



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

Receipt 1436
 Date 2-27-94
 Rec'd By [Signature]
 File No. 128 94

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We, the undersigned, being the owner 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			1170 Colorado	ZMF-64	Counseling Center
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
John Sorrick Saul Thompkins		John Sorrick
Name	Name	Name
1170 Colorado Ave.		1170 Colorado Ave.
Address	Address	Address
Grand Junction, CO 81501		Grand Junction, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
(303) 241-2948		(303) 241-2948
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 [Signature] Signature of Person Completing Application 7-19-94 Date

X John Sorrick Saul Thompkins Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

SPECIAL USE

Location: 1170 Colorado

Project Name: Counseling 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. Police	City Parks and Rec. Fire	County Planning Building	Walker Field														
● Application Fee \$210	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	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	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	1	1	1	
● Evidence of Title	VII-2	1																							
● Appraisal of Raw Land	VII-1	1																							
● Names and Addresses	VII-3	1																							
● Legal Description	VII-2	1																							
⊗ Deed	VII-1	1																							
○ Easement	VII-2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Avigation Easement	VII-1	1																							
○ ROW	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	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	1	1	1	1

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8 1/2 x 11

7 TOTAL REQD.

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: 5/17/94
Conference Attendance: John Sarrick, Kristen Ashbeck
Proposal: Counseling Center
Location: 1170 Colorado

Tax Parcel Number: 2945-144-24-998
Review Fee: \$270

(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, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files:

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)

Kern H. Copeland
C/O Gormely Agency
2433 N. 1st St.
Grand Junction, CO 81501-2011

Howard H. Roland
Trust
1208 Main St.
Grand Junction, CO 81501-4637

Marie L. Nowlan
1220 Main St.
Grand Junction, CO 81501-4637

Clavin L. & Vicki L. Cochran
1224 Main St.
Grand Junction, CO 81501-4637

Maude R. Yarbrough
1203 Main St.
Grand Junction, CO 81501-4636

Ogda E. Walter
Trustee
1215 Main St.
Grand Junction, CO 81501-4636

Marla C. Kyle
1221 Main St.
Grand Junction, CO 81501-4636

Etta Sickenberger
1225 Main St.
Grand Junction, CO 81501

Genevra A. Caple
1816 K Rd.
Fruita, CO 81521-9041

Dennis O. Thompson
128 S. 12th St.
Grand Junction, CO 81501-3575

Richard Manzanares
Kimberly A. Green
1210 Colorado Ave.
Grand Junction, CO 81501-4631

David B. & Paula Campbell
1220 Colorado Ave
Grand Junction, CO 81501-4631

Roy C & Lillie L. Thompson
Trust
2021 N. 8th Ave.
Grand Junction, CO 81501-4234

James M. Layman
1285 Walnut Ave.
Grand Junction, CO 81501-4234

Mary C. Simpson
1211 Colorado Ave.
Grand Junction, CO 81501-4630

Rondald R. Wells
Linda J. %Meridian Land Escrow
145 Grand Ave.
Grand Junction, CO 81501-2260

Edward H. & Nellie M. Brunner
1225 Colorado Ave.
Grand Junction, CO 81501-4630

Alvin K. Mayo
ETAL
327 N. 7th St.
Grand Junction, CO 81501-3415

Gerald R. Stafford
16079 W. Belleview Ave.
Morrison, CO 80465-9607

Mark D. Goss
1216 Ute Ave.
Grand Junction, CO 81501

Lydia M. Thompson
ETAL
2993 Rood Ave.
Grand Junction, CO 81504-8623

James J. Sloggett
3260 Collyer Ave.
Clifton, CO 81520-7732

Marjorie L. Montgomery
661 Highway 50 Lot A
Grand Junction, CO 81503-4943

Doreen Gangle
1162 Main St.
Grand Junction, CO 81501-3543

Helen K. Spehar
1147 Main St.
Grand Junction, CO 81501-3542

George M. Spehar
55 Water St.
New York, NY 10041-1720

Lighthouse Gospel Ministries
550 South Ave.
Grand Junction, CO 81501-7715

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Mary E. Baker
1144 Colorado Ave.
Grand Junction, CO 81501-3523

Laura A. Foster
1160 Colorado Ave.
Grand Junction, CO 81501-3523

The Resource Center Inc.
1129 Colorado Ave.
Grand Junction, CO 81501-3544

Alano Club of Grand Junction
1105 Colorado Ave.
Grand Junction, CO 81501-3529

Petroleum Building Partnership
C/O Rober S. Levy
2581 S. Independence
Lakewood, CO 80227

