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File 1994-0126

Name: The Resource Center – Special Use Permit – 1003 Main St.

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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		*Review Sheet Summary
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X		Review Sheets
		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
		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
		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
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions

DOCUMENT DESCRIPTION:

X	X	Index of Letters in favor of the Resource Center	X	X	Fence Permit - issued 6/9/95 - **
X	X	Correspondence (EXCEPT FOR FOR/AGAINST LETTERS IN FILE) There are many	X	X	Planning Clearance – issued 6/9/95 - **
X	X	Pamphlet for the Latimer House	X	X	Power of Attorney – 7/18/95 - ** - Bk 2166 / Pg 126
X		Posting of Public Notice Signs – 9/23/94	X		Note to file
X	X	Improvement Location Certificate – 7/12/94	X		1983 Exemption from Federal Income Tax letter for The Resource Center - Internal Revenue Service
X	X	Commitment to Insure - Abstract & Title Co of Mesa County, Inc. – 5/25/94	X	X	Site Plan – to be scanned
X	X	Fruita Resolution 1994-19 –Supporting the domestic violence project – 9/28/94	X		Floor Plans
X	X	Appeal of Administrative Decision Granting SUP-10/4/94	X		Planning Commission Notice of Public Hearing mail-out – sent 9/23/94
X	X	List of undersigned appealing decision of the Planning Commission of 10/4/94 – 10/7/94	X	X	Newspaper Article – 9/20/94
X		E-mails	X	x	Real Estate listing

Currently Available Space

Lower Level

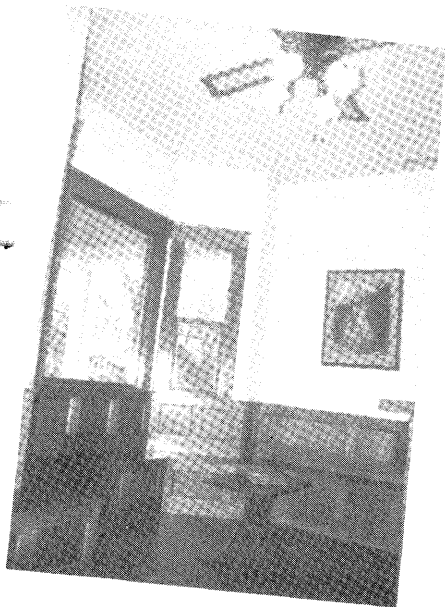
- Private entrance
- 4 spacious offices
- 1,250 total square feet

First Floor

- 400 square foot suite

Third Floor

- 750 square foot suite
- 300 square foot suite
- Unique interior design



The Latimer House



Built in 1903 as a family home, the Latimer House is now Grand Junction's most unique office space.

For Lease Rates and Showings, Call:
The Prudential Monument Realty Inc.,
Property Management Division
Dean M. Pfannenstiel CPM
(303)243-5323



Currently Available Space

Lower Level

- Private entrance
- 4 spacious offices
- 1,250 total square feet

First Floor

- 400 square foot suite

Third Floor

- 750 square foot suite
- 300 square foot suite
- Unique interior design



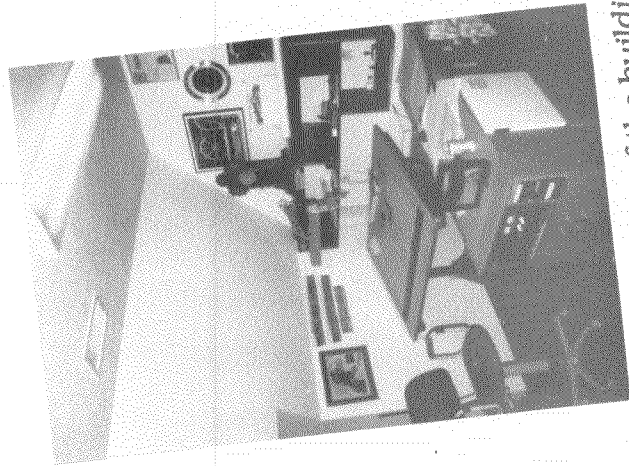
The Latimer House



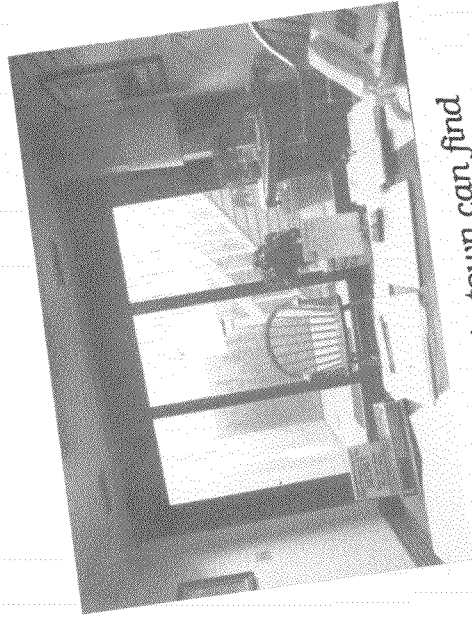
Built in 1903 as a family home, the Latimer House is now Grand Junction's most unique office space.

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Dean M. Pfannenstiel CPM
(303)243-5323

The Latimer House offers the charm and beauty of a Victorian home while providing the conveniences of a modern work space. Completely renovated in 1984 as office space, it has everything a business needs without the austere feel of many modern buildings.



"The architecture of the building provides a really comfortable work atmosphere."
THS - Accountant



"Everyone in town can find 10th and Main."
NLS - Graphic Designer



"The view from my office is great!"
GMR - Architect

Every business need was taken into consideration during the renovation of the Latimer House. Some of the key features are:

- Elevator access to all floors.
- 5 minute drive to Courthouse/Title Companies.
- Oak trim throughout interior.
- Rest room and sink facilities on every floor.
- Separate controls on each floor for heating and air conditioning.
- All floors handicap accessible.
- Easily accessible parking lot behind building.



Sistie Miranda
957 Rood Ave.
Grand Junction, CO 81501-3435

Iris W. and James K. Johns
1010 Colorado Ave.
Grand Junction, CO 81501-3521

Cynthia Hand-Treece
1037 Main St.
Grand Junction, CO 81501-3540

Elmer V. and Phyllis A. Wickham
961 Rood Ave.
Grand Junction, CO 81501-3435

Troy B. Troy A. and Eva M. Carter
941 Main St.
Grand Junction, CO 81501-3548

Adam Pate
1045 Main St.
Grand Junction, CO 81501-3540

Richard E. Jones
2495 H Rd.
Grand Junction, CO 81505-9672

Isabel S. and Glen E. Hertel
1661 Dolores St.
Grand Junction, CO 81503-1811

Fern Christensen
1015 Colorado Ave.
Grand Junction, CO 81501-3520

Carol E. Crawford
1011 Rood Ave.
Grand Junction, CO 81501-3437

Don O. Kelley
960 Main St.
Grand Junction, CO 81501-3564

Daniel K. Brown and Max E. Morris
1018 Colorado Ave.
Grand Junction, CO 81501-3521

Eula M. Leach
945 Colorado Ave.
Grand Junction, CO 81501-3518

Patricia Ann Lewis
961 Main St.
Grand Junction, CO 81501-3538

Louise K. Boerema
255 Park Dr.
Grand Junction, CO 81501-2062

James L. McEvoy
2112 N. 1st St.
Grand Junction, CO 81501-7457

James Golden
PO Box 967
Grand Junction, CO 81502-0967

Dale T. Soper
1030 Colorado Ave.
Grand Junction, CO 81501-3521

Harry L. and Barbara A. Link
3043 E 1/4 Rd.
Grand Junction, CO 81504-5717

1021 Main Enter Prises
1021 Main St.
Grand Junction, CO 81501-3540

Eugene R. Haskin and Rev. Trust
and Stanley L. Seligman
3026 Patterson Rd.
Grand Junction, CO 81504-4264

Modesto Galvan
3002 Highway 6 and 24
Grand Junction, CO 81504-4435

Harold E. Harris
1027 Main St.
Grand Junction, CO 81501-3540

Glen & Anita Hibbard
946 Main Street
Grand Junction, CO 81501

Doris D. and David C. Thatcher
174 29 1/2 Rd.
Grand Junction, CO 81503-2326

James Golden
PO Box 398
Grand Junction, CO 81502-0398

Robert Wilson
P.O. Box 3957
Grand Junction, CO 81502-3957

~~Eugene R. Haskin and Rev. Trust
and Stanley L. Seligman
3026 Patterson Rd.
Grand Junction, CO 81504-4264~~

Harold D. and G M Harris
519 29 Rd.
Grand Junction, CO 81501-5975

Patricia Rasmussen
1019 Rood
Grand Junction, CO 81501

John Martin
943 Rood
Grand Junction, CO 81501

Pearl Waterfield
937 Colorado
Grand Junction, CO 81501

Joel Saronen
940 Colorado
Grand Junction, CO 81501

SUBMITTAL CHECKLIST

SPECIAL USE

Location: 1003 main
831-27 Colorado

Project Name: Resource Center

ITEMS		DISTRIBUTION													TOTAL REQD.						
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City Downtown Dev. Auth.	City Parks and Rec.	County Planning Building	Walker Field	Police	Fire									
● Application Fee \$270 + acveage	VII-1	1																			
● Submittal Checklist*	VII-3	1																			
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1			1	1															
● Appraisal of Raw Land	VII-1	1			1			1													
● Names and Addresses	VII-3	1																			
○ Legal Description	VII-2	1		1																	
○ Deed	VII-1	1		1	1																
○ Easement	VII-2	1	1	1	1	1															
○ Avigation Easement	VII-1	1			1	1															
○ ROW	VII-3	1	1	1	1	1															
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1																			
● Vicinity Sketch	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 6-6-94
Conference Attendance: Janet Cameron, Bill Schapley, Tom Dixon
Proposal: Special Use
Location: 1003 Main Street 927-31 Colorado

