

Table of Contents

MSC-1995-074

Date 8/3/99

P	S	<p>A few items are denoted with a (*) are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>		
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p>*Submittal checklist – Change of Use Review</p> <p>*General project report</p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p> <p>*Mailing list</p> <p>Public notice cards</p> <p>Record of certified mail</p> <p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p>*Final reports for drainage and soils (geotechnical reports)</p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p>*Consolidated review comments list</p> <p>*Petitioner's response to comments</p> <p>*Staff Reports – Board of Appeals</p> <p>*Planning Commission staff report and exhibits</p> <p>*City Council staff report and exhibits</p> <p>*Summary sheet of final conditions</p> <p>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</p>		
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:				
X		Planning Clearance – 853 Ouray Avenue -**		
X	X	Site Plan - approved		
X		Drawing of house		
X		Letter to Ken Stein from Larry Timm re: zoning – 3/17/95		
X	X	Letter from Steve Hurd, Ph.D., and Gilbert Minard, LCSW, Program Director to Larry Timm – 3/16/95		
X	X	Letter to Larry Timm from Steve Hurd, Ph.D. and Gilbert Minard		
X		Note to file form Kathy Portner from Jane Cardinas – 4/18/95		
X		Letter to Larry Timm from Gilbert Minard – 3/9/95		
X		Certificate for Personal Care Boarding Home from Dept. of Health		
X		Medication Administration Regulations from CO Dept. of Social Services		
X		Copy of articles from CO Law book		



Colorado West Mental Health Center

740 Gunnison Avenue • Grand Junction, CO 81501 • (303) 245-3270

LT- John S. & I discussed this and feel this is a mental rehabilitation center which requires a CUP. It doesn't seem to fit into the state statutes for group homes. What do you think?

KP

March 9, 1995

Larry Timm, Director
Community Development Department
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

Dear Mr. Timm:

Colorado West Mental Health Center respectfully advise you of our plan to create a 10 bed group home for adults who are disabled by mental illness. This is a rehabilitative program for adults who would reside at 853 Ouray, Grand Junction. These adults will receive 24 hour staff supervision.

Colorado West will be gratified if you will provide written verification that our proposed use of this home at 853 Ouray is consistent with the zoning regulations of the city of Grand Junction.

Thank you for your timely assistance in this request.

Sincerely,

Gilbert Minard, LCSW
Program Director

FAX: 245-6660

MCHM PRMT. DOC

Steve Hurd FAX-
give to see
spacing requirement
750 min. spacing
from similar
CORs 303 b.5.

/pb

Our 24 hour staff will also provide protective oversight for each resident as required by the needs of the resident or as reasonably requested by the resident to include the following: Being aware of the resident's general whereabouts; monitoring the activities of the resident on the premises to insure the health, safety, and well being of the resident, including the monitoring of prescribed medications; reminding the residents to carry out activities of daily living; and reminding the resident of any important activities, including appointments. The residents may travel independently in the community at their will and there will be no attempt to restrain or prevent a resident from coming and going as each desires. All residents will choose to live at the facility on a voluntary basis.

In telephone correspondence with Kathy Portner from the Planning Department on March 16, she indicated a concern about the level of counseling that is done on site. The clients who will live at the proposed address will receive personal services which include the activities mentioned above. In the process of assisting residents with personal hygiene, meals and laundry, etc. staff will attempt to help them function at their highest possible level of independence. We either teach them or remind them of the skills that they need to implement. However, this is not to be viewed as counseling or treatment of the symptoms of mental illness. The treatment for symptoms of mental illness is accomplished primarily through the use of medication. If counseling is needed, residents may choose to receive this service at our 740 Gunnison office.

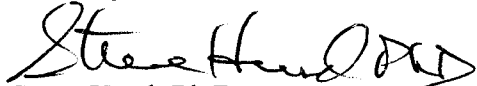
Medical and nursing care will not be provided at the site proposed. Our 24 hour staff will be qualified to administer medication according to the procedure outlined in Chapter 24 of the Medication and Administration regulations. A psychiatrist will visit residents at the facility for 1-2 hours on a biweekly basis in order to evaluate the effectiveness of their medication in the context of their natural environment. This ensures that our 24 hour staff receive appropriate instructions to dispense medication. In addition, a psychiatric nurse may visit the facility on occasion to insure that clients are not exhibiting unnecessary or uncomfortable side effects from the medication that they are receiving.

In conclusion, we do not believe this use would be appropriately classified as a Personal Care Boarding Home rather than a Mental Health Rehabilitation Center. Colorado West is extremely conscientious about operating within the guidelines of the state regulations for Personal Care Boarding Homes. Colorado West was inspected by the Department of Health last week on an unannounced annual visit, and the Department of Health was pleased with our high degree of compliance with these regulations.

We hope that this information clarifies our request, and we look forward to meeting with you in the immediate future to discuss this request. We need to have a letter from your office similar to the letter written by Karl Metzner (dated March 21, 1989) in order to meet the requirements of the real estate contract as soon as possible.

Thank you for your consideration.

Sincerely,



Steve Hurd, Ph.D.