Robert S. Coburn
Kannah Creek
Whitewater, CO 81527

City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

Saul Thompkins
1170 Colorado Ave.
Grand Junction, CO 81501

John Sorrnick
1170 Colorado Ave.
Grand Junction, CO 81501

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GENERAL PROJECT REPORT

The Alpha Center, located at 1170 Colorado Avenue, is currently used for counseling purposes. The Alpha Center has been at 1170 Colorado Avenue for approximately one year. The hours of operation at the Alpha Center are from 8:30 am to 7:00 pm, Monday thru Friday, and it has five full time employees.

The subject property was originally constructed as a single family residence. In the past years, the home was converted into office space. The previous owner of the subject property at 1170 Colorado Avenue was the Mesa County Health Department who also used the property for counseling purposes for approximately 20 years.

The Alpha Center is now applying for a special use permit because they would like to add on a 200 square foot office.

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REVIEW COMMENTS

Page 1 of

FILE # 128-94

TITLE HEADING: Special Use Permit

LOCATION: 1170 Colorado Avenue

PETITIONER: John Sorrick/Saul Thompkins

PETITIONER'S ADDRESS/TELEPHONE: 1170 Colorado Avenue
Grand Junction, CO 81501
241-2948

PETITIONER'S REPRESENTATIVE: John Sorrick

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 POLICE DEPARTMENT
Dave Stassen

8/1/94
244-3587

This use does not present any problems for the Police Department.

CITY FIRE DEPARTMENT
Hank Masterson

8/1/94
244-1400

The Fire Department has no requirements for this project.

CITY DEVELOPMENT ENGINEER
Jody Kliska

8/11/94
244-1591

Need alley power-of-attorney.
More parking spaces exist than are shown on plan.
Where will the addition be located?
Need handicap ramps installed at 12th St. and Colorado Ave.
Transportation capacity payment of \$400 is required.

*now know
or*

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

8/11/94
244-1437

1. Revise site plan to show proposed addition, fencing to remain, curb cuts, curb, indicate landscaping.
2. The parking requirement for this use is 6 spaces. Suggest utilizing the west side of the property for 6, 90 degree parking spaces and leave east side open for backing and turn-around space.
3. Power-of-attorney form for alley improvements is required - see form attached.
4. Provide signage plan - show where they are located, size and what each sign says.
5. Construction of handicapped ramps or execution of an Improvements Agreement and Guarantee is required prior to issuance of the Special Use Permit.

PETITIONER'S RESPONSE TO REVIEW COMMENTS

FILE # 128-94

TITLE HEADING: Special Use Permit

LOCATION: 1170 Colorado Avenue

PETITIONER: John Sorrick/Saul Tompkins

PETITIONER'S ADDRESS/TELEPHONE: 1170 Colorado Avenue
Grand Junction, CO 81501
(303) 241-2948

