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File 1992-0035

Name: Western Regional Mental Health Counseling Center - 450 Ouray Avenue - SUP

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	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
X		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or non-bound reports
		Traffic studies
X	X	*Review Comments
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	Action Sheet (not filled out) - letter of approval sent 7/23/93	X	X	Site Plan and Landscape Plan
		X		Floor Plan
X	Directional Sign Layout information	X		Additional and Remodel Plan - 3 pages
X	Downtown Residential Neighborhood Guidelines			
X	G. J. Sign Code information			
X	Chicago Title Ins. Co. commitment for Title Ins. - 5/1/92			
X	Warranty Deed - not conveyed to the City			
X	Abstract & Title Company of Mesa County, Inc. - 2/12/92			
X	X			Correspondence
X	Daily Sentinel Article - "Mental-health center seeking relief" - 9/3/92			
X	Various inter-department e-mails			
X	Lease - between First Assembly of God / CO West Regional Mental Health Ctr.			



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. #35 92

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			<u>450 Duray</u>	<u>RMF-64</u>	<u>Counseling Center</u>
<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
<u>Steve Harrod</u>	<u>David Edwards</u>	
<u>Colorado West Reegional Mental Health Center</u>	<u>same</u>	<u>Norma Walker</u>
Name	Name	Name
<u>740 Gunnison</u>	<u>same</u>	<u>1119 N. 1st Street, Unit C</u>
Address	Address	Address
<u>Grand Junction, Colorado 81501</u>	<u>same</u>	<u>Grand Junction, CO 81501</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>241-6022</u>		<u>245-7571</u>
Business Phone No.	Business Phone No.	Business Phone No.

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 4/16/92
 Signature of Person Completing Application Date

X Steve Harrod 4/17/92
 Signature of Person Completing Application Date

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

Original
 to NOT Returned
 from Office

2945-142-33-011
Marie Wetzel
460 Ouray
Grand Junction, CO 81501

Velma Carnes and Jean Nelson
P.O. Box 3117
Grand Junction, CO 81501

Mesa National Bank
6th and Rood
Grand Junction, CO 81501

2945-142-33-010
Bessie Keith
Barbara Yeager
515 N. 5th Street
Grand Junction, CO 81501

First Assembly of God
402 Grand Avenue
Grand Junction, CO 81501

2945-142-33-013
Lee Ann and Bud Blaney
1635 Maple Court
Grand Junction, CO 81501

Mesa County
750 Main
Grand Junction, CO 81501

2945-142-33-015
Lee Ann and Bud Blaney
1635 Maple Court
Grand Junction, CO 81501

Carlyn P. Haarhues
c/o Thomas Golden
P.O. Box 967
Grand Junction, CO 81502

2945-142-33-016
Frank Dunn
2680 Capra Way
Grand Junction, CO 81501

Rio Grande Federal Credit Union
302 Pitkin Avenue
Grand Junction, CO 81501

2945-142-33-017
Pearly Mae Williams
2492 Random Hills Lane
Grand Junction, CO 81503

David Ward
P.O. Box 1209
Grand Junction, CO 81502

2945-142-33-001
Rose J and Gregory J. Waterman
536 N. 4th Street
Grand Junction, CO 81501

Marion J. Hunt
327 33 Road
Palisade, Colorado 81526

2945-142-33-002
Donald and Janet Lally
459 Forelle Ct,
Clifton, CO 81520

Jesse Minkler
525 Chipeta
Grand Junction, CO 81501

2945-142-33-009and 008
David Carroll
P.O. Box 370571
Montara, CA 94037

2945-142-33-004
Thomas and LaVerne Brady
435 Chipeta
Grand Junction, CO 81501

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From Office

#35 92

Project Narrative:

Colorado West Regional Mental Health is a non profit organization which provides a number of out patient support service programs to our community. The programs offered at 450 Ouray are counseling services and administrative services. A staff of eight people will work from this office.

The organization required a downtown location for this program to provide services to clients in the downtown area and within walking area to the downtown clients. This program services clients that live in the downtown area and a majority of these patients do not drive to their counseling sessions. The majority of clients walk or are delivered to their sessions by their family members. .

The staff will park at the First Assembly of God parking lot located at the South West corner of 5th and Ouray. This lot is paved and will be jointly maintained. A written agreement has been entered into with First Asembly of God for this use. Client parking is provided with 6 spaces in the rear of the building and 2 spaces in the drive way for a total of 8 on site parking spaces. Three additional parking spaces are available in front of the facility on Ouray. One handicapped space is designated in the driveway. (See site plan). Access entrance to rear parking spaces is from 5th street through the paved alley, exiting on 4th street.

The facility will provide for handicap access with a ramped entrance along the driveway. Handicap parking is provided in the driveway.

The current building contains approximately 2,500 square feet on two floors. An addition to increase the size of the building by 1,000 square feet to be added to the West side of the building is planned within three months. The addition will blend with the existing roof and building structure and will be painted to match the existing building. The additional space will contain three offices and one conference room. Two lots to the West have been purchased for this addition.

Landscaping and trees will be planted to buffer the properties to the east, west and Ouray. The landscape plan is attached for your review. Only one entrance off Ouray, the existing entrance, will be used for access from Ouray. An existing curb cut is located at 450 Ouray.

Original
Do NOT Remove
From Office
#35 92

Page 2 of 2 FILE #35-92

CITY UTILITIES ENGINEER 06/22/92
Bill Cheney 244-1590

Existing water and sewer already to site and appear to be adequate unless a larger service (water) would be needed for fire protection purposes.

No other comment.

CITY ENGINEER 07/08/92
Don Newton 244-1559

A grading and drainage plan and parking lot plan will be required. The parking lot should be designed to eliminate backing into the alley from parking stalls.

What is the plan for the southwest corner of the property?

COMMUNITY DEVELOPMENT 07/08/92
Kristen Ashbeck 244-1446

SEE ATTACHED COMMENTS

COMMENTS NOT RECEIVED FROM:

City Transportation Engineer
City Property Agent
City Attorney
Downtown Development Authority

**STAFF REPORT - COMMUNITY DEVELOPMENT DEPARTMENT 9/15/92
KRISTEN ASHBECK 244-1446**

**FILE 35-92 SPECIAL USE PERMIT - COUNSELING CENTER IN RMF-64 ZONE
COLORADO WEST REGIONAL MENTAL HEALTH**

1. SITE PLAN AND IMPROVEMENTS

Site/Landscape Plan is adequate. The following improvements must be guaranteed (e.g. Improvements Guarantee or Agreement) prior to issuance of a Planning Clearance for the proposed construction:

- Landscaping - grass, trees and shrubs per landscape plan
- Pressurized irrigation system
- Site amenities (break area, dumpster, and bicycle rack)
- Directional and control signage for parking
- Striping of parking spaces behind 450 Ouray
- On-Site Sidewalk

2. WATER LINE SIZE FOR FIRE FLOW

Per the City Utilities Engineer comments, the fire flow issue must be resolved. The City is internally working on the issue and the petitioner will be notified as to any requirements to upgrade the line size or otherwise once a decision is reached.

3. SIGNAGE

A Sign Permit issued by the Community Development Department for the existing sign is required. All other on-site signage for parking shall be reviewed/approved by the Community Development Department.

4. OFF-SITE PARKING

A lease agreement between Assemblies of God Church and Colorado West Regional Mental Health regarding parking on the church lot on the southwest corner of 5th Street and Ouray Avenue is required. The petitioner must provide an executed lease agreement for up to twenty (20) parking spaces with a duration as long as Colorado West Regional Mental Health owns the property at 440 and 450 Ouray Avenue or until sufficient off-street parking is constructed on site at 440 and 450 Ouray Avenue.