Tax Parcel Number:
Review Fee: \$270 + acreage
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other: Variance for parking reduction if outside

Related Files: Downtown

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s) with handwritten signatures of Bill Schapley and Janet Cameron

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Revocable Permit required?
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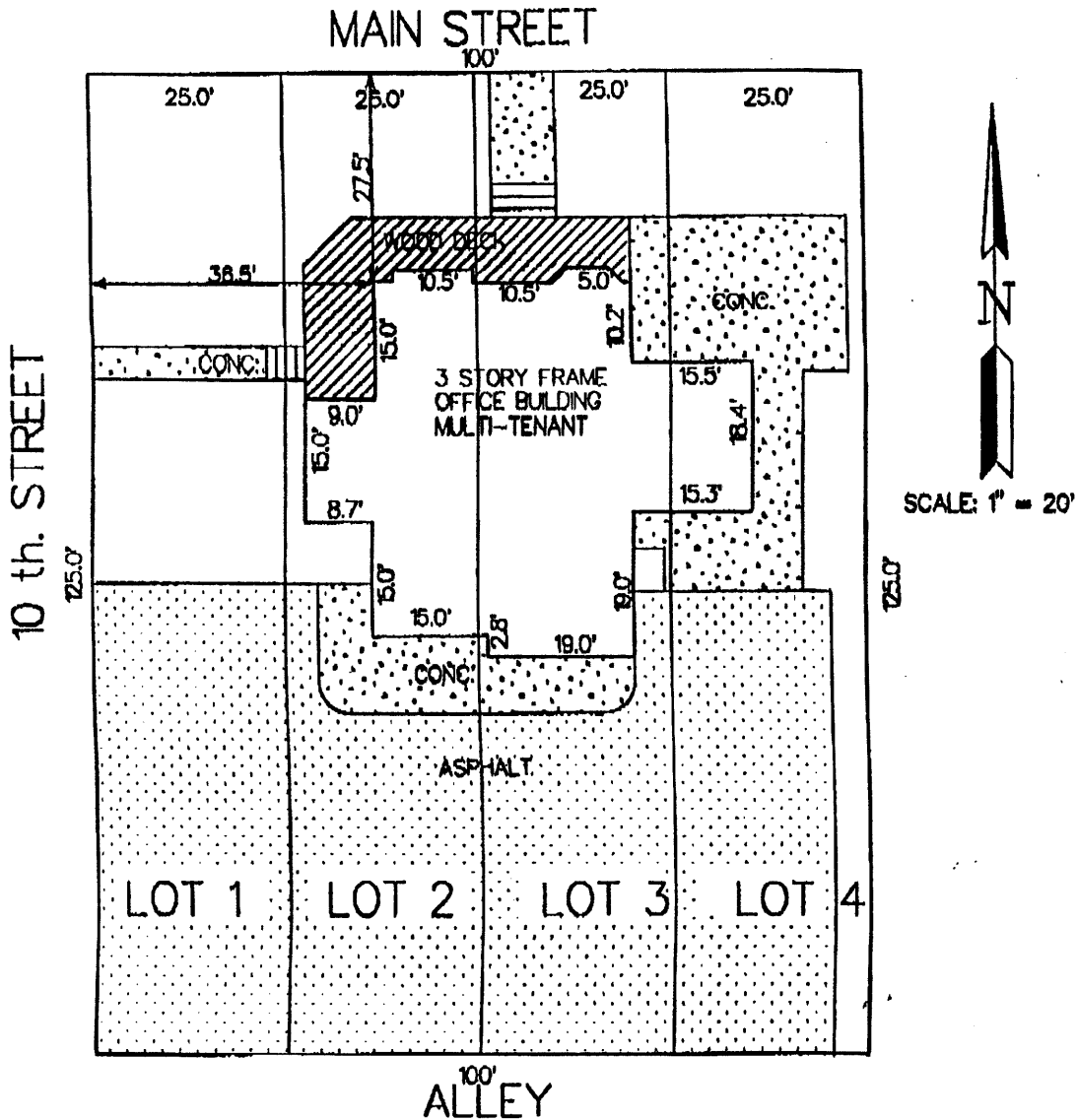
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Signature(s) of Petitioner(s)
Signature(s) of Representative(s)

IMPROVEMENT LOCATION CERTIFICATE

100' MAIN STREET

BILL SHAPLEY/RESOURCE CENTER
 LOT 1, 2, 3, 4, IN BLOCK 112 OF THE CITY OF GRAND JUNCTION, MESA COUNTY, COLORADO.



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR REMAX 4000, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 7/12/94 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

Kenneth L. Glenn
 KENNETH L. GLENN R.L.S. 12770

SURVEYIT



by GLENN

MAILING:
 2004 NORTH 12th
 SUITE 17
 GRAND JUNCTION, CO. 81501

PHONE: 303-245-3777 FAX: 241-4847

SURVEYED BY: B.H.

DATE SURVEYED: 7/12/94

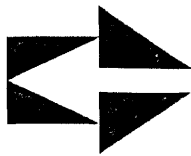
DRAWN BY: S.S.

DATE DRAWN: 7/12/94

REVISION:

SCALE: 1" = 20'



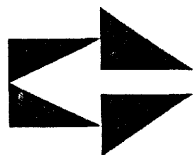


The Resource Center, Inc.

1129 Colorado Avenue
Grand Junction, CO 81501
(303) 243-0190

INDEX OF LETTERS
SPECIAL USE PERMIT
1003 MAIN STREET

	Kid's Campus Parent	Quality Management	Appropriate Land Use/Zoning	Need for Facility	Current Neighbor	Safety/Crime	Parking	General Support		
1. Bottger, David; <i>District Court Judge</i> , Mesa County Courts		■		■				■		
2. Bray, Dawn, <i>Victim Assistance</i> , Coordinator, Mesa County Sheriff's Office		■		■				■		
3. Bull, John, D.D.S., <i>Dentist</i>						■	■	■		
4. Carson, Roy, RN, <i>Citizen</i>			■		■			■		
5. Conway, Caroline, Executive Director, Grand Valley Catholic Outreach		■		■				■		
6. Edward, Rebecca, <i>Volunteer and Former Client</i> , The Resource Center				■				■		
7. Eisenhower, Joy, <i>Pastor</i> , American Lutheran Church				■				■		
8. Elsner, Joan, <i>Citizen</i>		■		■				■		
9. Fine, Jane, RN, MS, <i>Director Women's & Children's Services</i> , St Mary's Hospital						■		■		
10. Fitzgerald, Anne, <i>Acting Executive Director</i> , NCADA		■		■				■		
11. Flynn, Thomas and Ann, <i>Citizens</i>		■		■				■		
12. Gregg, Kathy, <i>Parent, Preschool Director</i> , Kid's Campus	■					■		■		
13. Harvey, Barbara, <i>Citizen</i>								■		

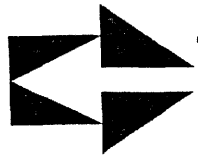


The Resource Center, Inc.

1129 Colorado Avenue
Grand Junction, CO 81501
(303) 243-0190

INDEX OF LETTERS
SPECIAL USE PERMIT
1003 MAIN STREET

	Kid's Campus Parent	Quality Management	Appropriate Land Use/Zoning	Need for Facility	Current Neighbor	Safety/Crime	Parking	General Support		
14. Hesse, Debra, <i>Western Area Coordinator</i> , Colorado Easter Seal Society				■				■		
15. Inskip, Elizabeth, <i>Volunteer, Domestic Violence Shelter</i> , The Resource Center			■	■		■		■		
16. Isham, Valery, <i>Citizen</i>		■	■			■		■		
17. Kunz, Mr. & Mrs., <i>Citizens</i>				■				■		
18. Landman, Steve, <i>Director</i> , Adult Adolescent Alcohol Treatment						■		■		
19. Little, Joanna, <i>Parent</i> , Kid's Campus	■							■		
20. Maclean, Susan, <i>Citizen</i>		■	■					■		
21. Magee, L. Leigh, <i>Citizen/Crime Stoppers Board Member/Crisis Line Volunteer</i>				■				■		
22. McInnis, Scott, <i>Member of Congress</i> , House of Representatives				■				■		
23. Miller, Sheryl, <i>Program Director</i> , Mesa County Retired Senior Volunteer Prgm		■		■				■		
24. Miller, Vickie, <i>Domestic Violence Crisis Line Volunteer</i>				■				■		
25. Nugent, Edward, P.C., Alpine Bank Building				■		■		■		
26. Pfannenstiel, Dean, CPM, Monument Realty, Inc.			■	■			■	■		



The Resource Center, Inc.