PETITIONER'S REPRESENTATIVE: John Sorrick

STAFF REPRESENTATIVE: Kristen Ashbeck

CITY DEVELOPMENT ENGINEER

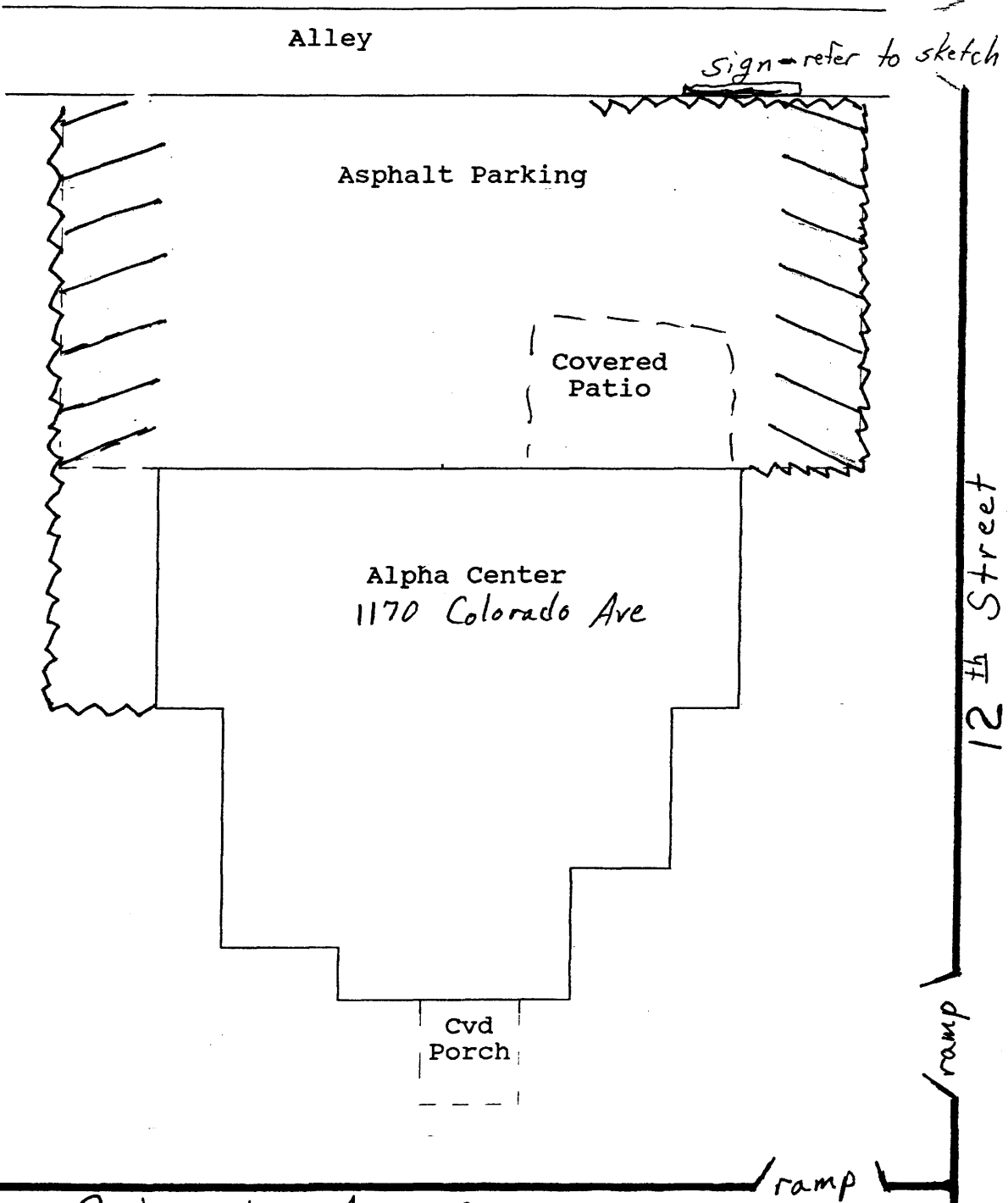
- Power-of-attorney has been signed and notarized.
- A revision of parking spaces is enclosed on revised Vicinity Sketch.
- Plans for an addition are currently being put on hold.
- Handicapped ramps at 12th St. and Colorado Ave. have been installed as indicated on the Vicinity Sketch.
- No new square footage is being added on, therefore, there will not be an increase in traffic at this time.




COMMUNITY DEVELOPMENT DEPARTMENT

1. Vicinity Sketch has been revised; at this time, we are holding off on all plans for adding on to the Alpha Center. All current fencing will remain; handicap curb cuts have been revised; landscaping will remain the same;
2. Currently, we use our 12 parking spaces and have never had a problem with backing and turning around space, etc.
3. The power-of-attorney form for the alley is signed and notarized.
4. There are no plans of new signage at this time; the sign located on the northeast fence will remain.
5. Handicapped ramps have been installed on the corners of 12th St. and Colorado Ave.

