

# Table of Contents

File 1991-0069

Name: SUP - CO West Regional Mental Health Ctr-740 Gunnison Ave.

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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X	X	<b>Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
X	X	Application form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

**DOCUMENT DESCRIPTION:**

X	X	Action Sheet - Approved			
X	X	Parking Narrative			
X	X	Development Narrative			
X		Warranty Deed - not conveyed to City			
X		Treasurer's Certificate of Taxes Due - 4/17/92			
X		Abstract & Title Co. Commitment to Insurance - 4/19/91			
X		Computer Files Indexing Information Sheet			
X		Impact Statement			
X	X	Planning Clearance - **			
X	X	Correspondence			
X	X	Traffic Analysis Narrative			
X		Notice of Special Use Application Mail-out			
X	X	Site Plan			
X	X	Demolition Plan			
X		Complaint Letters			



**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**A** Receipt  
 Date 10/21/91  
 Rec'd By VCKA  
 File No. #69 91

We, the undersigned, being the owners of property situated in Mesa County,  
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			<i>740 Sunnyside</i>	<i>RMF-32</i>	<i>Mental Health Center</i>
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
Colorado West Regional Mental Health Center		Norma Walker/Omega
Name	Name	Name
524 30 Road	524 30 Road	1119 N. 1st Street
Address	Address	Address
Grand Junction, CO 81504	Grand Junction, CO 81504	Grand Junction, CO
City/State/Zip	City/State/Zip	City/State/Zip
434-0593	434-0593	81501
Business Phone No.	Business Phone No.	Business Phone No.
		245-7571

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X Norma L. Walker  
 Signature of Person Completing Application \_\_\_\_\_ Date \_\_\_\_\_  
 X Steve [unclear]  
 \_\_\_\_\_

Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Original  
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 From Office

Original  
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From Office

2945-141-23-001  
Ronald K. Sutherland  
750 N. 7th Street  
Grand Junction, CO 81501

2945-141-27-951  
Bible Missionary Church  
801 Gunnison  
Grand Junction, CO 81501

2945-141-23-002  
W.B. Thompson  
214 Easter Hill Drive  
Grand Junction, CO 81501

2945-141-22-942  
School District #51  
830 Gunnison  
Grand Junction, CO 81501

2945-141-26-015  
Mary M. Colman  
640 N. 7th  
Grand Junction, CO 81501

2945-141-23-007  
James J. Brodell  
2618 Harlan Street  
Denver, CO 80214

Colorado West Regional  
Mental Health Center  
524 30 Road  
Grand Junction, CO 81503

2945-141-27-002  
Anthony R. Ubarra  
811 Gunnison  
Grand Junction, CO 81501

2945-141-23-008  
William B. and Lynn S. Cobb  
706 N. 7th Street  
Grand Junction, CO 81501

2945-141-27-003  
Arbor K. Franz  
1686 Ruby Lee Drive  
Fruita, Colorado 81521

2945-141-26-002  
Bud and Lee Ann Blaney  
1635 Maple Court  
Grand Junction, CO 81505

2945-141-23-011  
Barry and Anne Chester  
754 Gunnison  
Grand Junction, CO 81501

2945-141-26-003  
Miles and Pamela Alton  
P.O. Box 242  
Meeker, CO 81641

2945-141-23-003  
Richard W. McCracken  
725 Hill  
Grand Junction, CO 81501

2945-141-26-004  
Starley F. Hutch  
311 Hudson  
Burlington, KS 66839

2945-141-23-004  
Clarence A. Southall  
737 Hill Ave.  
Grand Junction, CO 81501

2945-141-26-005  
Lillian M. Massey Trustee  
202 Red Mesa Heights  
Grand Junction, CO 81503

2945-141-26-006  
Mark F. Nichols  
P.O. Box 74  
Grand Junction, CO 81502

2945-141-23-006  
Thomas R. Unrein  
757 Hill  
Grand Junction, CO 81501

2945-141-23-005  
Thomas W. and Donna Swartz  
747 Hill  
Grand Junction, CO 81501

File # 69-91

Written Comments must be  
received by Nov. 7, 1991

Community Development  
250 N 5th St.  
GJ. 81501

244-1446

Impact Statement:

Overview of Program:

740 Gunnison has been purchased by Colorado West Regional Mental Health Association to be operated as an counseling facility. Colorado West Regional Mental Health Association is a non-profit organization funded through state, federal and local taxes, and bondings. Dr. Steven Hurd is the organizations director in Grand Junction. The organization provides in home counseling to families and individuals, supervises therapists and provides services for outside agencies and government programs. The program is not operated as a typical clinical operation and does not see patients at regular intervals in their office as a clinic would. The majority of clients are visited and treated at their homes. The program does provide an office for each therapist regardless of their time in the office. The facility at 740 Gunnison will maintain records, and house office and supervisory staff for this program.