1129 Colorado Avenue
Grand Junction, CO 81501
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INDEX OF LETTERS
SPECIAL USE PERMIT
1003 MAIN STREET

	Kid's Campus Parent	Quality Management	Appropriate Land Use/Zoning	Need for Facility	Current Neighbor	Safety/Crime	Parking	General Support		
27. Pisciotte, Ph. D., <i>Executive Director</i> , Mesa Developmental Services			■					■		
28. Rhodes, Cynthia, <i>Citizen</i>		■		■				■		
29. Roberts, Patti, <i>Domestic Violence Crisis Line Volunteer</i>	■	■		■		■		■		
30. Rooks, Sharon, RN, <i>Health Care Professional</i> , St. Mary's Women's Pavilion				■				■		
31. Scheevel, Janet, <i>Citizen</i>		■						■		
32. Schmalz, Charlie, <i>Chief Probation Officer</i> , Mesa County Probation Department		■		■				■		
33. Sigafos, Gretchen, <i>Director of Nursing</i> , Mesa County Health Department				■				■		
34. Skala, Lauri, <i>Program Manager</i> , Mesa County CASP		■		■				■		
35. Smith, Arthur, <i>Citizen</i>								■		
36. Smith, Michaelle, <i>Program Coordinator</i> , West. Reg. Alternatives to Placement		■		■				■		
37. Sommerfeld, Mary, <i>Victim/Witness Coordinator</i> , Office of District Attorney		■	■					■		
38. Splinter, Jude, <i>Secretary</i> , Mesa County Medical Society Alliance								■		
39. Thompson, Steve, Touchstone Construction, Inc.			■	■				■		

July 12, 1994

The Resource Center, Inc.
Project Description
Special Use Permit
1003 Main Street

The Resource Center has contracted to purchase the four story 7,300 square foot building at the above adress. The building is fully handicap accessible. It was completely gutted and renovated in 1983. Its present use is as an office building. It is the Resource Center's intent to utilize the building as a domestic violence shelter and offices for its domestic violence and counseling staff.

Certain renovations will be required including, add kitchen and laundry, convert three bathrooms to include bathing facilities, install security system, and add a children's play area to the rear of the house. The latter will require that four of the existing fourteen parking spaces be eliminated. However we estimate that the remaining ten will be adequate based on staffing and client needs.



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

July 18, 1994

NOTICE OF SPECIAL USE APPLICATION

A Special Use Permit application has been filed on property located at 1003 Main Street.

If you have any questions about this application, please contact the Grand Junction Community Development Department at 244-1430 and refer to file #126-94.

Objections to or concerns about this application should be submitted in writing to the Department no later than July 27, 1994.



Community Commitment

Volunteer Programs
– Parent Group Facilitators
– Domestic Violence Advocates
– Advisory Council Members

Board of Directors

Community Activism

Speakers Bureau

Self-Sufficiency

Teen Prenatal & Parenting Groups

Pregnancy Prevention Panels

Community Emergence

Ongoing Referral & Support

Employment

Re-employment

Transition

Teen Prenatal & Parenting Groups

Job Readiness & Training

Learning Lab

Pacific Institute

Education

Prenatal Care

Child Care Clearinghouse

Pre-employment Services

Referral & Support Services

Stabilization

Young Parents Program
Teen Prenatal & Parenting Groups

Teen Companion
Teen Pregnancy Prevention

B4 Babies
Prenatal Access

Individual & Group
Therapy Sessions

Affordable Housing

Program Orientation

Counseling Services

Crisis Intervention

Domestic Violence
Crisis Intervention

Sexual Assault
Crisis Intervention

Homelessness

Unemployment

Effective Crisis Referrals

The Resource Center... from Crisis to Community Commitment

The Resource Center, Inc. provides comprehensive services for men, women and children who are striving to improve their lives. Many of the nearly 7,000 clients face multiple barriers. *Everyone is treated with the utmost respect while The Resource Center's dedicated staff helps them to rediscover their potential for self-sufficiency and community commitment.*

REVIEW COMMENTS

Page 1 of 2

FILE # 126-94

TITLE HEADING: Special Use Permit

LOCATION: 1003 Main St.

PETITIONER: Bill Schapley

PETITIONER'S ADDRESS/TELEPHONE: The Resource Center
1129 Colorado Ave.
Grand Junction, CO 81501
244-3801

PETITIONER'S REPRESENTATIVE: Bill Schapley

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY FIRE DEPT.
Hank Masterson

7/20/94
244-1400

A manual and automatic fire alarm system may be required for this building. The occupancy will change from a B-2 to mixed B-2/R-1. The R-1 reflects the probable use as a congregate residence housing more than 10 residents. The building department should be consulted for an analysis of requirements based on more detailed floor plans.

CITY POLICE DEPT.
Dave Stassen

7/19/94

This proposal causes no concerns for the Police Dept. Since the potential for violence from less desirables does exist, I would recommend that the landscaping and lighting be designed for good visibility from the street. Along this line, it would be a good idea for all four sides of the building. This lighting could be placed low to the ground, to avoid inconveniencing neighbors, and still provide good security.

CITY UTILITY ENGINEER
Bill Cheney

7/18/94
244-1590

Sewer: Plant Investment Fee for sewer will be based on the proposed capacity of the shelter plus the number of employees at the shelter and office complex. Discussion on the Plant Investment Fee may need to take place since this is an unusual use.

CITY DEVELOPMENT ENGINEER
Jody Kliska

7/27/94
244-1591

An alley power-of-attorney will be required. This form is provided by the City and you will need to furnish a copy of your warranty deed and a \$5.00 fee for recording at Mesa County Clerk and Recorder.

STATEMENT OF RESPONSE TO 1003 MAIN SPECIAL USE PERMIT CONCERNS

After review the letters of protest and discussing the project with the neighbors, there appeared to be four major areas of concern. Listed below are the four areas of concern and our responses to these concerns. Every effort has been made to communicate these responses individually to the four objectors. Attached letters of support from a current shelter neighbor and past Domestic Violence employee also address these concerns.

Security

1. The security system currently in use will be enhanced and relocated to the new shelter includes 15 second response alarm, dome camera and monitor, time lapse recorder.
2. The current staff possess 47 years combined experience in the field of domestic violence. Staff and volunteers are carefully scheduled to provide maximum coverage. All volunteers participated in an extensive volunteer management process which includes screening, training, supervision and documentation.
3. The clinical profile of a batterer shows a person focused primarily on his victim. This is a private crime and the perpetrator is less likely to make public display at such a facility.
4. During the past, 1003 Main has been used by Attorneys at Law Massaro and Neugent for their heavy criminal practice. Providing services to criminals seems to present a greater risk to neighbors than providing services to victims.
5. The Police and Sheriff have stated this location is manageable.

Concerns about children

1. The clinical profile of batterer does not indicate a likelihood of random violence toward non family members.
2. For five years the current shelter has been located 1/2 block from a day care and both playgrounds have shared the back alley access. No problems have occurred in those five years. In fact, it is unlikely they know we are there.
3. Our plans for the play area include an enclosed in privacy fence.

Economic Concerns: value of neighborhood property

1. The Resource Center has a 20 year track record in successful non profit management. Our annual budget is 2.5 million. The agency has 10 years of shelter management experience and also operates a 48 unit Bass Apartments. The Resource Center manages over 50 different contracts. Bill Schapley, Business Manager is a CPA and provides quality fiscal oversight. The Resource Center has received numerous awards including the R. J Montgomery Award for Excellence from El Pomar Foundation.
2. There have been \$62,000 in renovations last six years at our current shelter. In addition to the purchase price of \$275,000 there will be \$83,000 in renovations planned at 1003 Main Street.

3. The Board of Directors has made commitment to maintain the historic value of 1003 Main. No exterior changes planned except fenced client parking and play area in rear. Exterior lighting is being evaluated as a part of the security plan.

4. The bottom two floors will be office facilities, includes volunteer coordinator, counseling services as well as DVP non residential. This will allow for improved shelter coverage. The actual residential facilities will be on the top two floors only.

Visibility Concerns

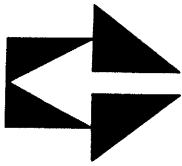
1. It has been a two year process to reach this point. There has been careful study by Ed Chamberlin, Bryan Sims, Steve Thompson, Joanna Little, Resource Center Board and Staff.

2. Staff and volunteers conducted a three month intensive search of downtown area. Options are extremely limited due to the size of the lot needed to house parking, play area and building. No other appropriate renovation options exist. Constructing a new facility of this size would attract more attention than renovation of 1003 Main. In addition, new construction would allow us to purchase half of the space with the same dollars.

3. Although long time community leaders are aware of location of historic properties, few others take note.

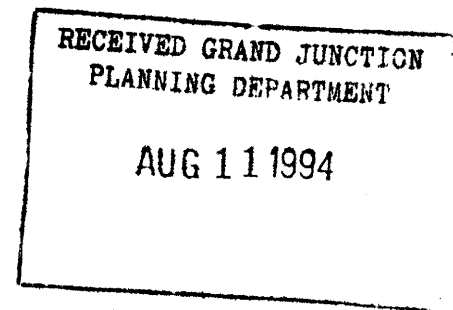
4. This is not an official historic preservation property, it was turned down in 1983 due to extensive renovations.

5. Some communities have publicly identified shelters. Although this facility will be identified to the public as Resource Center offices, it is helpful to note that some other community make their shelters public.



August 12, 1994

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



Dear Kristen:

This letter is provided in order to respond to the Review Comments on The Resource Center's petition regarding the property located at 1003 Main Street.

City Fire Dept.

A manual system is in place at the current shelter. We have met several times with the Fire Chief over the years to seek advice and implement recommendations. The current shelter's fire alarm system, egress plans, storage of flammable (i.e., clothing donations) are a result of this partnership. The Resource Center's staff will meet with the Fire Department to determine the need for an automatic system, and a message was left on August 11 to arrange this meeting. Also, a message was left with the building department to arrange a meeting to consult on an analysis of requirements based on more detailed floor plans.

City Police Dept.

There are no bushes in front of any windows or entrances, and The Resource Center will maintain that landscape scheme. Cheryl Chittenden, Senior Supervisor, Human Services, met with Bruce Hill, Superior Alarm on August 9 to design a plan to improve security, including visibility from the street. At Mr. Hill's suggestion, The Resource Center is planning to install brighter lightbulbs and clear fixtures on the two front porch entrances, which will brighten up the north and west sides of the shelter. Also pursuant to Mr. Hill's suggestion, a dome camera, 12" monitor, and time-lapse recorder will be installed for the door on the east side of the building. Further study will be made with Bryan Sims, Architect, regarding south and east lighting.