*If you have any questions, please contact
Randy at Mayes Concrete.*

VICINTY SKETCH



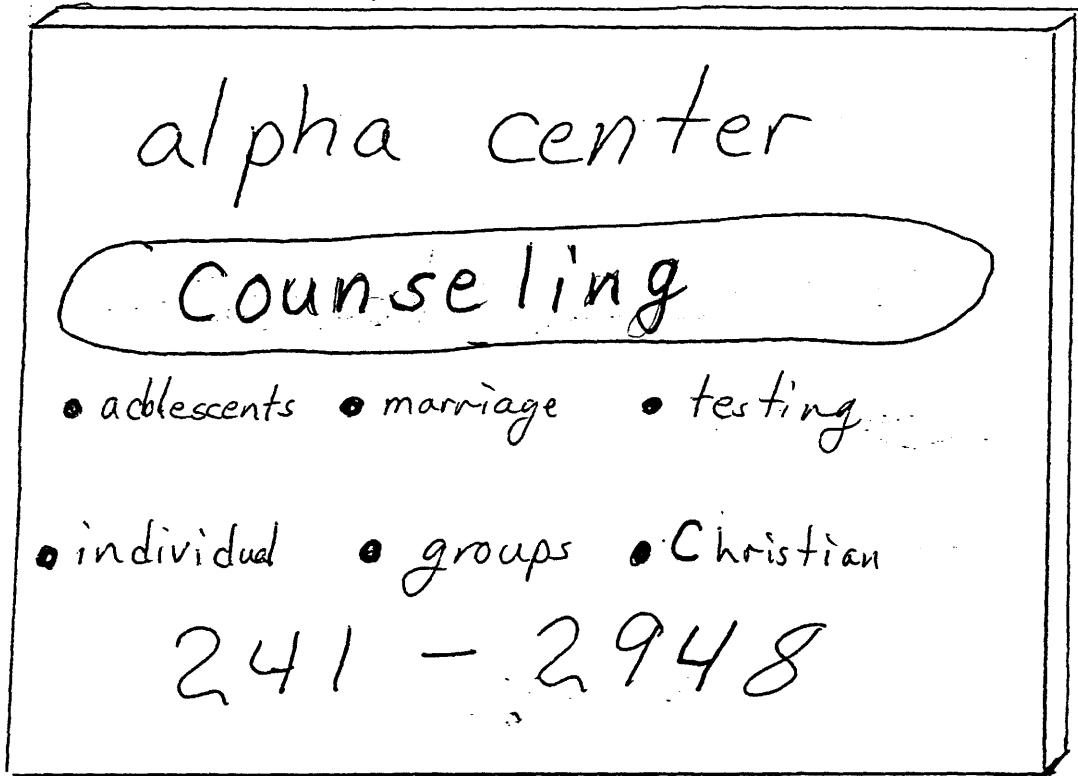
Curb cuts - 
Curb - 
Fencing - 

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

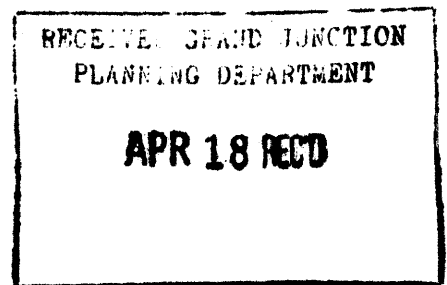
APR 18 RECD

#128-94

Sign Sketch



approximate size: 3 x 3

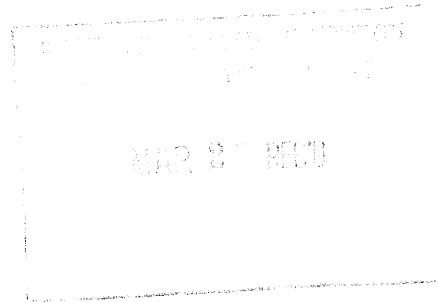


#128-94

Alpha Center: Psychological Services

John D. Sorrick, MS, LPC, NCC
1170 Colorado Ave
Grand Junction, CO 81501 (303)241-2948

March 24
~~March 24~~, 1995



Community Development Department
250 N. 5th Street
Grand Junction, CO 81501-2668

Attn: Kristen Ashbeck

Dear Ms. Ashbeck:

We would still like to pursue a Special Use Permit, and to the best of our ability, we have included all the necessary information. Enclosed is a Petitioner's Response to Review Comments sheet which has a response to each item under City Development Engineer and Community Development Department and a revised Vicinity Scetch.

We are currently holding off on any plans to build an addition on; however, we would appreciate if this information could be kept on file for later use if we should decide to pursue our plans of adding on and would need a building permit.

Please review our response and let us know if there is anything else we need to do to obtain our Special Use Permit.

Sincerely,

John Sorrick

enclosures



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

April 18, 1995

Mr. John D. Sorrick
Alpha Center: Psychological Services
1170 Colorado Avenue
Grand Junction, Colorado 81501

RE: Special Use Permit - Counselling Center
File #128-94

Dear Mr. Sorrick,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use Permit to operate a counselling center in the existing structure located at 1170 Colorado Avenue (tax schedule no. 2945-144-24-998). This permit is for the structure and counselling services in place as of the date of this letter. Any change to the building (e.g. an addition) or to the nature of the business conducted within would necessitate a revision to this Special Use Permit and/or other applicable review processes.