Office Operations:

The facility at 740 Gunnison will accomodate four main types of operation, occupancy and parking requirements. A brief explanation of the number of employees, their working routines and designated parking spaces follows for your review.

1. Office, Supervisory and Clerical Staff. This group contains 10 employees. Only 8 of these people drive to the office. One lives next door to this facility and will park at home and one is blind and is driven to work daily. A total of 8 parking spaces will be reserved for these employees. On the average one to three of these employees will be out of town. The director, Dr. Steven Hurd, is included in this number, however, he travels approximately one half of the week. Hours of operation for this group are 9:00 to 5:00.

2. Therapists. There are 12 therapists which maintain private offices in the facility. These therapists visit the office to write reports, turn in paperwork and to meet with the director. The therapists spend an average of 3-4 hours per day in the office. Approximately 50% of these therapists spend less than one hour a day in the office to file reports. Twelve parking spaces are reserved for these therapists. The hours of operation for the therapist use of the facility is 9:00 to 6:00.

3. Clients.

a). Adult Program . This program consists of 10 clients. These clients are brought in by mini-van. The van then leaves after 1/2 hour with 5 clients for work programs. The remainder of the five remain at the facility for four hours for counseling. A designated parking space is indicated for the parking of the mini-van used for this program.

b). Family Program. This program counsels families in the office. A family will typically consist of 5 people which arrive in one car. The average number of these "family group" arrivals per day is 8. Families will remain at the facility for approximately one hour. Four parking spaces are designated for this program.

On Site Parking Spaces: There are currently (29 ) on site paved parking spaces and (2) on site spaces in the rear of the building for the director and the mini-van. These spaces will be designated for use as indicated on the attached site plan.

Colorado West Regional Mental Health Association required that their location be in a relaxed and quiet atmosphere rather than a commercial area. They further required that this facility be in the downtown area close to the people which they serve. Their services include providing counseling through District 51 Schools for children and families and through other local organizations that require counseling and testing services. A majority of their programs are provided to outside agencies in these agencies facilities. They are a community service organization and will operate this facility with less impact to this neighborhood than either of the previous users.

#69 91

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Parking Narrative:

A paved parking lot is located to the east of the building to provide on site parking. Spaces are marked and striped in parking lot. The east side of the parking lot has bumpers in place. A privacy fence is located along the east parking lot which runs north and south along the entire east property line as a buffer.

The following spaces will be assigned:

1. Therapists                      Spaces 1 through 12
2. Staff and Clerical            Spaces 22 through 28
3. Visitor Parking                Spaces 13 through 21
4. Handicapped                  Space 15 will be allocated for handicapped parking
5. Mini-van                        Parking space is designated as Space # 30.
6. Director                        The directors parking space is designated as Space #30.

#69 91  
Original  
Do NOT Remove  
From Office

Development Narrative:

740 Gunnison is being updated with new carpet, paint electrical, heating and cooling systems. Offices in the building are of irregular sizes and are being remodeled to provide standard size offices for therapists. The building was a church and has a large worship area which is being remodeled into therapist offices. The gym and stage area will remain in as is condition.

The remodel and updating will be performed over a period of approximately 60 days to begin upon Planning Clearance. During Construction a dumpster will be maintained on site on the east side of the building in the paved parking lot. All debris and rubbish will be contained in the dumpster. After construction a dumpster will be located in the west alley or the north alley as directed by the city.

Hours of construction will be from 7:00 to 6:00 five days per week. No heavy equipment will be used during construction to block traffic or create noise in the neighborhood or create a hazard for children in the neighborhood. All remodel will be contained inside the building.

For questions regarding construction activity please direct calls to Garrett Walker Construction, 879 24 Road, Grand Junction, Colorado, (241-9020).