City Utility Engineer

Discussions with the City Utility Engineer about the sewer's Plant Investment Fee will be held after closing on the property and before renovations are complete.

Parking

Maximum total number of residents

The Domestic Violence Program is currently able to accommodate nineteen women, children, and infants during peak shelter usage. This number is currently limited by available operating expense income. The annual average number of shelter residents is 9 women, children, and infants. If community need grows and additional operating expense income increases allow, peak shelter usage may reach a maximum total of 30 women, children, and infants, and the annual average figure is not expected to exceed fourteen.

Family structure of residents

The average ratio of adults to children and infants is 1 to 2.

Number of actual bedrooms and beds

There are five bedrooms. There will initially be nineteen beds, including four cribs. This number may increase to a maximum total of thirty beds, including six cribs, as community need dictates and as operating expense income increases allow. The normal configuration of stationary beds will be three beds and a crib in each bedroom. The remaining ten beds will be trundle and Murphy beds, which will be used during periods of peak usage only.

Maximum number of employees/Counseling service hours

The Domestic Violence Program has seven full-time equivalents. Due to our desire to spread staff coverage through careful scheduling into weekend hours, four employees is the average number present at any given time between 8 a.m. and 5 p.m., Monday-Friday. Counseling Services is available seven days a week, from 8 a.m. to 9 p.m..

Site Plan

A revised Site Plan is attached.

General

1. No sort of State licensing is required.
2. A shelter serves the purposes of a safe house and a shelter. A safe house is typically a place to shield people from danger for short periods of time. The Domestic Violence Program's facility is referred to as a "shelter", because clients may stay in the facility for up to thirty days. This allows them the opportunity to arrange for longer-term housing options, and resolve other issues which they face.
3. All surrounding property owners who wrote to the Community Development Department were contacted and offered an opportunity to meet with The Resource Center's staff about their concerns. Of the four property owners who wrote, two were able to schedule a meeting by this date, and a meeting is scheduled with Cynthia Hand-Treece for August 15. Harshman, McBee & Coffman revoked their objection (letter

attached). James Golden is actively considering revoking his objection, and anticipates making a decision by August 17. A Statement of Responses to Concerns is provided as an Attachment to this letter, and has been provided to all who originally filed an objection.

Because I have been involved in all the meetings, The Resource Center would like to change our representative for this petition from Bill Schapley to myself. Thank you for your assistance and consideration. Please call if you have any questions.

Sincerely,



Janet K. Cameron
Director, Planning & Development

- Enclosures:
- 1) Revised Site Plan;
 - 2) Letter from Harshman, McBee & Coffman; and
 - 3) Statement of Responses to Concerns

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least 10 days before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within three working days to receive full refund of the sign deposit. For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the hearing agenda.

I have read the above information and agree to its terms and conditions.

Max S. Matting 9-23-94
SIGNATURE DATE
FILE #/NAME #126-94 Resource Center Appeal RECEIPT # 1606
PETITIONER/REPRESENTATIVE: Resource Center PHONE # 243-0190
DATE OF HEARING: 10-4-94 POST SIGN(S) BY: 9-23-94
DATE SIGN(S) PICKED-UP 9-23-94
DATE SIGN(S) RETURNED 10-5-94 RECEIVED BY: [Signature]

refunded \$50.00

✓ #40 075122

126-94

SPECIAL USE PERMIT - RESOURCE CENTER 1003 MAIN
COMMUNITY DEVELOPMENT DEPARTMENT 7/28/94

PARKING

In order to determine the parking requirement for the proposed facility we need additional information regarding:

- Maximum total number of residents
- Family structure of residents (# adults vs. # of children)
- How many actual bedrooms and beds in the house
- Maximum number of employees, hours of counseling services (when will employees be there?)

SITE PLAN

Revise the site plan to illustrate the following:

- Landscaped areas
- Layout of parking spaces to remain
- Location of proposed playground
- Any proposed fencing?

GENERAL

Is this a facility that will require State licensing of some sort? Any evidence that the State has been contacted, application underway, etc.?

Many of the surrounding property owners have expressed concerns about this facility being a "safe house"? Is there a difference between a safe house and a "shelter" as you have identified it in the narrative?

As previously discussed with Bill Schapley, the land use compatibility seems to be the greatest concern to surrounding property owners (see attached letters received by the Community Development Department). Please address these concerns as much as possible. The Community Development Department will have the option of forwarding the item to Planning Commission for their decision at a public hearing if the public input received thus far deems it necessary.



GRAND JUNCTION POLICE DEPARTMENT

625 Ute Avenue (303) 244-3560 Fax (303) 244-3611
Grand Junction, Colorado 81501

August 2, 1994

Cheryl Chittenden
% Resource Center
1129 Colorado Avenue
Grand Junction, Colorado 81501


Subject: Special Use Permit for 1003 Main Street

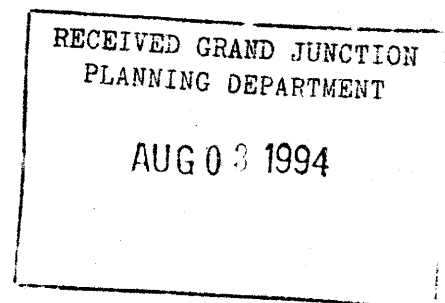
Dear Cheryl,

Due to a concern about the number and types of police involved activities that might be anticipated at 1003 Main Street, at your request I researched the calls for service the Grand Junction Police Department responded to at the Resource Center "safe house" on Chipeta Avenue. For a thirteen month period from July, 1993, through July, 1994, there were eight responses to that location by Grand Junction Police Officers. Of those responses, six were for information or reports of prior incidents by safe house clients; one was a report of a suspicious person in the area; and one was an arrest of an individual who was creating a disturbance after having located his common-law wife at the safe house.

If I may be of further assistance please do not hesitate to contact me.

Sincerely,


Captain Martyn Currie
Operations Division Commander
Grand Junction Police Department



cc: Larry Timm, Community Development Department

**Petition Against the Special Use Permit
being considered for the "Latimer House"**

We, the undersigned, are residents and / or owners of properties within a two block radius of the "Latimer House", located on the southeast corner of 10th and Main Streets. We object to a Special Use Permit being granted to the Resource Center Inc., for the purpose of operating a Domestic Violence Shelter and Counseling facility thereby changing the current and long time use of the Latimer House from a professional office building. We object to this change in use on the following grounds:

1) Authorities recognize the probability of increased violence being brought to our quiet neighborhood by a 24 hour a day shelter. While shelter directors plan to protect themselves with elaborate alarms, cameras, monitors and time lapse recorders they refuse to provide any security measures for area residents and particularly for the young children in the adjacent child care facility.

2) Not enough parking is being required for the large clinical outpatient counseling & Housing Facility the Resource Center plans to operate thereby violating current parking requirements and placing an unfair burden on surrounding business and residents who do comply with current ordinances.

3) Victims of domestic violence would be more appropriately housed in an inconspicuous building rather than exposed on our Main Street in one of our few "Grand" buildings. Although it would make deluxe offices for the directors it is unfair to the people they claim to serve.

4) Property values decline when security and parking problems increase therefore Main Street properties and businesses in the area would suffer losses due to the burdens inflicted by the proposed Special Use permit.

Name	Address	Owner	Resident
Opthia Jan Freece	1037 Main St., D. G.		X
Barbara Lillis	3109 Rice Ditch Rd, Gf.	Work in area	
Andor Rhodes	1059 Road Ave #1 GJ.		X
Joe Seifow	1051 Road Ave #1 GJ		X
Eva Williams	1045 Road Ave		X
Stan Williams	1045 Road Ave		X
Wade Hawk	1043 Road Ave	✓	
Linda L Takagi	1050 Road Ave	X	
Jerry Crave	1057 Main St. Gf		X
Carrie Seewal	324 Roseald Gf. - Work in area not enough parking as it is		

**Petition Against the Special Use Permit
being considered**

We, the undersigned, are residents and/or owners in radius of the "Latimer House", located on the southeast streets. We object to a Special Use Permit being granted for the purpose of operating a Domestic Violence facility thereby changing the current and long time use professional office building. We object to this change

1)) Authorities recognize the probability of increasing our quiet neighborhood by a 24 hour a day shelter. We protect themselves with elaborate alarms, cameras, and recorders they refuse to provide any security measures particularly for the young children in the adjacent child

2)) Not enough parking is being required for the Counseling & Housing Facility the Resource Center present parking requirements and placing an unfair burden on residents who do comply with current ordinances.

3)) Victims of domestic violence would be more conspicuous building rather than exposed on our "Grand" buildings. Although it would make deluxe unfair to the people they claim to serve.

4)) Property values decline when security and therefore Main Street properties and businesses in the to the burdens inflicted by the proposed Special Use

Name: <u>Maria Hamilton</u>	Address: <u>229 Main</u>
<u>Constance Crutch</u>	<u>929 Main</u>
<u>Orville D. Jones</u>	<u>940 D D Road</u>
<u>Justin McManis</u>	<u>957 Road</u>
<u>Gary Dean</u>	<u>960 Colo</u>
<u>Judy Blum</u>	<u>950 Road</u>
<u>Shelly Ferguson</u>	<u>950 Road</u>
<u>Shirley McManis</u>	<u>961 Road</u>
<u>Phyllis G. Williamson</u>	<u>961 Road</u>
<u>Ann Kelly</u>	<u>960 Main</u>
<u>Melissa Corbett</u>	<u>940 Main</u>
<u>CHARTER THE NITELSON</u>	<u>8715</u>
<u>Diane Lewis</u>	<u>1147 Road</u>

Andrew P. Dunham 951 WHITE AVE. RESIDENT

INTERPRIZZ ZONE 5 UNIT TAX

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4) Property values decline when security and parking problems increase therefore Main Street properties and businesses in the area would suffer losses due to the burdens inflicted by the proposed Special Use permit.