5. All review agency comments must be adequately addressed prior to final approval.

1304 Ouray
Grand Junction, CO
June 30, 1992

Planning Department
250 N. 5th Street
Grand Junction, CO

**RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT**

JUL 02 1992

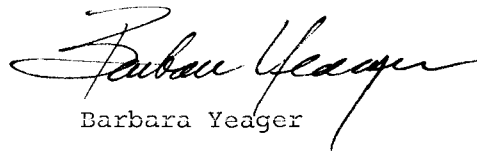
Re: File #35-92

Dear Sir:

Regarding the special use application for a counseling center at 450 Ouray, enclosed is a copy of a letter I sent them. I have not received a reply.

These are my concerns and objections. Please notify me when/if there will be a hearing on this before the City Council or whatever board has to grant the permission.

Thank you.


Barbara Yeager

June 24, 1992

I have received notice from the City regarding your request for special use at the property located at 450 Ouray. I have contacted the City but have not gotten an answer. In fairness to you I need to have answers to the attached questions before I make a decision about whether to complain or not by July 6.

My mother, Bessie Keith, lives at 515 N. 5th. She and I own the house. She is 81, lives alone and gets nervous easily. I see - at this point - no reason to agree to something that may cause her a lot of unnecessary grief. In addition, the lady on the corner of 5th & Ouray is also an elderly widow. Having a mental health clinic at your location isn't something that will benefit either of them.

If you will give me answers to these questions it will be very much appreciated. My mother is very hard of hearing and if she can see in writing what your intentions are it will help.

You can call me at 242-0731, ext. 2033 (work) or 242-8705 (home) and I will be glad to come by and pick up your answers. I don't really want to file a complaint or cause anyone a problem but I don't need any additional problems either.

Thank you for your cooperation.


Barbara Yeager

NOTICE OF SPECIAL USE APPLICATION

A special use application for a Counseling Center
has been filed on property located at 450 Ouray

If you have any questions about this application, please contact the Grand Junction Planning Department at 244-1430 and refer to File # 35-92

Objections or concerns about this application should be submitted in writing, to the Department not later than 7-6-92

What hours will you be open?

How many days per week?

Where is designated patient parking?

Has traffic pattern been considered? (More cars turning off 5th Street into the alley toward 4th. Both 4th & 5th are one way streets). High potential for a head-on collision already exists.

How will special use zoning affect others (e.g., more businesses coming into residential neighborhood).

What is your present zoning?

How long have you been operating without the special use authorization? Who issued a license to operate in the area without a special use permit?

Would you be willing to build a wooden privacy fence between your property and ours?

Since this is - or at least we have been told it is - a mental health counseling service, what precautions will be taken to assure neighbors that patients will not invade their property?

How many employees will you have?

12 August 1992

Colorado West Regional Mental Health Center
740 Gunnison Avenue
Grand Junction, Colorado 81501

To Whom It May Concern:

The property currently being occupied by your center at 450 Ouray Avenue is zoned Residential Multifamily for 64 units per acre (RMF-64). Per section 4-3-4, Use/Zone Matrix, of the Grand Junction Zoning and Development Code, a counseling center is not an allowed use in this zone. The operation of such a facility without a Special Use permit is unlawful.

In June 1992, Ms. Norma Walker of Omega Realty submitted an application on your behalf for such a permit. The application as submitted was an expanded version of the proposed activity which was originally discussed with the Community Development Department in March, 1992. Consequently, staff comments were returned to Ms. Walker July 8, 1992 which outlined a number of deficiencies which had to be met or clarified before the review could continue on your Special Use permit application. A response to those comments was to be submitted to the City of Grand Junction Community Development Department no later than July 20, 1992. As of today, this department has yet to receive any of the additional information required to complete the Special Use review.

In the meantime, the Colorado West Regional Mental Health Counseling Center is continuing to operate illegally at the 450 Ouray Avenue address. From the information submitted thus far, City staff cannot support an expansion of your use of this property because it is further encroachment into this downtown residential neighborhood. However, per section 4-5-2 of the Zoning and Development Code, any decision made can be appealed to the City Planning Commission.

Hence, please discontinue the use until you have: 1) received approval, or 2) relocated to a property that is properly zoned. Each day that the illegal activities continue constitutes a separate crime punishable by \$300.00 each day and possible jail time. Of course, the City's desire is simply to ensure that you comply with the City Code. Continued occupancy without permission cannot be allowed to persist.

Sincerely,

Kristen Ashbeck, Planner

c: Norma Walker
Barbara Yeager

Dan Wilson, City Attorney
file



COMMERCIAL • RESIDENTIAL • INVESTMENTS

August 14, 1992

City of Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501

Dear Christine:

Attached please find 10 copies of the final information requested on the Special Use permit for 450 Ouray for Colorado West Regional Mental Health. The delay was caused as we discussed from the the request for the combination of parcels from the County Assesor office and the request for final plans for the property.

If you have any questions, please contact me.

Sincerely,

A handwritten signature in cursive script that reads "Norma L. Walker".

Norma L. Walker

cc: Dan Wilson
Barbara Yeager
Dave Edwards

Revised Narrative:

450 Ouray

Activity: Special Use Permit for a Counseling Center/Clinic in RMF-64 Zoning
File No. #35-92

Previous Use of Building:

The building has had extensive remodel into an office building over the past ten years. The previous owners operated a mixed use office building at this location which included real estate services, geology and attorneys offices. The property has been operated as an office building during the past 10 years.

Area:

The area contains two parking lots and a children's museum directly to south on the south side of Ouray, the Mesa County Public Library and a Gas Station are located directly to the East on 5th Street. The Ouray area from 1st to 5th street contains a number of commercial uses including parking lots, museums, printing and photographic services and attorneys.

Summary of Facility:

Colorado West Regional Mental Health is a non profit organization which provides a number of out client support service programs to our community as a clinic. The programs offered at 450 Ouray are clinical counseling services. A staff of eight people will work from this office.

The organization required a downtown site for this program to provide services to clients within the downtown area and within walking and biking distance for these clients. The majority of clients walk, bike or are delivered to the facility by relatives or friends and dropped off.

Hours of Operation:

Hours of operation are 8:00 AM to 5 00 PM Monday through Friday. A maximum of 30 patients visit the clinic daily for an average of one half hour. A maximum of 20 patients during a group session lasting between one and one-half hours takes place weekly. The average patient spends approximately 15 minutes in the clinic.

Staff:

A total of 6 full time employees and one part time psychiatrist will operate from this clinic.

Building:

The current building contains approximately 2,500 square feet on two floors. This building has been used for over 10 years as an office housing attorneys, geologists and a real estate office.

An additional 1,000 square feet addition on two levels is planned for this site. The addition will be constructed to the east side of the existing building and will be of the same construction and architecturally blended to appear as one structure. The architecture of the addition will be matched historically with the current building to include painting, windows, structural, roof and siding matching.

The addition will contain 500 square feet on the first floor to be used as a waiting area and conference room, and 500 square feet on the second floor to be used as three additional offices for seeing clients.

Parking:

Visitor Parking: The parking area is located off the alley on the North side of the building. The parking will be asphalt, lined and bumpers provided. A total of 7 parking spaces (9 feet by 20 feet) and 1 handicap space (9 feet by 20 feet with a 5 foot aisle) are provided on site. The entrance to the parking area is from the existing curb cut (14 feet wide existing curb cut) off Ouray Avenue. No parking signs and directional signs will be placed in this drive and in the parking area. The drive is currently paved with concrete. Visitors will not be allowed to pull into the alley from the parking area. Signage and bumpers will be provided to restrict backing into the alley from the parking lot.

Employee Parking: An agreement with The First Assemble of Good Church for employee parking in the paved and stripped lot located directly south of the building on the South East corner of Ouray and 5th has been made (see attached parking letter). A total of 9 spaces have been agreed upon.

Bike Parking: A bike rack will be provided for bike parking as indicated on the site plan. Bike parking is located in the front of the building near the front door. The rack will accommodate 8 bikes.

Break and Lunch Area: A break area will be located to the west of the building with access from a sidewalk along the west side of the addition. This area will be buffered by shrubs and trees from Ouray.