#69 91  
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From Office

Traffic Analysis Narrative:

Traffic into 740 Gunnison will be from Gunnison and traffic will exit via the alley to either Gunnison, 7th Street or 8th Street. Gunnison and 7th Street will accommodate the traffic anticipated entering and exiting 740 Gunnison. The majority of clients that arrive at intervals will be bused via the centers mini-van one time per day or arrive for counseling at varied intervals throughout the day as families in one car or be transported by family members and "dropped off". Therapists will arrive at varied hours from 9:00 to 6:00 and will have designated parking spaces. A number of clients will walk to the facility as the facility has been located to provide easy access for patients in the downtown area.



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

November 14, 1991

Steve Hurd  
Colorado West Regional Mental Health Center  
524 30 Road  
Grand Junction, CO 81504

Dear Mr. Hurd:

We have processed and reviewed the application for a Special Use Permit to allow a counseling facility at 740 Gunnison Avenue. The project as proposed in the Impact Statement submitted meets the criteria as set forth in section 4-8-1 of the Zoning and Development Code and has been approved. I understand that approximately 12,500 square feet of the building is to be used as offices. The Zoning and Development Code requires 1 parking space per each 300 sq.ft. of gross floor area for offices, which would mean 41 spaces would be required. However, the Code also allows for a reasonable reduction in unusual circumstances. Because of the uniqueness of your office operation and the limited number of clients who actually visit the facility, the existing 31 spaces are sufficient. Any future expansion into the remainder of the building or a change in the scope or type of services will require re-review by the Community Development Department.

The City Engineer has requested that the existing parking spaces along the east side of the south end of the lot be restriped as angled spaces because of the narrow aisle width. Restriping is a condition of approval. In the reconfiguration one or two spaces may be lost. It may be possible to add those lost spaces along the north or west side of the building. For your own information the City Attorney also pointed out that the building remodeling and parking is subject to the Americans With Disabilities Act.

Good luck in your new location. If you have any questions feel free to call me at 244-1446.

Sincerely,

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

Katherine M. Portner  
Senior Planner

xc: File #69-91



**REVIEW SHEET SUMMARY**

(Page 1 of 1)

**FILE NO. #69-91**                      **TITLE HEADING: Special Use**

**ACTIVITY: Special Use for a Mental Health Center**

**PETITIONER: Colorado West Regional Mental Health Center**

**REPRESENTATIVE: Norma Walker, Omega Realty**

**LOCATION: 740 Gunnison Avenue**

**PHASE: Final**

**ACRES:**

**PETITIONER'S ADDRESS: 524 30 Road, Grand Jct  
(303) 434-0593**

**ENGINEER:**

**STAFF REPRESENTATIVE: Kathy Portner**

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS  
IS REQUIRED A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED  
PUBLIC HEARING.**  
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**CITY POLICE DEPARTMENT 10/23/91**  
**Martyn Currie 244-3563**

No problems.

**CITY ATTORNEY 10/28/91**  
**Dan Wilson 244-1505**

Building remodeling and parking is subject to the Americans with Disabilities Act.

**CITY FIRE DEPARTMENT 10/23/91**  
**George Bennett 244-1400**

We have no problems with this special use.