Please call if you have any questions regarding this Special Use Permit.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck
Planner



LEGAL DESCRIPTION

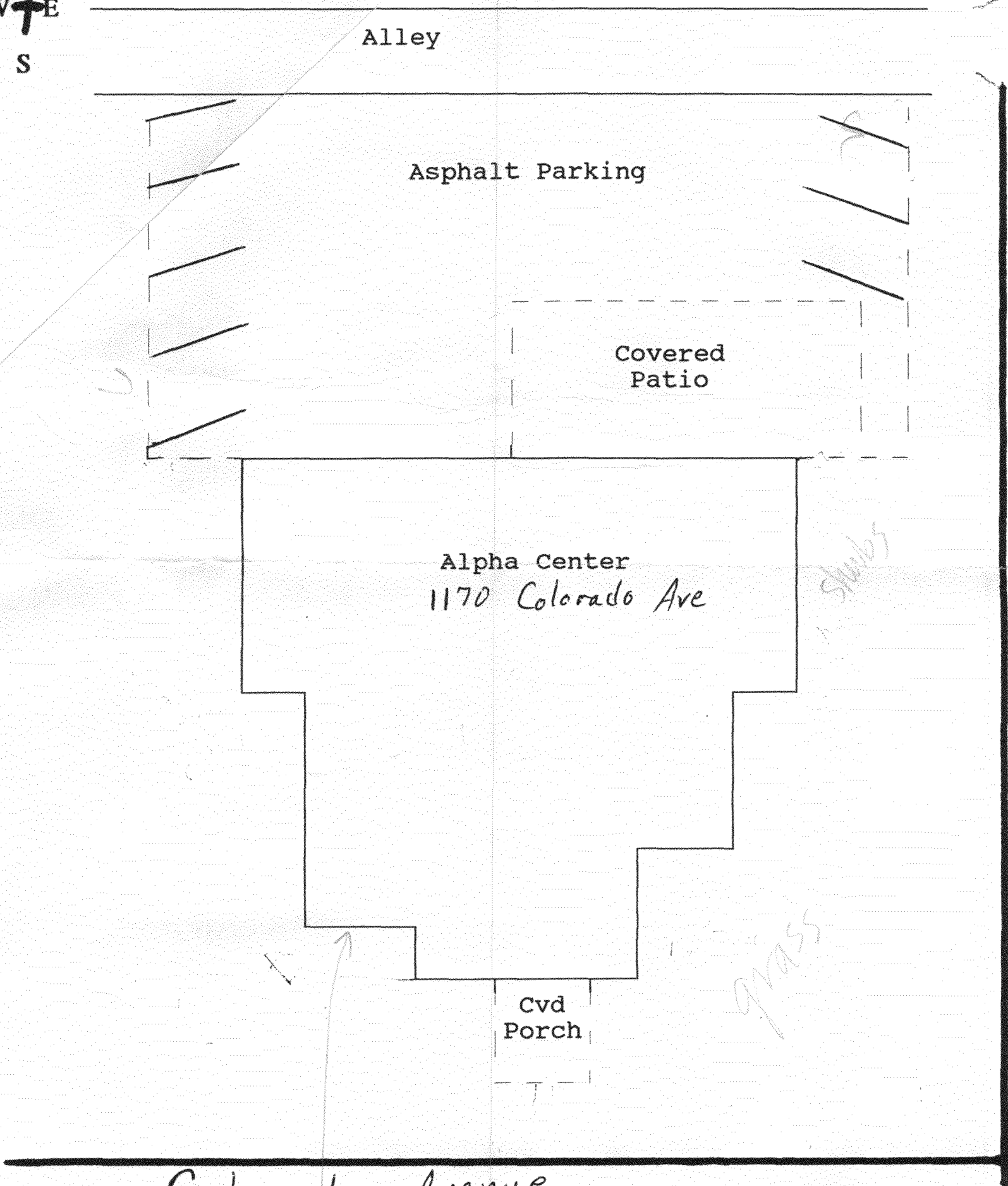
The subject building at 1170 Colorado Avenue was originally constructed as a single family residence. In the past years, the home was converted into office space consisting of six offices filling approximately 1400 square feet. Attached to the front is a covered porch area and adjoining the rear is a covered patio. Adjoining the patio and running north boundary is an asphalt parking area. The front yard is landscaped and has a sprinkling system.

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VICINTY SKETCH



- Curb cuts -
- Curb -
- ~ Fencing -

sign plan -
currently
on bldg
↙ cars