Landscaping:

Grass - Grass is currently planted in the front of the existing building. The west side of the vacant lot will be sodded and a pressurized sprinkler system installed in both the front and side of the grassed area. The total grass area will be approximately 2,900 square feet.

Trees - A total of five new trees measuring 1/2 inch caliper will be planted as indicated in the site plan. This area will be grassed and sprinkled as well.

Shrubs - A total of 5 new 5 gallon shrubs will be planted as indicated in the site plan. These shrubs will buffer the break area and the new addition. This area will be grassed and sprinkled as well.

Dumpster:

The dumpster will be located in the north parking area on the asphalt parking. The dumpster will be located to facilitate access from the alley for city trash vehicles and located to the west of the exit for parking in the rear area.

Handicap Access:

A ramp for handicap access is located as indicated on the site plan along the east side of the building from the parking lot to the front door.

Signage:

A sign diagram is attached of the existing sign. The sign has not been altered as previously used. The lettering on the sign was changed only. An existing sign permit exists for the sign as attached.

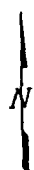
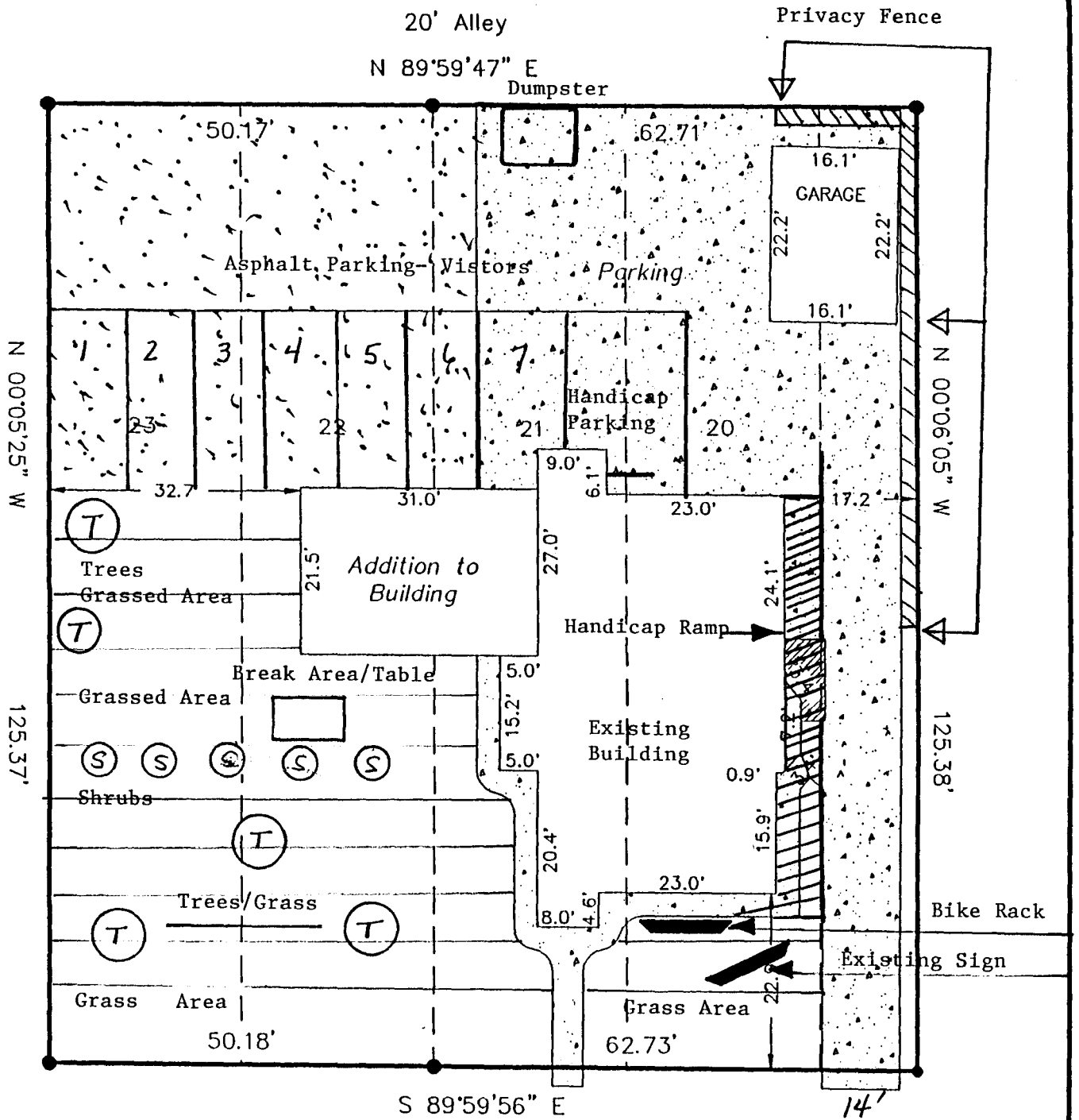
Legal Description:

The parcels have been combined through the Mesa County Assessors office. A revised legal description will be available (8/20/92).

Floor Plans:

Floor Plans are attached for review.

SITE PLAN 440 & 450 OURAY AVE.



SCALE 1" = 20'

● No. 5 Rebar & Cap LS 16835

Ouray Avenue

Professional Surveying Services P.O. BOX 4506, Grand Junction, CO 81502 303-241-3841	
SITE PLAN 440 & 450 OURAY AVE. COLORADO WEST MENTAL HEALTH	
SUR. BY: DWJ/LD	DRAWN BY: DWJ
JOB NO. 9219A	SHEET 1 OF 1



August 14, 1992

Colorado West Mental Health Association
450 Ouray Ave
Grand Jct CO 81501

ATTEN: Dave Edwards

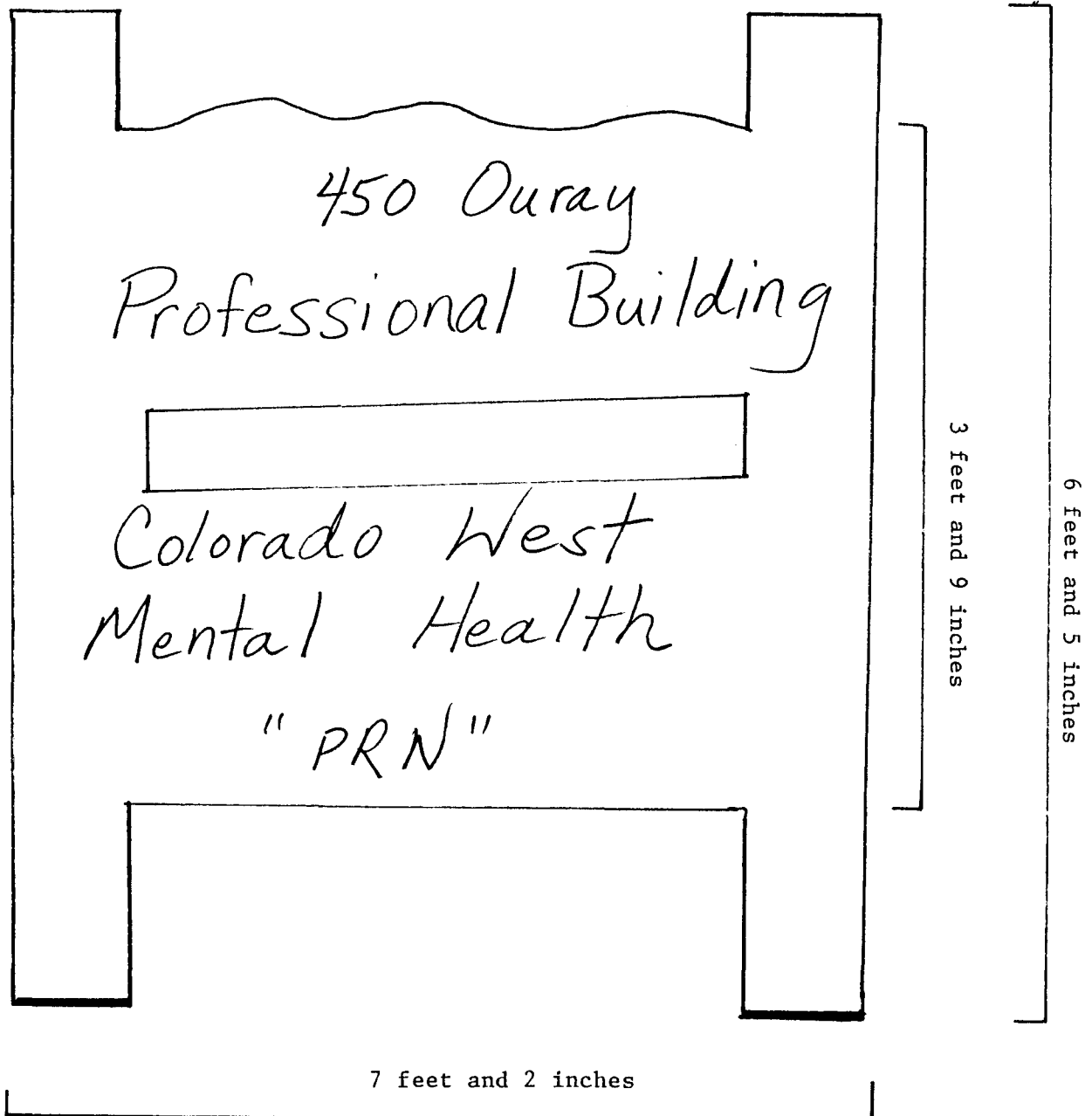
We are to allow 9 parking spaces to your employees
for a monthly donation. A list of the employees and
automobiles is to be given to us as soon as possible.