**PUBLIC SERVICE 10/24/91**  
**Carl Barnkow 244-2650**

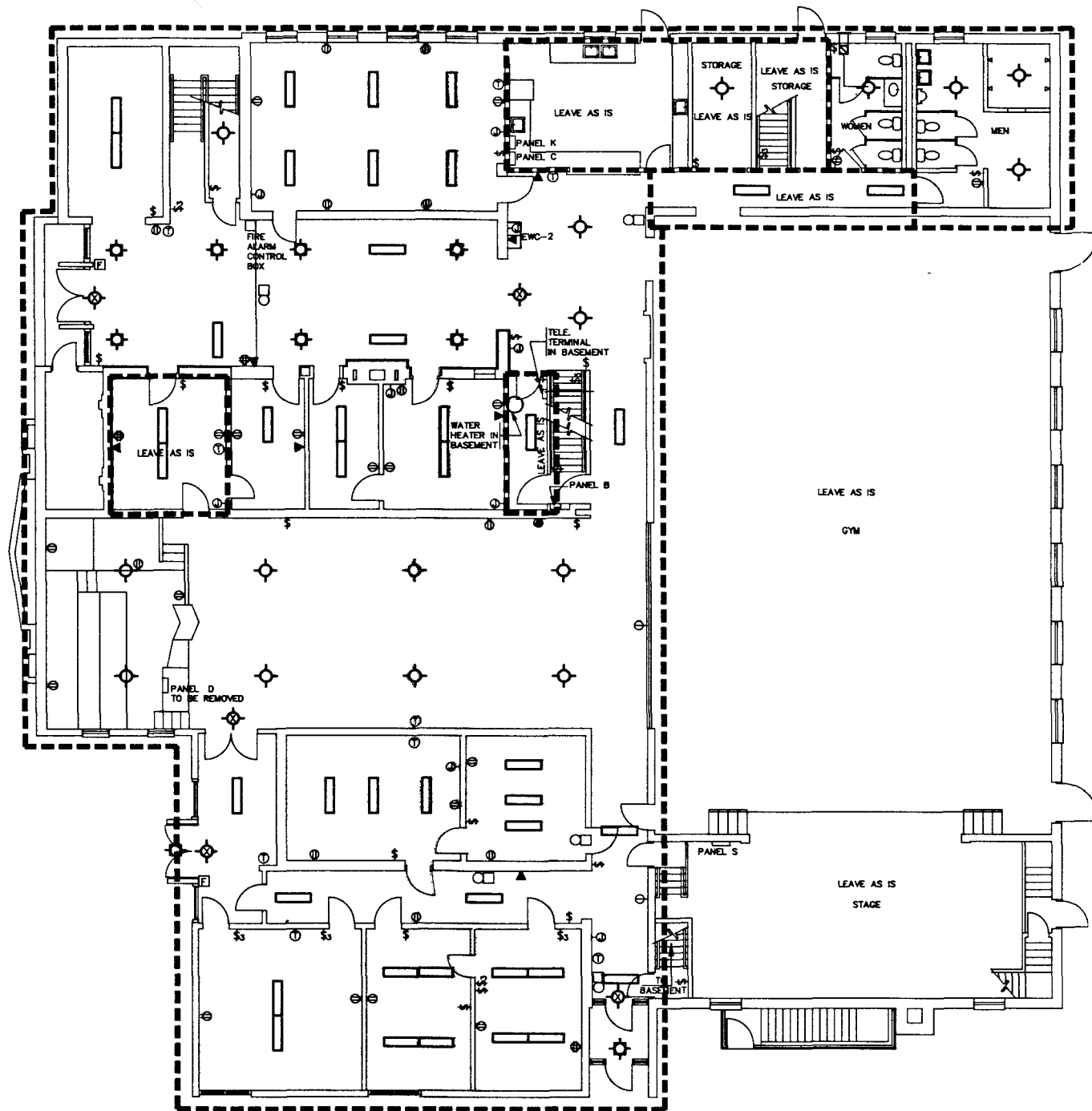
GAS: No objections to Special Use.

ELECTRIC: No objections.

**CITY UTILITIES ENGINEER 10/30/91**  
**Bill Cheney 244-1590**

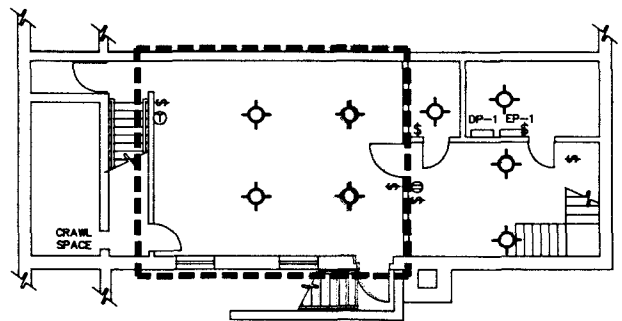
No comment.