Name Address Owner Resident

PAT Lewis	961 MAIN	OWNER	
Debbi Brasnick	920 Main	Owner	
MICHAEL WHITE	903 MAIN	OWNER	
Beverly Parker MacLachlan	918 Colorado	owner	
Anita Hebbard	946 Main	owner	
Ilen Hebbard	946 main	owner	
Gregory J. Miller	902 Colorado Ave.	owner.	
Marilyn Keller	910 Main, Grand Jet, Co		
	President - Colorado Federal Credit Union		
Harold Huss	1355 ¹⁰ th	Resident	

Leslie P. Freeman
135 So. 10th Street Residence

Sidney McKelvie
135 So. 10th St. RESIDENCE

Guguesey
135 So. 10th #7 Resident

Clara Sturgall
135 So. 10th #8 RESIDENT

Elizabeth + Scott Thatcher
1002 Colored Ave.

Jami Rae Wicks and Anna Winter
1055 Mar St. (owner)

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4) Property values decline when security and parking problems increase therefore Main Street properties and businesses in the area would suffer losses due to the burdens inflicted by the proposed Special Use permit.

Name	<i>Harold D Harris</i>	Address	<i>1025 & 1027 Main St</i>	Owner	<input checked="" type="checkbox"/>	Resident	<input checked="" type="checkbox"/>
	<i>Genevieve M Harris</i>		<i>-1025 & 1027 Main St</i>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>
	<i>Elizabeth J Harris</i>		<i>-1025 & 1027 & 1024 main st</i>		<input checked="" type="checkbox"/>		<input checked="" type="checkbox"/>

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4) Property values decline when security and parking problems increase therefore Main Street properties and businesses in the area would suffer losses due to the burdens inflicted by the proposed Special Use permit.

Name	Address	Owner	Resident
Harold C. Harris	1024, 1025, 1027 Main	Business and Residential Owner	Owner
Eunette Duke	1018 Colorado	Owner	
Kathie Lettidge	1027 Main	Employee	
Mary C Bloom	1027 Main	Employee	
James K Johns	1010 Colo	Residential owner	
L. Reason #2	Parking		

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4) Property values decline when security and parking problems increase therefore Main Street properties and businesses in the area would suffer losses due to the burdens inflicted by the proposed Special Use permit.

Name

Janis K. M. [unclear]

Address

1021 Main Street

Owner

Resident

STAFF REVIEW

FILE: 126-94

DATE: September 27, 1994

STAFF: Kristen Ashbeck

REQUEST: Appeal of Administrative Decision Granting Special Use Permit

LOCATION: 1003 Main Street

APPLICANT: The Resource Center

EXISTING LAND USE: Office

SURROUNDING LAND USE:

NORTH: Business/Interior Design

SOUTH: Single Family Residential

EAST: Business/Office

WEST: Business Residence

EXISTING ZONING: Retail Business (B-3)

SURROUNDING ZONING:

NORTH: Limited Business (B-1)

SOUTH: B-1

EAST: B-3

WEST: B-3

STAFF ANALYSIS

The Resource Center, Inc. is proposing to use the existing building at 1003 Main Street for combined offices and a group residence for its domestic violence program. The office use is allowed in the Retail Business (B-3) zone within which the proposed facility is located. The group residence use requires a Special Use Permit in the B-3 zone. Therefore, the proposal for the combined use required administrative review through the Special Use Permit process. Staff issued approval of the Special Use Permit with the following conditions: 1) payment of the Plant Investment Fee; 2) redesign of the parking to eliminate stacked parking; and 3) execution of the Power of Attorney of alley improvements.

The approval by Staff was based on the findings relative to the criteria outlined in section 4-8-1 of the Grand Junction Zoning and Development Code. These findings are as follows:

- A. **Compatible with Adjacent Uses.** The proposed use of this property by the Resource Center will not change the appearance, site design and intensity of use from that which presently exists on the site. Adverse impacts and safety concerns with parking and the play area in the rear are to be mitigated by construction of a privacy fence along the eastern property line, part of the rear property line, and between the western parking area and the play area.

- B. Sufficient Design Features.** Based on the proposed site plan and narrative information provided by the applicant, the design features of the site will be sufficient to protect adjacent uses.
- C. Accessory Uses are Necessary and Desirable.** The only use which could be considered a proposed accessory use is the play area. Given the nature of the use, it is a necessary and desirable site amenity.
- D. Adequate Public Services.** All public services are existing and the proposed use will not create additional demand for the services.
- E. Complementary Uses are Available.** Existing schools, parks, hospitals, business and commercial facilities and transportation facilities in the vicinity are adequate to support the proposed use.
- F. Proper Maintenance Provided.** The Resource Center shall be responsible for proper maintenance of the site improvements including the parking area, fencing and landscaping and the building.
- G. Use Conforms with City Plans, Policies and Requirements.** There are no adopted comprehensive, neighborhood or corridor plans for this portion of the City. Technical site plan requirements for parking, landscaping and building setbacks are met on the proposed plan provided by the applicant.

The administrative decision has been appealed by three surrounding property owners. Their primary concerns are intensity of use and the related parking requirement, safety for themselves and their properties, and effect of this proposal on their property values.

The parking requirement of 10 spaces was calculated by staff using the criteria for both office and boarding house uses and information supplied by the applicant regarding proposed square footage of office (approximately 2,200 sf) and proposed number of residential rooms proposed in the facility (5). The Code requires one parking space per 300 square feet of office space and one parking space per "unit" or room. Given the nature of the situation of the residents, the applicant further stated that forty percent of them do not have vehicles. Therefore, as authorized by section 5-5-1.I. of the Code, staff varied the residential parking requirement to 3 spaces. This resulted in a total parking requirement of 10 spaces which has been accommodated on site.

Staff from the City Police Department indicate that placement of this facility should pose no unusual safety concerns to the neighboring residential and business uses. The Police Department has answered calls at the existing domestic violence residential facility which is located in a residential area of downtown; however, the calls rarely involve disturbance to the neighborhood (refer to the attached letter from the Grand Junction Police Department).

It is difficult to determine whether this proposed facility will have a negative effect on the quality of the neighborhood and the value of properties within it. The proposal does not include any use

that is unreasonable in a mixed use area such as this block of Main Street. If the south side of the 1000 block of Main Street was zoned B-1 as is the north side of both Main Street and Colorado Avenue (north and south of this property), both the office and group residence uses proposed by the Resource Center would be allowed by right. The Special Use Permit process would not have been required in the B-1 zone. Thus, the use proposed by the Resource Center seems to conform to the neighborhood character and should not have any adverse impact on the value of surrounding properties.

STAFF RECOMMENDATION: DENIAL of the appeal.

SUGGESTED PLANNING COMMISSION MOTION (in the affirmative): Mr. Chairman, on item 126-94, I move that we approve the appeal of the Special Use Permit for the Resource Center at 1003 Main Street.

(however, staff's recommendation is that the VOTE reflect a DENIAL of the appeal)

1. 126-94
Oct 4, 1994 PC

1. #126-94 APPEAL OF ADMINISTRATIVE DECISION GRANTING SPECIAL USE PERMIT

Appeal of an administrative decision to grant a Special Use Permit for operation of an office/group residence in a B-3 (Retail Business) Zone District.

PETITIONER: The Resource Center
REPRESENTATIVE: Janet Cameron
LOCATION: 1003 Main Street
CITY STAFF: Kristen Ashbeck

STAFF PRESENTATION

Kristen Ashbeck presented an overview of the item, saying that it had been previously reviewed and a special use permit had been approved by staff, contingent upon: 1) payment of the Plant Investment Fee; 2) redesign of the parking area to eliminate stacked parking; and 3) execution of the Power of Attorney for alley improvements. She stated the staff approval had been appealed to the Planning Commission and that the appeal was based upon resident concerns over the intensity of use, amount of required parking, the question of safety, and the potential effect on property values. Kristen elaborated that with regard to parking, staff calculated 3 parking spaces were necessary based on the residential portion of the facility per the Code's boarding house regulations and the Resource Center's assertion that only 40% of residents would have vehicles; for the 2,200 sq. feet of office space, another 7 parking spaces are required at 1 space per 300 square feet, for a total of 10 spaces.

Kristin introduced Officer Dave Stassen from the Grand Junction Police Department to address safety issues. Officer Stassen said that on September 20, 1994, he had performed a site security review for the proposed site. He found that the location was excellent for the proposed use with regard to police accessibility; the landscaping is non-conducive to unwelcome persons looking for places to hide; the proposed parking area would also seem to discourage the criminal element. He added that because there would be someone at the facility 24 hours a day, "abnormal users" would be more easily seen and/or identified. Finally, he stated that he researched calls for service in the area surrounding the present site and found that only two calls could be directly attributed to the site and neither call resulted in an arrest or involved serious criminal activity. Comparing calls in the years 1988 to 1989 (when the Resource Center opened), there was no difference in the number of police calls received and none could be directly attributed to Resource Center activities. In summary, he felt that the proposed location would provide a safe environment for its residents and not pose a threat to the surrounding neighborhood.

1:
126-94

Kristen added that a letter of support had been received from the Grand Junction Housing Authority, requesting that Planning Commission uphold staff's decision for approval.

QUESTIONS

Commissioner Laiche asked if, by "current site," Officer Stassen meant where the safe house is located presently? Officer Stassen answered affirmatively. Commissioner Laiche asked how far from the Police Department the proposed site is located. Officer Stassen responded four blocks.