Sincerely,

Barbara Reed

Barbara Reed
Bookkeeper

Existing Sign has been in place and not moved for over 6 years. The lettering is changed on the bottom half of the sign to allow for the new owners name. The Mesa County Building Department does not have records of sign permits approved prior to four years ago.



2945-142-33-014
PARCEL NUMBER

10100
T.A.C.

Loc: 440 Ouray Ave.

~~WEAVER CARL G J K~~

~~440 OURAY AVE
GR JCT COLO~~

~~81501~~

P.O. BOX 40

Glenwood Springs, CO, 81602

7-24-92^{TR}

LOTS 22 & 23 BLK 59 GRAND JUNCTION

2945-142-33-012
PARCEL NUMBER

10100
T.A.C.

Loc: 450 Ouray Ave.

~~AUSTIN J J C J E~~

~~450 OURAY AVE
GR JCT COLO~~

^{TR} 81501
4-14-92^D

W2 OF LOT 19 & ALL LOTS 20 & 21 BLK 59 GRAND JUNCTION

Colo. WEST REG. MENTAL HEALTH CENTER

I _____, REQUEST THAT THE FOLLOWING PARCELS

BE COMBINED; 2945-142-33-012

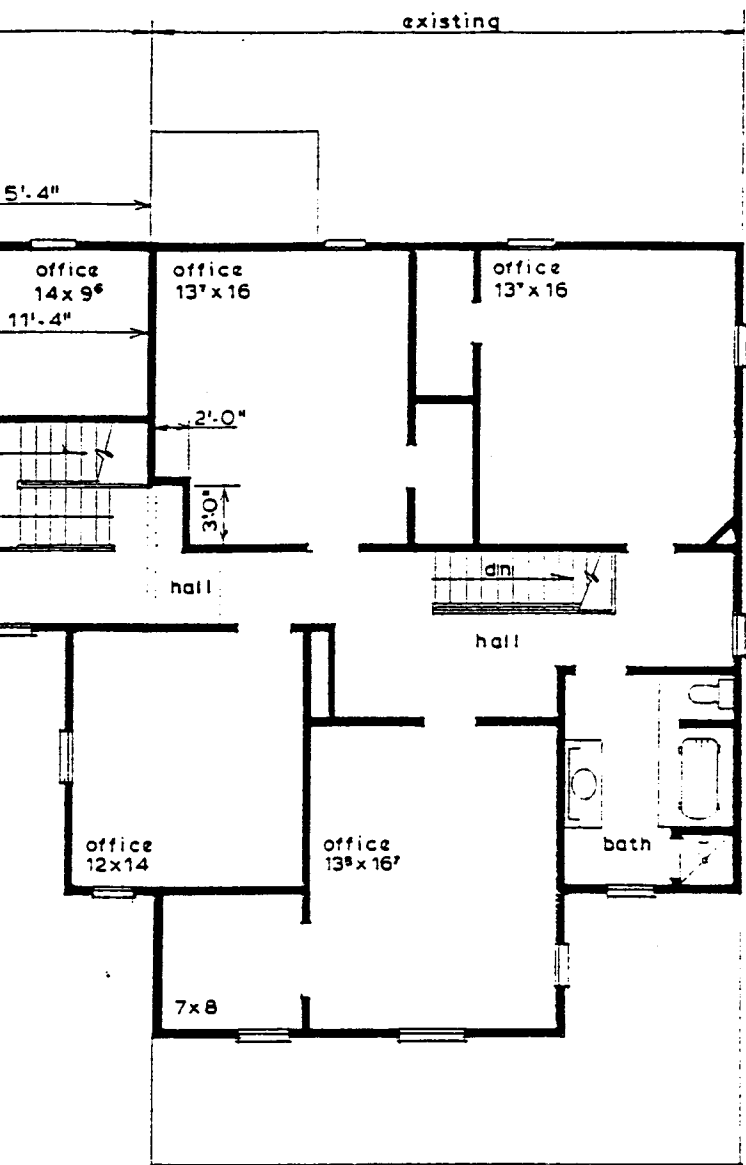
2945-142-33-014

DATE:

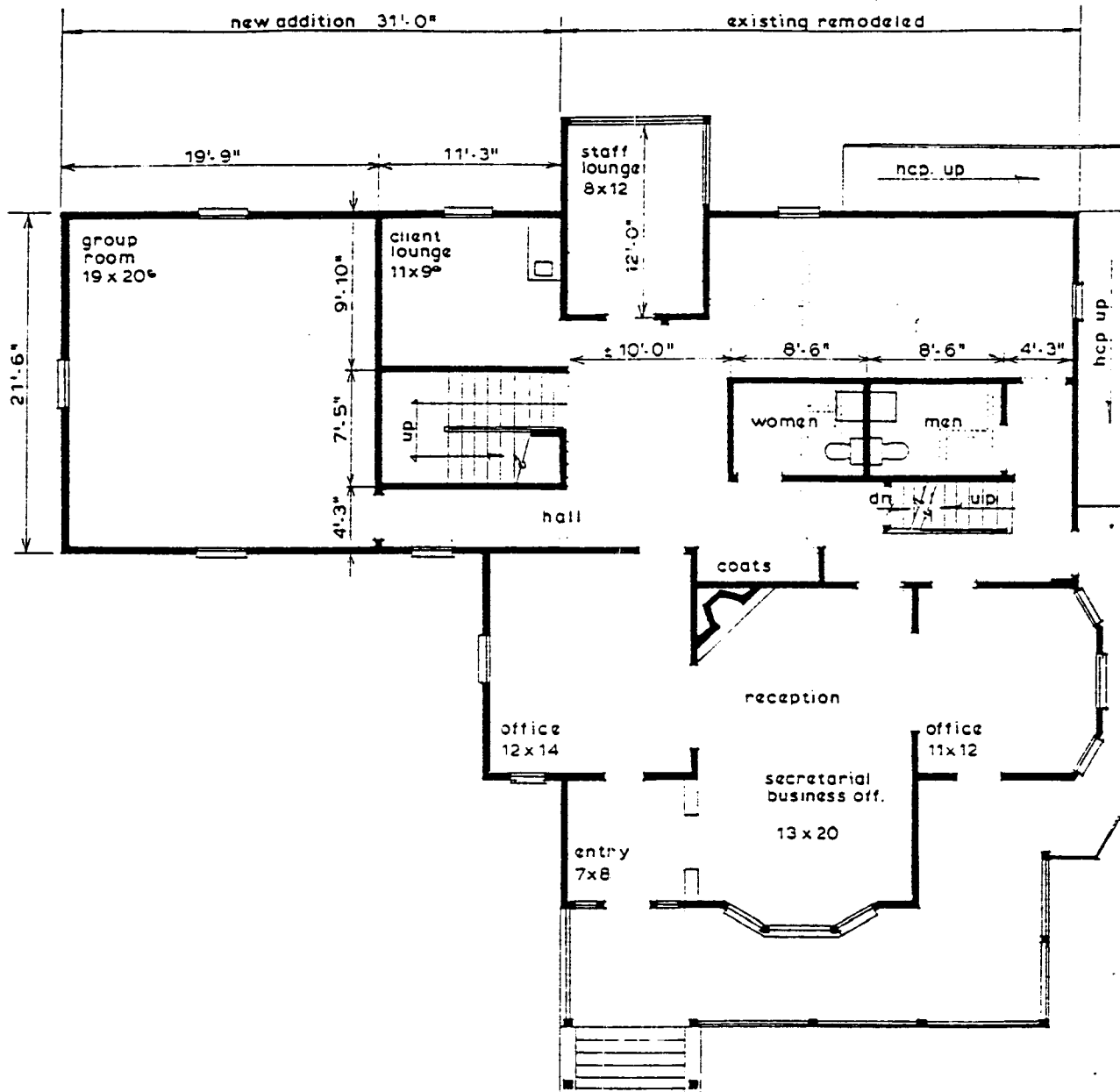
August 14, 1992

SIGNATURE:

Norman Walker



UPPER FLOOR



LOWER FLOOR

450 OURAY BUILDING
GRAND JUNCTION COLORADO

KRABACHER ASSOCIATES
ARCHITECT & ENGINEER

378" = 1'-0"





17 August 1992

City of Grand Junction, Colorado
81501-2668
250 North Fifth Street

Norma Walker
c/o Omega Realty
1119 N. 1st Street Unit G
Grand Junction, Colorado 81501

Dear Norma,

Upon reviewing your August 14, 1992 "final" submittal for the Colorado West Regional Mental Health Counseling Center at 450 Ouray Avenue, several items were still missing. These are: a survey verifying the combining of parcels; a grading and drainage plan and parking plan per engineering specifications (refer to City Engineer, Don Newton); and building elevations. This information is critical to our proper review of your client's proposal. Thus, please advise the Community Development Department as soon as possible as to whether this information is to be provided in the near future or if we should proceed with our review of the proposal as submitted.

Please keep in mind that we cannot delay this process any longer. As per my previous letter, the counseling center is already operating illegally and the City cannot allow it to persist.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

c: Colorado West Regional Mental Health Center

August 19, 1992

Ms. Kristen Ashbeck
City of Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668

Dear Kristen:

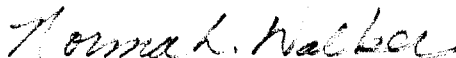
Attached please find an additional set of elevations. The original elevation drawing was included in the original package. Please note that the survey that was included in the original package and the second package. The county Assessor required that a survey be completed to show the existing improvements and the two lots as they currently are. Then a request is to be made to combine the lots (which was done and a copy attached in your package). The Assessor then assigns one tax schedule number to the parcel at the end of the taxing year. Please call me with any questions regarding this issue.

Due to the availability of adequate existing, paved parking at the 5th and Ouray parking lot owned by Assembly of God Church, the applicant has revised the plans for parking on the site at 450 Ouray. Consideration of the neighborhood impact and traffic impact of parking in the rear of the building at 450 Ouray indicates that parking on the 5th and Ouray would be more acceptable to the neighborhood at this time. For this reason we are revising the proposed plan to include 15 spaces for visitor and employee parking at the 5th and Ouray parking lot. The property at 450 Ouray will have adequate signage in the driveway and the rear to indicate parking on the 5th and Ouray site only. The 5th and Ouray site will also have adequate signage to indicate parking required on this site.

Landscaping in the rear of 450 Ouray will remain as is and per the landscaping plan submitted.

Please call me with any questions or if you have additional requirements regarding this application.

Sincerely,



Norma L. Walker

September 8, 1992

Impact Statement and Project Narrative

450 Ouray

Activity: Special Use Permit for a Counseling Center/Clinic in RMF-64 Zone

File No: #35-92

Previous Use of Building:

The building has had extensive remodel and has been operated as an office building for over 15 years. The most previous use of the building has been as a real estate office, land developer's office and law office as a mixed use commercial building. Parking for the previous use was identified as three spaces in the rear of the building on existing concrete slab, and one spaces in the existing concrete driveway. Additionally parking was used on the north side of Ouray in front of the building. There are three spaces off street parking on the north side of Ouray.

Area:

The area identified as the immediate neighborhood is located between 4th and Ouray and 7th and Ouray, and between Rood and Ouray. This area contains a mixture of predominantly multi-family housing units built between 1900 and 1950, multifamily rooming houses, three parking lots, churches, the Mesa County Library, the Senior Citizens Center, a children's museum, the Chamber of Commerce, and several single family homes. The predominant nature of this area is multi family units and mixed use community oriented commercial.

Summary of Facility:

Colorado West Regional Mental Health Center is a non profit organization which provides a number of out patient support service programs to our community. The Facility is operated as an out patient clinic to offer counseling and support to clients. The services that are offered include counseling sessions, group sessions and administrative staff for out side community counseling services. A portion of the staff operates on a part time basis. A downtown location was critical to the operation of this facility because a majority of the clients walk or ride public transportation. Bike access for these clients was also required. Because of the variety of low income housing facilities available in the community, the downtown area offers the largest concentration of low income housing units and rooming houses. The majority of patients require that they be within walking distance of their housing.

Hours of Operation:

Hours of operation are 8:00 AM to 5:00 PM Monday through Friday. A maximum of 30 patients visit the clinic daily for an average of one half hour or less. A maximum of 20 patients during a group session lasting between one and one-half hours takes place bi-weekly.

Staff:

A total of 6 full time employees and one part time physchiatrist will operate from this clinic.

Original
Do NOT Remove
From Office

#35 92

Existing Building:

The current building contains a total of approximately 2,500 square feet, on two floors. This building has been used for the past 15 years as a multi-use commercial building. Extensive remodel has occurred within the past ten years.

Addition and Remodel of Existing Building:

An additional 1,000 square feet is to be added on the west side of the building. The lot located to the west (440 Ouray) has been purchased by the applicant and the two parcels have been combined through the Mesa County Assessors office. The addition will contain 500 square feet on each floor and will consist of a two story addition. The exterior will be matched to the existing structure as identified in the attached elevation plan. The interior of the building will contain a group meeting room on the main floor and offices on the second floor. Remodel to the existing structure will be cosmetic to include carpet, paint, an enlargement of the existing bathrooms to allow handicap access, and an expansion of the waiting area to combine two rooms.

Addition and Remodel Construction Schedule:

The addition and remodel will begin upon completion and approval of the Special Use Permit. Within 10 working days a building permit will be applied for and construction begun upon receipt of such permit. Construction for the addition is scheduled to take 45 to 60 days. Remodel of the the interior existing building will be performed during this same 45 to 60 day schedule.

Parking:

A total of 4 existing concrete paved parking spaces are on site and an additional 9 spaces have been leased from the Assembly of God Church paved and stripped lot located at the corner of 5th and Ouray. A letter from the Assembly of God Church is attached for your review).