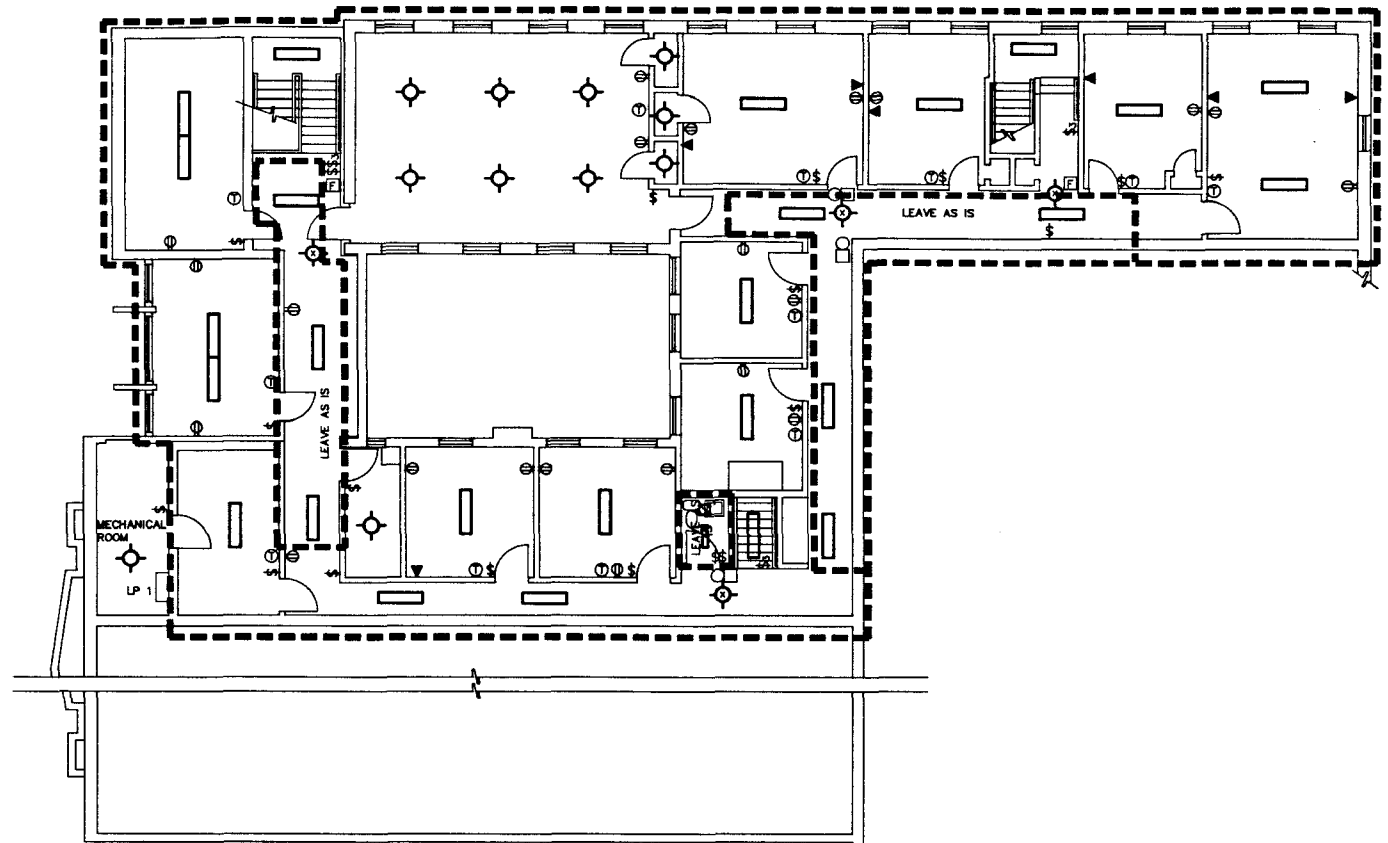
**FIRST FLOOR DEMOLITION PLAN**

SCALE: 1/8" = 1'-0"



**BASEMENT DEMOLITION PLAN**

SCALE: 1/8" = 1'-0"



**SECOND FLOOR DEMOLITION PLAN**

SCALE: 1/8" = 1'-0"

