looks good.

RESPONSE NECESSARY

by 4/3/89

SWT
3/21/89

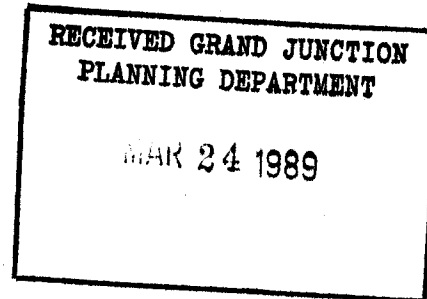
JOHN K. MONROE JR.

Architect

945 HARTIG DR.
DELTA, COLORADO 81416
TELEPHONE: (303) 874-8182

March 24, 1989

Karl G. Metzner, Planning Director
Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668



Re: 15-89, Special Use - Mortuary
Callahan-Edfast Mortuary
835 North Seventh Street
Grand Junction, Colorado

RESPONSE TO REVIEW COMMENTS - March 23, 1989

Planning Department

1. Police escort will be provided by mortuary.
2. Average number of funerals will be between three and five per week with twenty to twenty five cars per motorcade.
3. Bumper blocks or raised curbs will be provided at the North and South rows of parking.
4. Maximum height will be approximately 27'-0"
5. Seventeen potentilla plants.
6. The proposed fencing at the South is a 6'-0" high solid cedar fence.

City Engineer

1. The public sidewalks on Seventh Street and on Teller Avenue will be replaced and handicap ramps installed at the South/East corner of Seventh Street and Teller Avenue.
2. Existing 15' North/South alley will be widened to 20' centered on existing alley.
3. Alley approach on Teller Avenue will be replaced and the existing curb cut East of the alley will be removed and new curb and gutter will be installed.

Public Service

1. None

Public Utilities

1. Space for City trash dumpster is provided South of the garage storage building within the 10' setback space.
2. Previous waste permit documents attached.

U.S. West

1. None

Fire Department

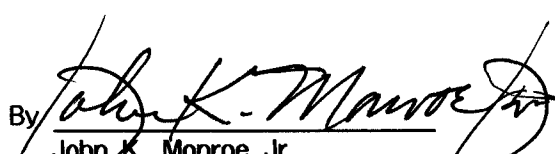
1. The building construction will meet the requirements of the 1985 edition of the Uniform Building Code.

City Attorney

1. None

Public Works

1. None

By 
John K. Monroe Jr.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

March 28, 1989

Mr. John K. Monroe, Jr.
Architect
945 Hartig Drive
Delta, CO 81416

RE: #15-89, Special Use - Mortuary

Dear Mr. Monroe:

I have reviewed your response to review comments, dated March 24, 1989. I have compared the complete file, including the response to comments, to the criteria listed in the Zoning and Development Code for special uses.

I find that all requirements of the Code have been met, and you may consider this letter as official approval of your application. This approval is subject to compliance with all plans and documents submitted in your original application as well as your response to review comments.

On or before the time of application for building permit, we will require a deed for the additional right-of-way for the north/south alley. Plans and specifications for all work in the public rights-of-way must be approved by the City Engineer.

Thank you for your cooperation on this project.

Sincerely,

A handwritten signature in cursive script that reads "Karl G. Metzner".

Karl G. Metzner
Director of Planning

KGM/tt

xc: City Attorney
File #15-89 ✓

Michael W. Blackburn
Robert C. Faudree
Dyann Nikki Blackburn
Michael J. Bales
Gary L. Blackburn

Callahan-Edfast Mortuary

P.O. Box 546 1250 East Sherwood Drive Phone 303-243-2450
Grand Junction Colorado 81502-0546

15-89

JUNE 29, 1990

CATHY PORTNER
CITY PLANNING COMMISSION
250 NORTH 5TH STREET
GRAND JUNCTION, COLORADO 81501

DEAR CATHY;

AS PER OUR PHONE CONVERSATION ON THE AFTERNOON OF JUNE 29, 1990, I AM SENDING THIS LETTER TO REQUEST A CHANGE OF ZONING ON OUR PROPERTY LOCATED AT THE CORNER OF 7TH STREET AND TELLER AVENUE.

OUR FIRM WAS PLANNING TO BUILD A MORTUARY ON THE PROPERTY, BUT WE HAVE SINCE HAD TO ABANDON THOSE PLANS AND WILL NOT BE BUILDING THAT BUILDING NOW OR IN THE FUTURE.

WE WOULD ASK THAT THE PROPERTY BE RECLASSIFIED MULTI-FAMILY USE PROPERTY.

THE PROPERTY IS LISTED FOR SALE AND OUR BROKER, LEVI LUCERO, WILL BE PRESENT AT THE HEARING WHICH WILL BE HELD ON JULY 5, 1990, AS OUR REPRESENTATIVE.

WE WOULD APPRECIATE YOUR FULL CONSIDERATION IN THIS MATTER, AND WE THANK YOU FOR YOUR TIME AND EFFORTS.

SINCERELY,



MICHAEL W. BLACKBURN
PRESIDENT, CALLAHAN-EDFAST MORTUARY

SERVICES TO ALL FAITHS
SINCE 1910



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

July 2, 1990

Michael W. Blackburn
Callahan-Edfast Mortuary
P.O. Box 546
Grand Junction, CO 81502

Dear Mr. Blackburn:

The property located at 838 N. 7th Street (2945-141-14-015,002,012) had a Special Use Permit granted in 1989 for the construction of a mortuary. We understand from your letter dated June 29, 1990 that you have abandoned those plans and do not intend to build a mortuary on that site.

As a clarification to your letter, the zoning on that property was not changed. In the RMF-32 zone mortuaries are allowed with a Special Use Permit. Since you have no plans to construct the mortuary, the Special Use Permit is hereby revoked. The zoning remains as RMF-32.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Senior Planner

xc: File #15-89

Peggy Holquin, City Realty Specialist
Jim Shanks, Public Works Director
John Shaver, Assistant City Attorney