Visitor Parking: The Visitor parking area is located adjacent to the subject property across Ouray to the south. The parking area is the Assembly of God Parking Lot on the corner of 5th and Ouray. This parking lot is paved and stripped. The Assembly of God has leased Colorado West Regional Mental Health nine spaces to accommodate employee parking and client parking. In the event additional parking is required The Assembly of God has agreed to lease up to 20 spaces for use by Colorado West Regional Mental Health. Signage will indicate such parking requirements.

Employee Parking: A total of four on site paved parking spaces exist on site and have been used in the past as employee parking spaces for this building. Three of these employee parking spaces are located to the north, rear of the building. These spaces are concreted, and measure 9 feet by 20 feet each. These spaces will be stripped. Access is via the alley. The concrete pad is of sufficient depth (over 40 feet), and width to allow automobiles to turn direction prior to entering the alleyway. . The curb cut is 14 feet side at the drive way entrance.

Bike Parking: A bike rack will be provided for bike parking as indicated on the site drawing. The current bike rack is located to the east of the building. The bike rack will be constructed and moved to the west side of the building. The rack will accommodate 8 bikes.

Break and Lunch Area:

A break area will be located to the west of the building with access from a sidewalk along the west side of the addition. This area will be buffered by shrubs and trees from the Ouray street front.

Landscaping:

Grass: Grass is currently planted in the front of the existing building. The west side of the currently vacant lot will be planted in sod and a pressurized sprinkler system will be installed per the landscape plan attached. The total grass area will be approximately 2,900 square feet. The rear of the building will remain as is with concrete parking and the existing two trees to remain. The rear of the vacant lot will remain as dirt as is with no modification at this time. The concrete drive way will remain as is. A privacy fence will be installed to the rear and east side of the existing garage as indicated in the landscape plan.

Trees: A total of five new trees measuring 1/2 inch caliper will be planted as indicated in the site plan. This area will be grassed and sprinkled as well.

Shrubs: A total of 5 new, 5 gallon shrubs, will be planted as indicated in the site plan. These shrubs will buffer the break area and the new addition. This area will be grassed and sprinkled as well.

Dumpster: The dumpster will be located as indicated in the landscape plan to the west of the existing concrete parking. The dumpster will be located off the alley. The three parking spaces to the rear of the building will be able to exit without pulling into the alley and will not be hindered by the dumpster.

Handicap Access:

A ramp for handicap access is located as indicated on the site plan along the east side of the building from the parking lot to the front door. The ramp will be of non slip material.

Signage:

A sign application has been submitted to the Planning Department. The sign was pre-existing and only the sign lettering has been altered.

Legal Description:

The parcels which include 450 and 440 (Lots 22 and 23, and the W2 of Lot 19 & all of lots 20 and 21, in Block 59) Ouray have been combined through the Mesa County Assessors Office. A copy of the request for said combination is attached.

Floor Plans:

Floor Plans are attached for your review.



August 14, 1992

Colorado West Mental Health Association
450 Ouray Ave
Grand Jct CO 81501

ATTEN: Dave Edwards

We are to allow 9 parking spaces to your employees
for a monthly donation. A list of the employees and
automobiles is to be given to us as soon as possible.

Sincerely,

Barbara Reed

Barbara Reed
Bookkeeper

Original
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From Office

35 92

2945-142-33-014
PARCEL NUMBER

10100
T.A.C.

Loc: 440 Ouray Ave.

~~WEAVER CARL G J K~~

~~440 OURAY AVE~~
~~GR JCT COLO~~

~~81501~~

P.O. Box 40

Glenwood Springs, CO, 81602
7-24-92^{TR}

LOTS 22 & 23 BLK 59 GRAND JUNCTION

2945-142-33-012
PARCEL NUMBER

10100
T.A.C.

Loc: 450 Ouray Ave.

~~AUSTIN J J S J E~~

~~450 OURAY AVE~~
~~GR JCT COLO~~

TR 81501
4-14-92^D

W2 OF LOT 19 & ALL LOTS 20 & 21 BLK 59 GRAND JUNCTION

Carlo WEST REG. MENTAL HEALTH CENTER

I _____, REQUEST THAT THE FOLLOWING PARCELS

BE COMBINED; 2945-142-33-012

2945-142-33-014

DATE:

August 14, 1992

SIGNATURE:

Norman Walker

Original
Do NOT Remove
From Office

#35 92

September 9, 1992

Ms. Kristen Ashbeck
City of Grand Junction Planning Department
250 N. 5th Street
Grand Junction, CO 81501

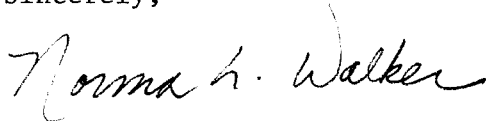
Re: 450 Ouray
File #: 35-92

Dear Ms. Ashbeck:

Please file the attached letter in the above referenced file. I have telephoned Mr. Shaver to inquire as to the requirement for a long term lease on the 5th and Ouray parking lot with the First Assembly of God Church. To date I have not received confirmation on this requirement. I will proceed on this matter upon hearing from Mr. Shaver regarding this matter.

Thank you for your cooperation in this matter.

Sincerely,



Norma L. Walker



COMMERCIAL • RESIDENTIAL • INVESTMENTS

September 9, 1992

Mrs. Barbara Yeager
515 N. 5th Street
Grand Junction, Colorado 81501

RE: 450 Ouray

Dear Mrs. Yeager:

As I discussed with you on the telephone on September 2, 1992, enclosed please find a copy of the revised Special Use Permit Application that was re-submitted on September 8, 1992. If you have any questions regarding this application please feel free to contact me.

As I stated in our conversation of September 2nd, Dr. Steven Hurd of Colorado West Regional Mental Health would like to offer to meet with you to discuss your concerns and attempt to mitigate your mother and your concerns regarding the facility at 450 Ouray. I told Dr. Hurd that you have to meet after work hours (5:30 or later) and he assured me that he would do everything he could to meet your schedule. Because his schedule is also very busy, I would like to suggest that you contact him directly and arrange a time to meet. I will arrange my schedule according to both of your schedules. Dr. Hurd's telephone number is 245-3270 and his office is located at 740 Gunnison.

I would be glad to help in relocating your mother as I have stated. The options which I have suggested include listing your mother's home and attempting to locate another home for her, contingent on the sale of her home. The value of her home at this time as I have stated would be estimated at \$30,000 to \$35,000. I would offer to list and attempt to help her purchase a new home at no commission charge which would save you 3% on the sell and 3% on the purchase of a new home. A trade as we have discussed would be very difficult because of her requirements. I have not been able to find a suitable trade given the requirements that you have given me.

I will be glad to send you another list of homes in the \$30,000 to \$45,000 price range for you to drive by if you want me to. Please let me know if there is anything that I can do to help you in this matter.

Sincerely,

Norma L. Walker

September 22, 1992

Mrs. Kristen Ashbeck
City Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668

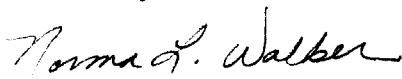
Re: File NO. #35-92
450 Ouray - Special Use Permit

Dear Ms. Ashbeck:

Attached please find the written response by the Petitioner to the Review Comments dated September 15, 1992 which outline the petitioners agreement to provide the requirements by the respective agencies. Per our discussion today a number of issues require interpretation by the City Attorney's office which we have not recieved as of this date. The Petitioner is agreeing at this time to provide the requested Agreements upon such clarification.

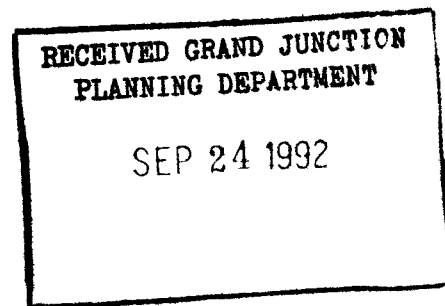
If you have any questions, please do not hesitate to contact me. Thank you for your time and help in this matter.