**ELECTRICAL LEGEND**

- NOTE: SYMBOLS SHOWN ARE STANDARD. VARIATION AND/OR COMBINATION MAY BE USED ON THE PLANS SUCH AS (b: SWITCHING DESIGNATION), (4: CIRCUIT NO.), (30A-2P: 30 AMPERE-TWO POLE), ETC.
- PAD MOUNTED TRANSFORMER
  - ⤴ OVERHEAD POWER SERVICE DROP
  - ▨ MAIN DISTRIBUTION CENTER
  - ▨ DRY TYPE TRANSFORMER
  - ▨ BRANCH CIRCUIT PANELBOARD
  - ⤴ OVERHEAD TELEPHONE SERVICE DROP
  - ▨ TELEPHONE TERMINAL BOARD
  - ▨ TELEPHONE TERMINAL CABINET
  - ⊙ PHOTOELECTRIC CELL
  - ⌚ TIME CLOCK
  - ⊙ MOTOR
  - ⊠ NON-FUSED SAFETY SWITCH / DISCONNECT
  - ⊠ FUSED SAFETY SWITCH / DISCONNECT
  - ⊠ MAGNETIC MOTOR STARTER
  - ⊠ COMBINATION MOTOR STARTER
  - ⊠ CONTACTOR
  - LA-7 CIRCUITRY HOMERUN: PANEL LA - CIR. #7
  - CONDUIT OR WIRE CONCEALED IN WALL/CLG.
  - - - CONDUIT OR WIRE EXPOSED - CAPPED
  - - - CONDUIT OR WIRE UNDERFLOOR/UNDERGND.
  - CONDUIT OR WIRE TURNING UP
  - CONDUIT OR WIRE TURNING DOWN
  - LV- LOW VOLTAGE WIRING
  - SR— SURFACE RACEWAY
  - ⊙ CEILING JUNCTION BOX - SURFACE/FLUSH
  - ⊙ WALL JUNCTION BOX - SURFACE/FLUSH
  - ⊙ CLOCK HANGER OUTLET
  - ⊙ DUPLEX RECEPTACLE
  - ⊙ SPLIT WIRED DUPLEX RECEPTACLE
  - ⊙ FOURPLEX RECEPTACLE
  - ⊙ APPLIANCE RECEPTACLE - 3 WIRE
  - ⊙ FLOOR DUPLEX RECEPTACLE
  - ⊙ SPECIAL PURPOSE RECEPTACLE
  - MULTI-OUTLET ASSEMBLY
  - ⊙ FLOOR FOURPLEX RECEPTACLE
  - ⊙ THERMOSTAT
  - ⤴ TELEPHONE OUTLET
  - ⤴ TELEVISION OUTLET
  - ⤴ SINGLE POLE SWITCH
  - ⤴ TWO POLE SWITCH
  - ⤴ THREE-WAY SWITCH
  - ⤴ FOUR-WAY SWITCH
  - ⤴ SWITCH WITH PILOT LIGHT
  - ⤴ DIMMER SWITCH
  - ⤴ KEY OPERATED SWITCH
  - ⤴ MANUAL MOTOR STARTER
  - ⊙ FLUORESCENT FIXTURE TYPE G
  - ⊙ WALL BRACKET FLUORESCENT FIXTURE
  - ⊙ OPEN STRIP FLUORESCENT FIXTURE
  - ⊙ INCANDESCENT OR H.I.D. FIXTURE SURFACE
  - ⊙ WALL MOUNTED INCANDESCENT OR H.I.D.
  - ⊙ LANDSCAPE BOLLARD FIXTURE
  - ⊙ EQUIPMENT FURNISHED BY MECHANICAL
  - ⊙ OWNER FURNISHED EQUIPMENT
  - ⊙ DRAWING FLAG NOTE
  - ⊙ ROOM DESIGNATION
  - (E) EXISTING
  - F FLOOR MOUNTED
  - SM SURFACE MOUNTED
  - NL NIGHT/SECURITY LIGHT - DO NOT SWITCH
  - WP WEATHERPROOF
  - AFF ABOVE FINISHED FLOOR
  - AFG ABOVE FINAL GRADE
  - UON UNLESS OTHER WISE NOTED
  - NIC NOT IN CONTRACT
  - FBO FURNISHED BY OTHERS
  - GFI GROUND FAULT CIRCUIT INTERRUPTER
  - EM EMERGENCY FUNCTION
  - IG ISOLATED GROUND - ORANGE DEVICE
  - +44" MOUNTING HEIGHT - A.F.F. OR A.F.G. TO C.L.
  - ⊙ FIRE ALARM BELL
  - ⊙ LIGHT ALARM

# 69 01  
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<b>BURKE ASSOCIATES, INC.</b> MECH. & ELEC. ENGINEERS 145 GRAND AVE. SUITE A 243-9090 GRAND JUNCTION, CO. 81501		DATE: 8/06/91 PROJECT NO.: DRAWN: JAA CHECKED: JFC SHEET: E1 OF E3
PROJECT: <b>COLORADO WEST REGIONAL MENTAL HEALTH CENTER</b> 740 GUNNISON AVE. GRAND JUNCTION, CO. ELECTRICAL DEMOLITION PLAN		