PETITIONER'S PRESENTATION

Janet Cameron (3839 G 2/10 Road, Grand Junction), representing the petitioner, began by stating that the Resource Center had received another 15 letters of support since the commissioners had received their packets, with three of those letters from adjacent neighbors of the current site (these were submitted to the Planning Commission). She elaborated on the problems of domestic violence in the area and how increases in domestic violence have resulted in the overcrowding of the current facility. She noted that of the 21 recent residents, only two had vehicles. She said that during a recent assessment of possible expansion of the current facility, the center's architect said that such an endeavor would be cost prohibitive and not practical, given the surrounding area and property values. She added that the proposed location would be ideal because of its proximity to shopping, day care, legal services, etc. She said that the proposed location would be handicap accessible whereas there were no such accommodations available at the current site. Ms. Cameron pointed out that five group homes existed within three blocks of the proposed site. She invited three others to speak on behalf of the project.

Roy Carson (610 Chipeta, Grand Junction), a neighbor located adjacent to the current site, felt that the Resource Center had been excellent neighbors, and had gone to great lengths to improve the property and keep it looking nice and, thus, its being there didn't hurt property values. He still feels safe and that the Center's current location did not create any adverse parking problems.

Elvira Finn (453 Sandia Drive, Grand Junction), said that in the 3-1/2 years she had been involved with the Resource Center as a foster grandparent, she had never seen anyone of a suspicious nature near the current site.

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Linda Spencer (2713 Sierra Vista, Grand Junction), stated she had participated on allocation panels for the United Way where budgets, programs, management, etc. for the Resource Center were reviewed. She expressed her support for the continued efforts of the Resource Center and for the proposed site.

QUESTIONS

Commissioner Laiche asked about the daily itinerary of the current facility.

Ms. Cameron replied that, typically, residents stay for the first couple of days but are then quickly urged to participate in a plan designed to aid in self-sufficiency. This might include daily therapy, legal assistance, job training, school for the children, etc.

Commissioner Laiche inquired into the average stay for a typical resident, to which Ms. Cameron responded that an average stay was 20 days, but added that there was a 7 year waiting list for low income housing.

Commissioner Volkmann wanted to know why, considering the nature of the facility, there wasn't a problem with on-site violence.

Ms. Cameron said that domestic violence is, by nature, a private occurrence and is seldom made public. The perpetrator typically does not want to be caught and, they, in fact, often themselves feel victimized.

Commissioner Volkmann asked about the parking situation. Would there be four full-time staff members present at all times?

Ms. Cameron said that not all staff would be there for a typical 8-hour day. Shifts were the norm and included weekends; the average number of staff there at any one time would be four.

PUBLIC COMMENTS

IN FAVOR:

Dan Wilkie (825 E. Ottley, Fruita), Fruita Mayor, read from the resolution adopted September 28, 1994, by the Fruita City Council which supported the domestic violence project (copies of resolution were given to Planning Commission).

Lynn Howard (925 N. 8th Street, Grand Junction) spoke in favor of the proposed site's handicap accessibility. Since the current facility did

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not have such accommodations, she felt the new site superior in this regard.

Jody Kole (566 Pearwood Ct., Grand Junction), Executive Director of the Grand Junction Housing Authority and manager of Ratekin Towers, spoke in favor of the proposed site, saying that the Housing Authority felt the use was compatible with the surrounding area and that it posed no threat to resident or neighbor safety.

Steve Thompson (336 Main Street, Grand Junction) with Kissner-Wilson, conducted an inspection of the current building and felt that the cost to expand and remodel would be prohibitive as well as be an unwise investment. Also, he felt that any such renovations would only serve as a temporary "fix." After inspecting the proposed site, he felt that the Resource Center's needs would be better served at the new location.

Ann Duckett (2153 Buffalo Drive, Grand Junction), Deputy District Attorney, said that she coordinates and supervises the domestic violence program in her office. She addressed the safety issue by saying that in the last three years only one prosecution resulted from the current site and that particular case did not involve an act of violence. She felt that the shelter did not serve to attract violence and violent offenders.

AGAINST:

Jim Golden (207 Country Club Park, Grand Junction), owner of the property at 1006 Main Street across from the site, spoke in opposition of the proposed site. His main concern was possible devaluation of his property across the street. He passed out copies of an MLS listing and excerpt from the Zoning Code which he felt pointed out the Commission's responsibility to preserving property values. Mr. Golden also expressed concerns over the possibility that his tenant may not want to stay, not being able to continue charging the current rental rate he was presently receiving, safety for his tenant and a concern over the Resource Center's moving to such a "high profile" building where abusers could more easily find their victims.

QUESTIONS

Commissioner Laiche asked if an apartment complex (which would be an accepted use for this area) were to move in across the street, would he be objecting so strongly. Mr. Golden replied that an apartment complex would be more acceptable because he felt the latter to be a "safer" use.

Commissioner Laiche questioned that if the safety issues were addressed, would that be more acceptable. Mr. Golden responded that he didn't see

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how those issues could ever be resolved, given the nature of the Resource Center.

Commissioner Laiche asked if Mr. Golden felt his tenant was at risk. Mr. Golden said that he had some concerns but didn't know for sure if his tenant was at risk.

Commissioner Volkmann queried whether the concern over devaluation of his property was of primary importance, with the safety issue following. Mr. Golden said that all of his concerns were of equal importance; he was looking at the "whole picture." Mr. Golden added that the question of parking was still a problem as well.

Commissioner Laiche asked if Mr. Golden had spoken with Resource Center management to try and mitigate his concerns. Mr. Golden replied that realtors he'd spoken to suggested that there would be a strong possibility of property devaluation in the area if the Resource Center moved in. He had not met with the Resource Center staff to discuss any of his concerns.

Cynthia Hand-Treece (850 19 Road, Grand Junction) owns a business at 1037 Main Street. Her concern was primarily over the parking required for the Special Use Permit. Having a degree in interior design and specializing in space planning, she felt that, after having reviewed the Resource Center's design plan, the footages didn't seem to add up. Upon further investigation, she felt she discovered a space discrepancy which would affect the parking space requirement. She pointed out that the first level, which would be used for offices, showed approximately 2,000 sq. ft. on the architectural plan but 2,050 sq. ft. on the MLS data sheet. The basement level showed approximately 1,500 sq. ft. on the architectural plan but 1,750 sq. ft. on the MLS data sheet. The second and third levels, to be used for the residents, contained approximately 3,500 sq. ft. and would fall under boarding house criteria for parking. Depending on which figures were used, there could be a discrepancy of up to 300 sq. ft. The counseling clinic, she said, required more parking spaces by virtue of its being classified under medical/dental in the Zoning Code as asserted on three separate occasions by Community Development staff. She added that instead of the 2,200 sq. ft. of office space used to determine parking, a total of 3,500 sq. ft. should have been used (first level and basement).

Ms. Hand-Treece continued, saying that with regard to the residence portion of the building, if the Center could house 30 people and if half of those were adults, and 60% of those half had vehicles, then that would be 9 spaces in addition to the clinical use parking space requirements. She felt that the 10 space requirement designated in the Special Use Permit was not adequate and would only exacerbate an already existing

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parking problem along Main Street. Also, Ms. Hand-Treece said that in talking with neighbors, they almost unanimously agreed that such a high profile building used to shelter abused women and children did not seem to be a wise decision.

Commissioner Withers wondered where Ms. Hand-Treece got her figures as to the parking ratio for clinics/boarding houses, to which she replied that they came from the Community Development Department. She added that a counseling service had a higher parking requirement than the requirement for general office use.

Commissioner Laiche asked if whether the counseling rooms would be used by persons living there. Ms. Hand-Treece replied that she understood they were to be used for the counselors.

Commissioner Withers said that he didn't think the rooms would be occupied at all times.

Ms. Hand-Treece didn't know if they would be occupied at all times; her concern was that, from a space planning aspect, the rooms were large enough that they could be used full time if the Center chose to do so. The parking ratio, she felt, did not take this option for full time use of this space into consideration.

Commissioner Withers wondered if Ms. Hand-Treece knew the ratio for full time counselors to parking spaces required.

Ms. Hand-Treece responded by saying that the Code specified four parking spaces per counselor in a counseling service during the busiest shift. She added that four spaces multiplied by an expected seven counselors there at the Center would equal 28 required parking spaces for just the counselors; whereas Community Development staff had required only 10 spaces for the entire facility. She felt this to be a serious disparity and not realistic.

Donald McBee (773 25 3/4 Road, Grand Junction) has an office at 1021 Main, directly to the east of the proposed facility. As lawyer and representative for the appellants, he presented the Planning Commission with a petition containing 50 signatures from residents living within approximately 150 yards of the proposed site opposing the Center's relocation to the Latimer House. He also felt that there was a drastic discrepancy in parking. He couldn't understand why such an allowance would be made for the Resource Center but the same allowance not given to other businesses in the area. He suggested the Center buy another lot which could be used strictly for parking.

PETITIONER'S REBUTTAL

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Ms. Cameron reiterated that 44 letters of support had been received prior to this evening, and another 15 had just been presented. Five of those letters came from neighbors adjacent to the current site. She said that Resource Center staff had tried to meet with adjacent neighbors and three of the four chose to meet with them. She felt that there were no parking problems associated with the current site; thus, there should be no problems at the proposed site. If problems did arise, she continued, staff would work through them at that time. She elaborated that the Center used a lot of part-time people and one counselor could typically use up to three different offices for various aspects of counseling, that not all offices would be occupied at the same time nor for the same amount of time. Future plans include housing up to 28 residents. With regard to the basement area, the Center planned to use this area primarily for storage, since large donations of food and clothing are made each year.

Ms. Cameron added that, for five years, the Latimer House was home to a criminal law practice owned by Mitch Burnbaum. During that time, she felt there was more traffic in criminals and accused criminals than could ever be associated with a domestic violence shelter. She wondered why the former use was seen as more acceptable, since, to her, it pointed to more sympathy being given the perpetrator than to the victim. With regard to land values, she said that Mr. Golden's tenant had called the Resource Center's board in August expressing support for the relocation.