Sincerely,



Norma L. Walker

cc: Steve Hurd
Dave Edwards



September 22, 1992

Response by the Petitioner to the Review Comments of September 15, 1992 follows:

I. Site Plan and Improvements

Based on my discussion with Kristen Ashbeck in the Planning Department on September 21, an appropriate Improvement Agreement or Guarantee will be provided to the Petitioner by the Planning Department after input from the City Attorney. Kristen agreed that the pressurized irrigation system would be replaced with adequate drip irrigation for shrubs and adequate hose connections for grass areas as indicated in the attached Landscape Plan. Stripping for the three parking spaces in the rear of the building will be included in the Improvement Agreement.

The Petitioner at this time will wait for the Improvement Agreement or Guarantee document to be provided by the Planning Department for signature by the Petitioner per the Planning Departments instructions.

2. Water Line Size for Fire Flow

Based on my discussion with Kristen Ashbeck in the Planning Department on September 21, the City Utilities Engineer and the City are in the process of amending City Ordinance 2497 to clarify the requirements for Fire Flow as "adequate water supply". It is anticipated that the ordinance will be revised in the near future. To date, however, the Petitioner agrees to work with the City Fire Department and the Building Department to receive clearance for a Building Permit and satisfy the requirements of the City Fire Department for water supply.

3. Signage

The attached Signage Drawing identifies on site directional signage to be used. The Sign Permit Request for the main sign is also attached.

4. Parking

Per my discussion with Kristen Ashbeck on September 21, the Petitioner agrees to eliminate the driveway parking spaces as requested by the Planning Department, and to provide directional signage to indicate no parking at this location (see attached signage plan). The Petition will provide three parking spaces in the rear of the building as indicated in the attached Landscape Plan. This parking will be stripped and the Improvement Agreement will guarantee such stripping. Based on the following calculations, 10 additional parking spaces are required to be provided in the Assembly of God Parking lot located on the south east corner of Ouray and 5th Street.

Use: Clinic (per Planning Manual - Parking Section; Page 62)

Square Footage of Building: 3,831 sq/ft

Required Parking: One space for every 300 square feet of building area

Total Number of Employees: 6 full time and 1 part time

Designated Employee Parking: 7 spaces

Total Required Spaces: 13

Spaces to be Provided: 3 on site spaces and 10 off site spaces with one space to be designated for handicap use only.

The Assembly of God Pasture, Dr. Crowley , has agreed to sign a one year agreement which will allow Colorado West Regional Mental Health Center the use of 10 spaces on the 5th and Ouray parking lot to be renewed on a yearly basis subject to the Churches need for the lot for other uses. This agreement would be in the form of a letter upon a donation by Colorado West Regional Mental Health yearly in an amount to be determined by Colorado West Regional Mental Health. The amount cannot be determined by the Church and the agreement cannot be in the form of a lease due to the Assembly of Gods non profit designation. A draft of such a letter is attached for approval by the City Attorney's office.

5. Agency Review Comments Address

Based on the review comments received by the Petitioner on September 15, the City Utilities Engineer and the City Fire Departments comments have been addressed in the body of this letter. No additional comments were received at this time.

1 October 1992



Ms. Norma Walker
c/o Omega Realty
1119 N. 1st Street Unit G
Grand Junction, Colorado 81501

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

RE: 35-92 Special Use Permit for 440 and 450 Ouray Avenue

Dear Norma,

This letter is to inform you that the City of Grand Junction Community Development Department cannot approve your request for a Special Use Permit for operation of the Colorado West Regional Mental Health Counseling Center in the existing structure located at 450 Ouray Avenue. However, it could be approved when and if you have complied with all of the conditions listed below.

- 1) Submit for review and approval a lease agreement which provides for 10 off-street parking spaces for a minimum term of two years. Ninety days before the expiration of the lease, Colorado West Regional Mental Health must re-submit a new parking lease or, by the lease expiration date, Colorado West Regional Mental Health must provide 10 additional parking spaces on the 440/450 Ouray Avenue site or within 200 feet of the property per section 5-5 of the Grand Junction Zoning and Development Code. Should Colorado West Regional Mental Health not provide a total of 13 off-site parking spaces at all times, the Special Use Permit will be invalid and the occupancy and use of the property must cease.
- 2) Directional and control signage for parking must be placed on-site by October 30, 1992, in accordance with the submitted plan and drawings.
- 3) The three (3) existing off-street parking spaces behind 450 Ouray Avenue must be striped by October 30, 1992.
- 4) Privacy fencing must be provided along the east property line per the site plan by October 30, 1992.
- 5) A sign permit, with a \$5.00 fee, must be obtained from the Community Development Department.

If conditions 1 and 5 are not satisfied by 5:00 pm, October 12, 1992, or if any of the deadlines for the other conditions are not met, the City will take action on the illegal occupancy of Colorado West Regional Mental Health at the 450 Ouray Avenue location.



Walker / 2

If the Special Use Permit for the existing use is approved, should you choose to construct the addition to the existing building at 450 Ouray Avenue, the Special Use Permit for the expanded use will require that the following conditions be met.

- 1) The new addition to the existing structure will require a building permit and issuance of a Certificate of Occupancy by the Mesa County Building Department before occupancy.
- 3) The Certificate of Occupancy will not be issued until the water line has been upgraded from 6 inches to 8 inches for fire flow purposes, or the City ordinance is revised to eliminate the requirement. The City is in the process of considering revisions to the ordinance which, if adopted, would negate the requirement for upgrading the water line to 8 inches. If a revised City ordinance is not adopted by December 1, 1992, Colorado West Regional Mental Health must complete the line upgrade on or before April 30, 1993. Contact the City Engineer for applicable design requirements.
- 4) The Certificate of Occupancy will not be issued until the following on-site improvements have been completed per the building and site plans:
 - 1,000-square foot addition
 - Landscaping - grass, trees and shrubs
 - Site amenities (break area, dumpster, and bicycle rack)
 - On-site sidewalk
- 5) A temporary Certificate of Occupancy may be issued if all buildings and similar codes are complied with to allow temporary occupancy until a final Certificate of Occupancy is obtained. The final Certificate of Occupancy must be obtained and the above improvements must be completed no later than April 30, 1993 or the Special Use Permit will be invalid and Colorado West Regional Mental Health may not occupy or use the Counseling Center at the 440/450 Ouray Avenue location.

Should you have questions regarding this Special Use Permit, please do not hesitate to call.

Sincerely,



Kristen Ashbeck
Planner

xc: Steve Hurd Dan Wilson
 Dave Edwards Barbara Yeager

October 8, 1992

Ms. Kristen Asbeck
Grand Junction Community Development Department
Planning and Zoning
250 North Fifth Street
Grand Junction, Colorado 81501-2668

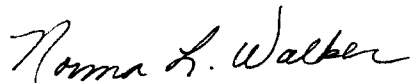
RE: 450 Ouray Special Use Permit

Dear Kristen:

Per your request I have enclosed a revised Lease Agreement for the parking lot located at the corner of 5th and Ouray between the First Assembly of God Church and Colorado West Regional Mental Health Center. Please forward this to Dan Wilson for his approval so that I can have the Lessor and Lessee sign this agreemnet on October 14, 1992.

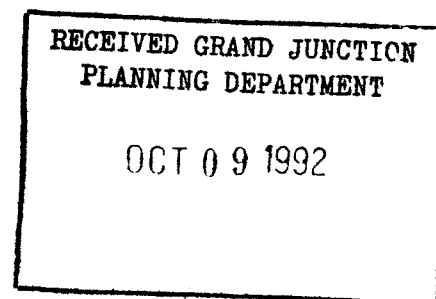
Please call me with any questions. Thank you for your help in this matter.

Sincerely,



Norma L. Walker

cc: Steve Hurd





October 16, 1992

Colorado West Mental Health Association
450 Ouray Avenue
Grand Junction, Colorado 81501

To Whom It May Concern:

We have reviewed the lease proposed for the parking lot at 5th and Ouray which was provided by Colorado West Regional Mental Health Association. On our regular board meeting of October 14th the lease was reviewed and one addition made to the lease which identified the days of use to be on Monday through Friday only. After this addition the lease was acceptable and has been verbally agreed upon. The full board of directors will be signing this lease on our next meeting on October 20th. The lease will be available to be picked up after this meeting on October 21st.