D:\MHC\ELE1 08/16/91 12:09

ALLEY

175'-0"

11'-0"

15'-0"

43'-5"

Property Lines (typ.) 30

29 existing gas meter see tech. drgs

11' x 16' conc. dtl. @

roof over cultural hall & west wing to remain as they exist

revise chapel roof as dtl. - see whit. nos. 3 & 10

re-roof this portion of existing bldg. as noted on wht. nos. 3 & 10

re-roof this portion of existing building w/ new addition see wht. no. 5

DUMPSTER

REMOVE WALLS NOTED AT 8

BUILT UP ROOFING AT 8

REMOVE WALLS NOTED AT 8

BUILT UP ROOFING AT 8

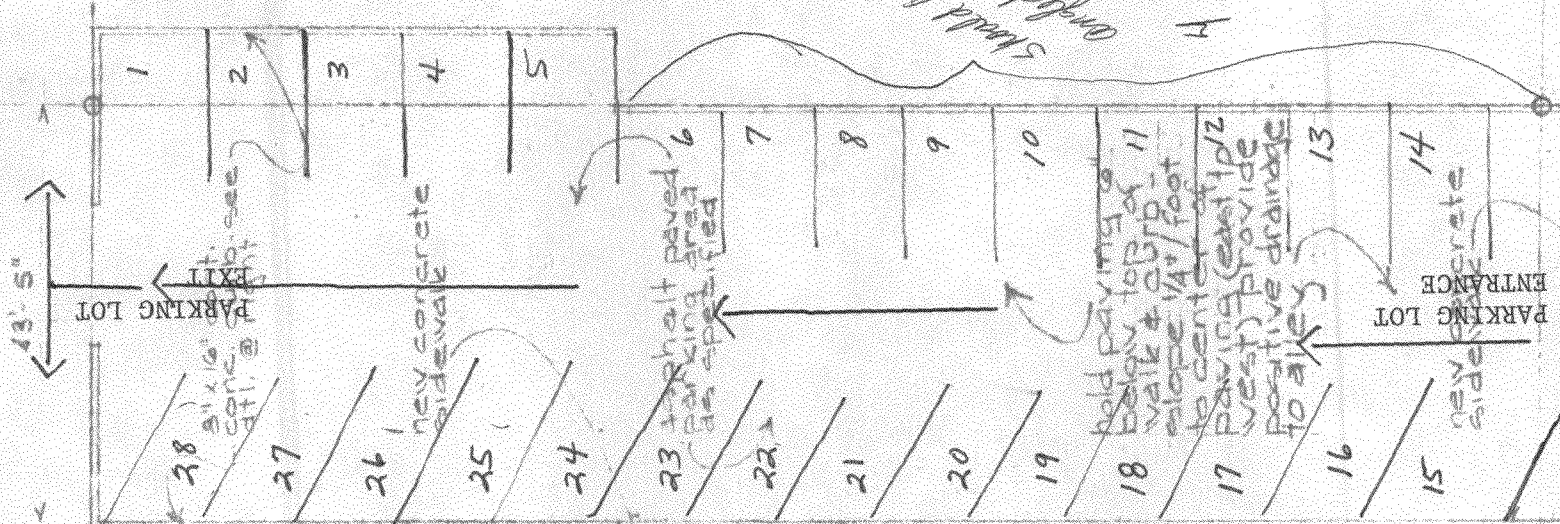
BUILT UP ROOFING AT 8

face of wall addition

ALLEY

**LANDING NOTE**

ion grade to provide for in. slope of 1/8" per foot for a distance of 10'-0" from face of building to remainder of site. remainder of site to remain as existing (essentially as is).



only m in back of parallel area

Dr. Office 11/24/95

Should be changed also  
H parallel

#69 91  
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new 24" curb cut along to meet city specifications  
landscaping by others

GUNNISON AVENUE

existing water meter to remain in service

existing curb & gutter

new concrete sidewalk  
landscaping by others

5'-0"

5'-0"

5'-0"

5'-0"

15'-0"

20'-0"

20'-0"

4'-0"

4'-0"

4'-0"

4'-0"

4'-0"

4'-0"

4'-0"

4'-0"