In response to concerns expressed about the high profile status of the new location, Ms. Cameron said that the new location would be more conveniently located for the residents and she felt that there would be a certain amount of "refuge" associated with the increased visibility of the shelter. She asked Michelle Chittenden to speak on behalf of the Center.

QUESTIONS

Commissioner Laiche asked Ms. Chittenden if most of the Center's residents were involved with the criminal justice system.

Ms. Chittenden (393 1/2 North Dale Court, Grand Junction) said that she had been involved with the domestic violence program since 1986. She presented a letter from Con Pyle which she felt further supported the assertion that abusers typically sought a low profile. She also added that, according to a letter just received from the executive director of the national coalition on domestic violence, of the 44 Colorado safe house programs, no incidents of violent crime have ever been reported at any of the shelters, whether the shelter's location was known or not. She said that 36% of shelter locations were known, and she did not feel that services were ever refused by any of the victims because the

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location of the shelter was known. With regard to real estate values, 64% of the Colorado shelters surveyed reported no change in valuation, while 14% reported an increase in valuation.

In response to Commissioner Laiche's question regarding those involved in the criminal justice system, Ms. Chittenden felt that more women were involved with the justice system because more women were prosecuting, which hadn't always been the case.

Commissioner Laiche asked if the residents were met at the sheriff's department, would the criminal system be automatically involved?

Ms. Chittenden said that safety was addressed all along the way, but that the criminal justice system would not always be involved. Her figures were that 60% were involved with the justice system because there was more victim cooperation.

Commissioner Laiche wanted to know what steps were taken to monitor the person charged with the crime. He asked Anne Duckett to respond to this question.

Ms. Duckett said that prior to July 1994 domestic violence was seen more as a civil matter; however, with new laws passed in July, domestic violence was seen more as a criminal act and, thus, more prosecutions were being made as a result. With regard to Commissioner Laiche's question, she said that the goal was to try and change the inappropriate behavior, to get the abuser into counseling programs. If the abuser agreed to do this, sentencing would often be deferred. Also there would be careful and close monitoring of both abuser and victim, to include daily or monthly check-ins. If a charged abuser "bonded-out" and was seen at a safe house, it would be considered a violation of bond stipulations and be grounds for bond revocation. The perpetrator may then end up going (or returning) to jail.

John Shaver, Asst. City Attorney, clarified several points from the Zoning Code with regard to Planning Commission responsibilities and also said that with regard to parking, the Code stated in Section 5-5-1B that if parking requirements were not specific, staff had the discretion to require what was necessary for the use. With regard to the latter, Mr. Shaver felt that Community Development staff acted appropriately.

Commissioner Volkmann questioned staff about the variance in parking spaces required versus what was approved. Is there a lot of variance between the two figures?

Kristen responded that staff regarded the counseling service not as medical/dental as Ms. Hand-Treece had suggested, but as professionals

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such as lawyers; thus, the professional office standard applied. The parking requirement was based on the 2,200 sq. ft. office space allocation; she felt that the issue was in the spaces required for the residential portion of the Center. She indicated that the parking allocation was based on the original plan which came before Community Development; since then, a more detailed plan and description had been formulated and discussed which could change the original parking allocation. Kristen said that administrative re-review was possible if such a condition was placed in the motion upholding denial of the appeal.

Chairman Elmer added that if no conditions were imposed, as long as the Center stayed within the proposed use as group residence, no additional review would be required.

Kristen agreed with this statement, but added that if a significant deviation occurred in the Center's use or if the Center applied for a building permit to revise the plan from that originally approved, it would trigger a re-review by city staff.

Ms. Cameron pointed out that the total square footage was 3,100 sq. ft.; of which, 1,100 sq. ft. was allocated for storage and 2,000 sq. ft. was living space.

Bryan Sims (917 Main Street, Grand Junction), architect for the project, said that when he applies for a building permit, if there are any changes in use, he would be required to discuss those with Community Development staff. If additional parking is required, he knew that he would have to comply to be able to obtain a building permit. More parking could be provided, but he noted that its location would be at the expense of green space and existing trees. He added that parking would always be a problem in transition zones.

Commissioner Elmer asked if all available green space would be used as playground area. There was discussion between commissioners and the petitioner about possible options for parking and play area space. The petitioner also expressed the desire to maintain the historic and residential look of the building.

At Commissioner Volkmann's direction, Ms. Hand-Treece was allowed to add the following:

She stated that Mr. Harris' child care facility (also located in the area) had been required to provide more parking and he solved this problem by buying an additional lot to accommodate his parking requirement. She didn't think the Center's current plan was in the Community Development file, nor had it been made available to the public (she had to get a copy from the architect). In presenting this new plan

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#126-94

to the Commission, she felt there was a real discrepancy in gross square footage; she didn't understand why so much variance could be given to one but not to all.

Commissioner Vogel asked if this fell within the Downtown Development Authority jurisdiction, to which Kristen replied that it did not.

General discussion ensued among commissioners regarding the former discussions and issues raised.

MOTION: (COMMISSIONER LAICHE) "MR. CHAIRMAN, ON ITEM #126-94, I MOVE THAT WE DENY THE APPEAL OF THE SPECIAL USE PERMIT FOR THE RESOURCE CENTER AT 1003 MAIN STREET."

Commissioner Withers seconded the motion.

A vote was called and the motion passed unanimously by a vote of 7-0.

There was a short recess at 9:20 p.m. at which time Commissioner Halsey excused himself. The meeting reconvened at 9:35 p.m.

4-134-94

#134-94 PRELIMINARY PLAN - MONUMENT HEIGHTS TOWNHOMES

Request for approval of a Preliminary Plan for Monument Heights Townhomes, consisting of 10 townhome units on approximately .63 acres with a zoning of RMF-32 (Residential Multi-Family, 32 units per acre) and an effective density of 15.9 units per acre.

PETITIONER: Boyd L. Wheeler
LOCATION: Franklin & Kennedy Avenues, west of Juniper Street
REPRESENTATIVE: Darryl Hayden
CITY STAFF: Kristen Ashbeck

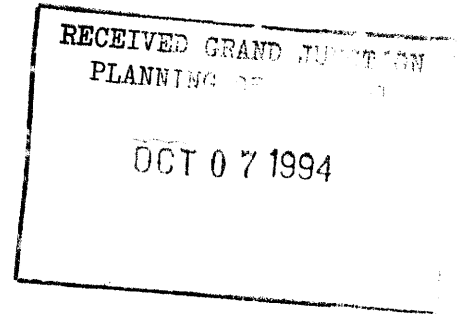
STAFF PRESENTATION

Kristen briefly outlined the plan, saying that just the northern parcel was being considered at this time, rather than both parcels as originally proposed. She felt that all zoning requirements had been met, the use was consistent with surrounding uses, there was ample open space, and curb/gutter improvements would be made along Kennedy. She did add that staff would like to see the parking aisle narrowed to provide additional open space and lessen the visual impact.

PETITIONER PRESENTATION

October 5, 1994

Grand Junction Community Development Department
250 North Fifth Street
Grand Junction, Co 81501
Attn.: Kristen Ashbeck, Staff Planner



Dear Kristen,

re: File No 126-94 Special Use Permit
Application for 1003 Main, The Latimer House

We the undersigned here by appeal the decision of the Planning Commission of 10-4-94 for the above Special Use Permit.

Name	Address	Date
Donald L. McBe Donald L. McBe	773 25 3/4 Road Grand Junction Co 81505	6 Oct '94
Cynthia Hand-Treese CYNTHIA HAND-TREECE	850 19 Rd, Fruita	10-6-94
Harold Harris Harold Harris	657 Young St.	10-6-94
Michael White Elizabeth Duke	903 MAIN ST. 1048 Colorado	10-6-94/ 10/6/94
Anita C. Heikerd Ken & Debbie	946 Main 946 Main	10-6-94 10-6-94
Caron Crutch Marie Rametetter	979 Main 929 Main	10-6-94 10-6-94
Pat Lewis owner Gauss Lewis	961 Main 961 Main	10-6-94 10-6-94

Such agencies will be asked to respond, in writing, to the requested review in the number of days indicated on the review form. Review agencies may request additional time for review if good cause is shown and if such request is made within the review time. The agencies' review will be advisory in character.

C. PLANNING COMMISSION

1. The City Planning Commission shall hold regularly scheduled public hearings to receive and review public input on those items required by this Code. The Planning Commission shall be comprised of citizens representing the public interests of the City. The decision of the Planning Commission as to conditional uses, subdivisions, and planned developments shall be final unless appealed as set forth in Subsection 3 of this Section. On those items where it has jurisdiction, it shall make recommendations to the City Council to approve, approve with conditions, or deny applications. Planning Commission decisions and recommendations will be based on consideration of evidence and analysis presented including, but not limited to, the following:
 - a. conformance with this Code and adopted plans, standards and policies;
 - b. staff recommendations;
 - c. review agency input;
 - d. public input and testimony received at the hearing; and
 - e. effects of the proposal on the neighborhood, area, and community-at-large.

Those items recommended for approval, with or without conditions, will automatically be scheduled for the next available meeting of the City Council. An item recommended for denial shall require an appeal in accordance with Section 4-4-2D before it will be scheduled before the City Council.

2. The Administrator shall provide for minutes to be written and retained, shall record the evidence submitted within the hearing time allotted for the item being considered, and include a summary of the considerations and the action of the Planning Commission.