Sincerely,

Barbara Reed

Barbara Reed



November 13, 1992

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

Ms. Norma Walker
c/o Omega Realty
1119 N. 1st Street Unit G
Grand Junction, Colorado 81501

RE: 35-92 Special Use Permit for 450 Ouray Avenue

Dear Norma,

By this letter, the Grand Junction Community Development Department is granting approval of a Special Use Permit for the operation of a counseling center by Colorado West Regional Mental Health at 450 Ouray Avenue. Upon site inspection on November 4, 1992, all the required conditions regarding site improvements and off-street parking had been complied with thus allowing operation of the Center in the existing structure.

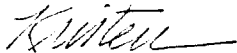
A Planning Clearance for a Building Permit was issued to Garrett Walker Construction for the proposed addition to 450 Ouray Avenue on November 12, 1992. Should Colorado West Regional Mental Health follow through with this construction, the Special Use Permit for the expanded use will require that the following conditions be met.

- 1) The new addition to the existing structure will require a building permit and issuance of a Certificate of Occupancy by the Mesa County Building Department before occupancy.
- 2) The Certificate of Occupancy will not be issued until the water line has been upgraded from 6 inches to 8 inches for fire flow purposes, or the City ordinance is revised to eliminate the requirement. The City is in the process of considering revisions to the ordinance which, if adopted, would change the requirement for upgrading the water line to 8 inches. If a revised City ordinance is not adopted by January 20, 1993, Colorado West Regional Mental Health must complete the line upgrade to 8 inches on or before May 15, 1993. Contact the City Engineer for applicable design requirements.

- 3) The Certificate of Occupancy will not be issued until the following on-site improvements have been completed per the approved building and site plans:
- 1,000-square foot addition
 - Landscaping - grass, trees and shrubs
 - Site amenities (break area, dumpster, and bicycle rack)
 - On-site sidewalk
- 4) A temporary Certificate of Occupancy may be issued by the Building Official if all building and similar codes are complied with to allow temporary occupancy until a final Certificate of Occupancy is obtained. The final Certificate of Occupancy must be obtained and the above improvements must be completed no later than May 15, 1993 or the Special Use Permit will terminate. If termination occurs, thereafter Colorado West Regional Mental Health may not occupy or use the Counseling Center at the 440/450 Ouray Avenue location.

Should you have questions regarding this Special Use Permit, please do not hesitate to call.

Sincerely,



Kristen Ashbeck
Planner

xc: Steve Hurd
Dave Edwards
Barbara Yeager



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

July 23, 1993

Ms. Norma Walker
c/o Omega Realty
1119 N. 1st Street Unit G
Grand Junction, Colorado 81501

Dear Norma,

By this letter, the Grand Junction Community Development Department is granting approval of a Special Use Permit for the operation of a counseling center by Colorado West Regional Mental Health at 450 Ouray Avenue. Upon site inspection on July 23, 1993, all the required conditions regarding site improvements had been met to allow expansion of the center into the 1,000-square foot addition. The Grand Junction Fire Department has determined that the water line does not need to be upgraded due to a change in the City ordinance regarding fire flow.

Should you have questions regarding this Special Use permit, please do not hesitate to call.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

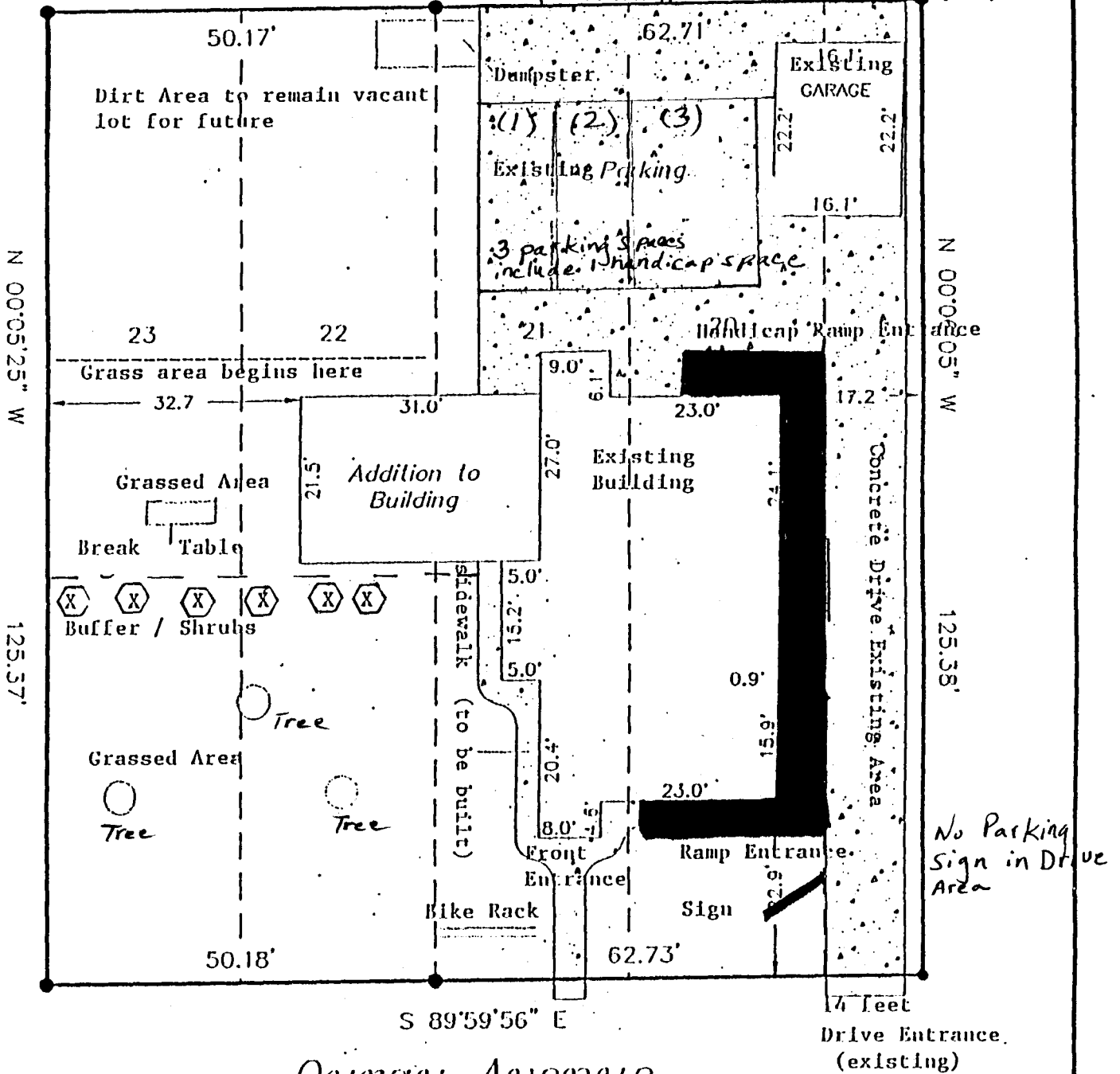
xc: Steve Hurd
Dave Edwards



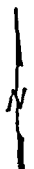
SITE PLAN AND LANDSCAPE PLAN - 450 OURAY
20" Alley.

N 89°59'17" E

← Parking Exit into Paved Alley →



Ouray Avenue



SCALE 1" = 20'

● No. 5 Rebar & Cap LS 16835

Professional Surveying Services P.O. BOX 4506, Grand Junction, CO 81502 303-241-3841	
SITE PLAN 440 & 450 OURAY AVE. COLORADO WEST MENTAL HEALTH	
SMR. BY: DW/AD	DRAWN BY: DWJ
JOB NO. 9219A	SHEET 1 OF 1