3. Planning Commission decisions as to conditional uses, subdivisions, and planned developments may be appealed to the City Council by any person who is given standing by this Code. No appeal shall be effective unless made, in writing, to the Administrator within three working days following the decision of the Planning Commission. The matter shall then be placed on the agenda of the City

does
not include
Special
Use
Permit
appeals

C. The application shall be approved, approved with conditions, or denied within 30 working days from the date the complete application is submitted.

D. If the applicant notifies the Administrator, in writing, within ten (10) days of receiving notice of the decision that the decision is not acceptable, the Administrator shall refer the application and decision to the Planning Commission at the next regularly scheduled meeting.

→ attorneys interpret this as final decision

E. All signs used with a special use shall conform with the sign regulations (see Section 5-7) in accordance with the zone where such sign is located.

F. Developments and uses subject to a special use permit shall be developed or established in accordance with the approved development schedule, or within one year of the date of approval if no development schedule is established. Failure to develop or establish such development or uses accordingly shall constitute sufficient basis to revoke the permit.

4-5-3 SPECIAL USE FOR RESIDENTIAL SUB-UNIT

A. To qualify for a special use permit, a residential sub-unit use shall comply with the following conditions:

1. the use shall be located in its entirety within a principal dwelling unit occupied by the owner of the property; and
2. the outside appearance of the principal structure shall not be changed from that of a single-family residence. Desired private entrances must be located so that they do not disturb this character; and
3. required parking for the sub-unit shall be located on the property of the principal structure in a manner which would not adversely affect the neighboring properties or change the character of a typical single family residential lot.

B. A residential sub-unit use shall not interfere with the peace, quiet and dignity of the neighborhood.

C. Also see "Residential Sub-Unit" definition.

4-6 CONDITIONAL USES (see Definitions)

4-6-1 No conditional use shall be maintained or used until a conditional use permit has been approved prior to the issuance of a building permit or the commencement of a use identified as a conditional use in the zone in which it is located. A conditional use is not a use by right.



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

October 13, 1994

Lani Duke
1048 Colorado Avenue
Grand Junction, CO 81501

Dear Ms. Duke:

Pursuant to our conversation of October 12, I am including a copy of the memorandum opinion regarding the Resource Center domestic violence safehouse. If you have any additional questions, please do not hesitate to contact me at the number below or the Community Development staff at 244-1430.

I also encourage you to contact the Resource Center with your suggestions.

OFFICE OF THE CITY ATTORNEY
DAN E. WILSON, CITY ATTORNEY

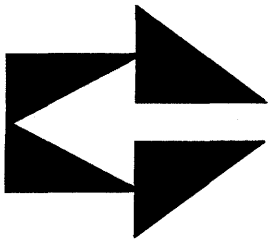
by: _____


John P. Shaver

Assistant City Attorney
250 North 5th Street
Grand Junction, CO 81501
(303) 244-1501

Enc.

pc: R.T. Mantlo
Kristen Ashbeck



The Resource Center, Inc.

1129 Colorado Avenue, Grand Jct., CO 81501 (303) 243-0190

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Dee Weese

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Colorado's First Lady

AREA OFFICES

Craig Office: P.O. Box 999
Craig, CO 81625
(303) 824-8121

Meeker Office: P.O. Box 68
Meeker, CO 81641
(303) 878-4211

Rangely Office: P.O. Box 506
Rangely, CO 81648
(303) 675-8308

Rifle Office: P.O. Box 1749
Rifle, CO 81650
(303) 625-5627

October 17, 1994

Kristen Ashbeck
City Planning Dept.
250 N. 5th Street
Grand Junction, CO 81501

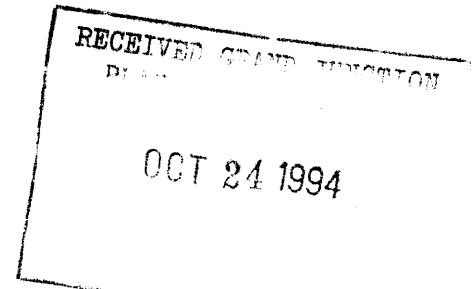
Dear Kristen:

I speak for both myself and all of our Board of Directors in saying how very much we appreciate the time and energy you spent in helping us through the process in order to obtain the special use permit for our new domestic violence shelter. I was impressed by the way the hearing was conducted and, through your expert reporting, the Commissioners were able to come to the overwhelming positive vote.

Please express our appreciation to any other staff members who assisted you in the project. Janet tells me it was a pleasure to work with you.

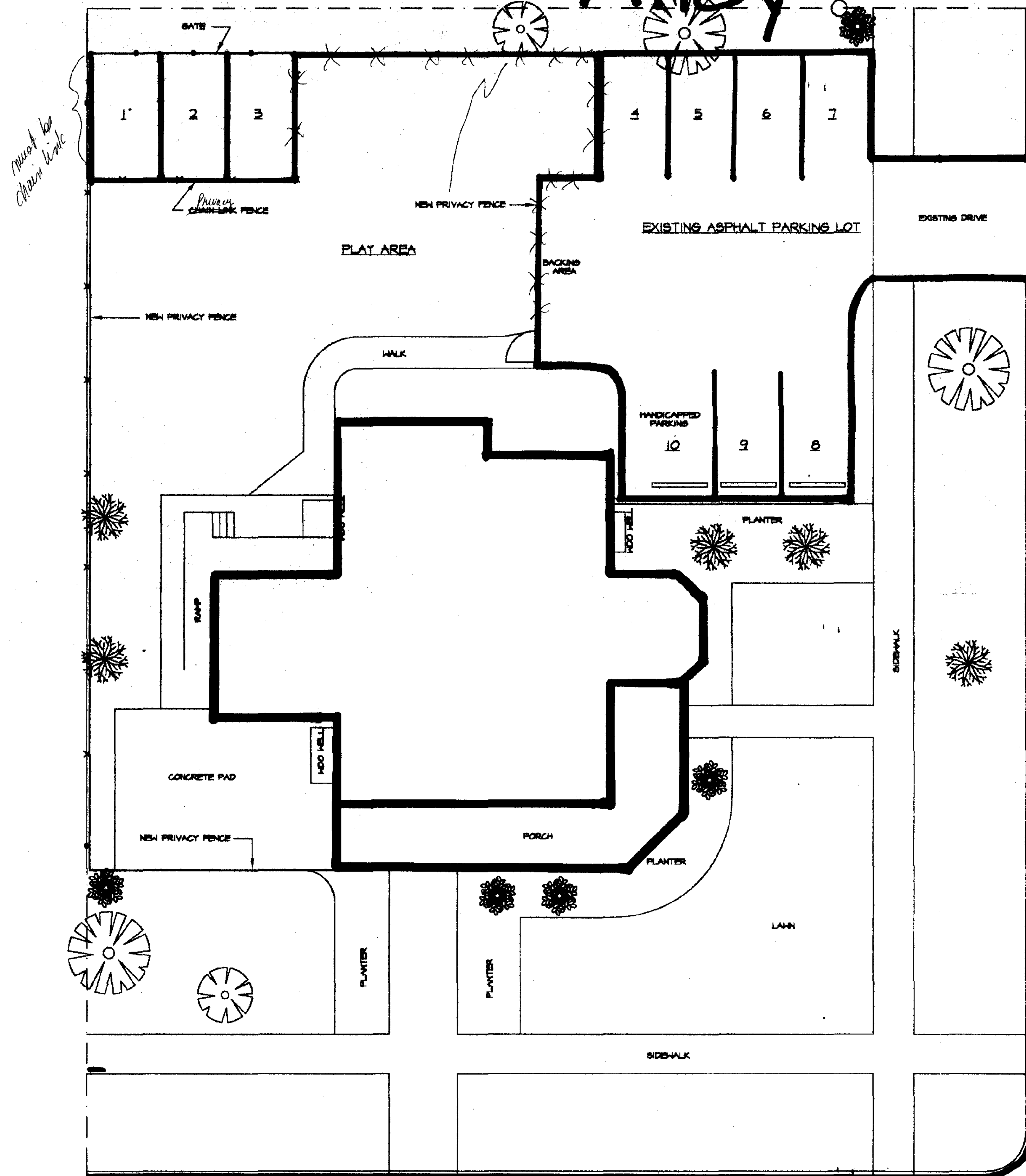
Sincerely,

Jo F. Dorris, President
Board of Directors



126-94

Alley



Must be Chain Link

15th St

MAIN ST

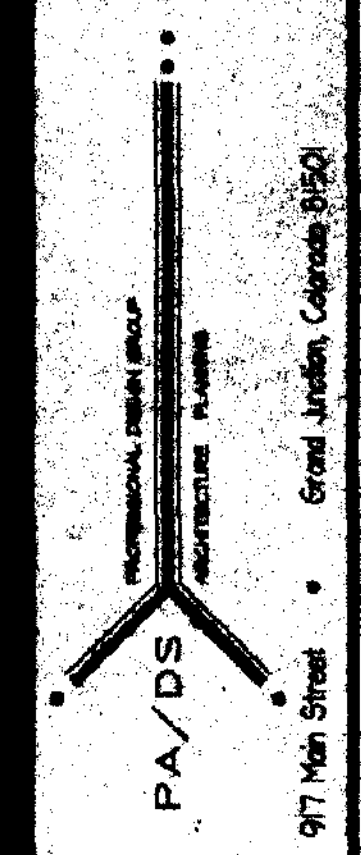
ACCEPTED *KL 6/19/95*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

latest site plan

9-26-94

PRELIMINARY NOT FOR CONSTRUCTION

NO.	DATE	REVISIONS
1	9-9-94	DATE 9-9-94
2		JOB NO. 9410
3		DESIGNED BY
4		CHECKED BY
5		DATE



PROJECT TITLE	DOMESTIC VIOLENCE SHELTER
DRAWING	SP
SHEET TITLE	SITE PLAN
SHEET	1 OF 5