Assistant Executive Director



Gilbert Minard, LCSW

Program Director

Enc.: Letter re: zoning for 738 N. 5th St.
Chapter VII, Residential Care Core Facility Regulations



Colorado West Mental Health Center

740 Gunnison Avenue • Grand Junction, CO 81501 • (303) 245-3270

March 17, 1995

Larry Timm, Director
Community Development Department
City of Grand Junction
250 N. 5th St.
Grand Junction, CO 81501

*10 Larry T
C Johns*

RE: 853 Ouray

Dear Mr. Timm:

This letter will document our conversation earlier today, and serves as an addendum to the earlier correspondence delivered to you today.

Colorado West assures that all prospective residents will be screened by a mental health professional prior to their admission. No person will be placed who has been determined to be not guilty by reason of insanity to a violent offense. No person will be placed who has been convicted of a felony involving a violent offense.

"Social care" is defined as helping the residents resolve interpersonal conflicts that emerge in the normal course of people living together.

If counseling is needed, residents may choose to receive this service at our 740 Gunnison office or at the office of a professional person of their choice. Regularly scheduled individual or group counseling sessions will not occur at 853 Ouray. Any treatment that is provided on site is incidental to the primary purpose of this facility.

On duty staff will use the garage to park their personal vehicles. "Visitor parking" will be designated in the driveway adjacent to the house. Enclosed is a sketch that outlines the plan for parking.

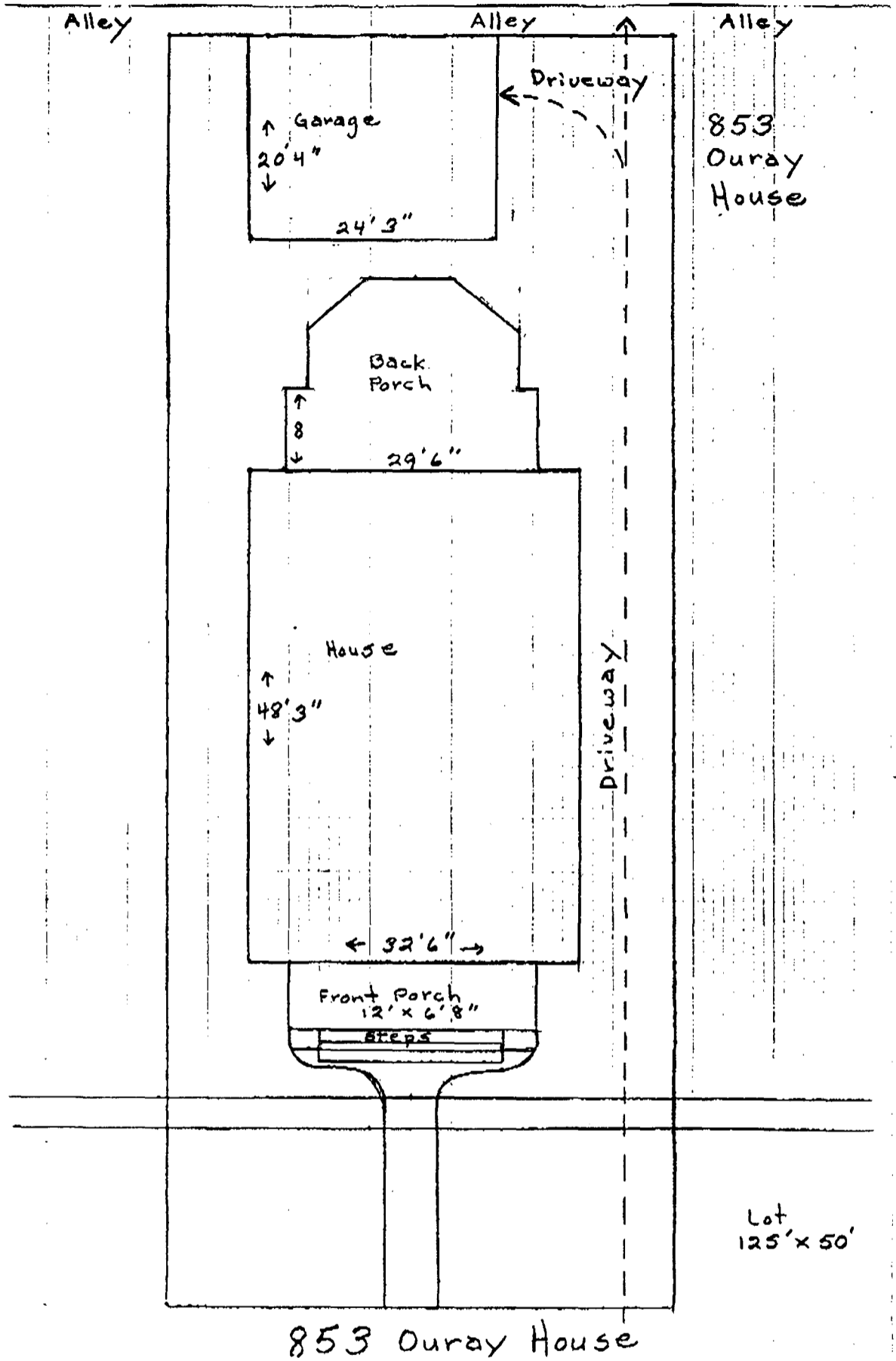
We trust this letter addresses your concerns. Please call us at 245-3270 if you need additional information.

Sincerely,

Steve Hurd, Ph.D.
Assistant Executive Director

Gilbert Minard, LCSW
Program Director

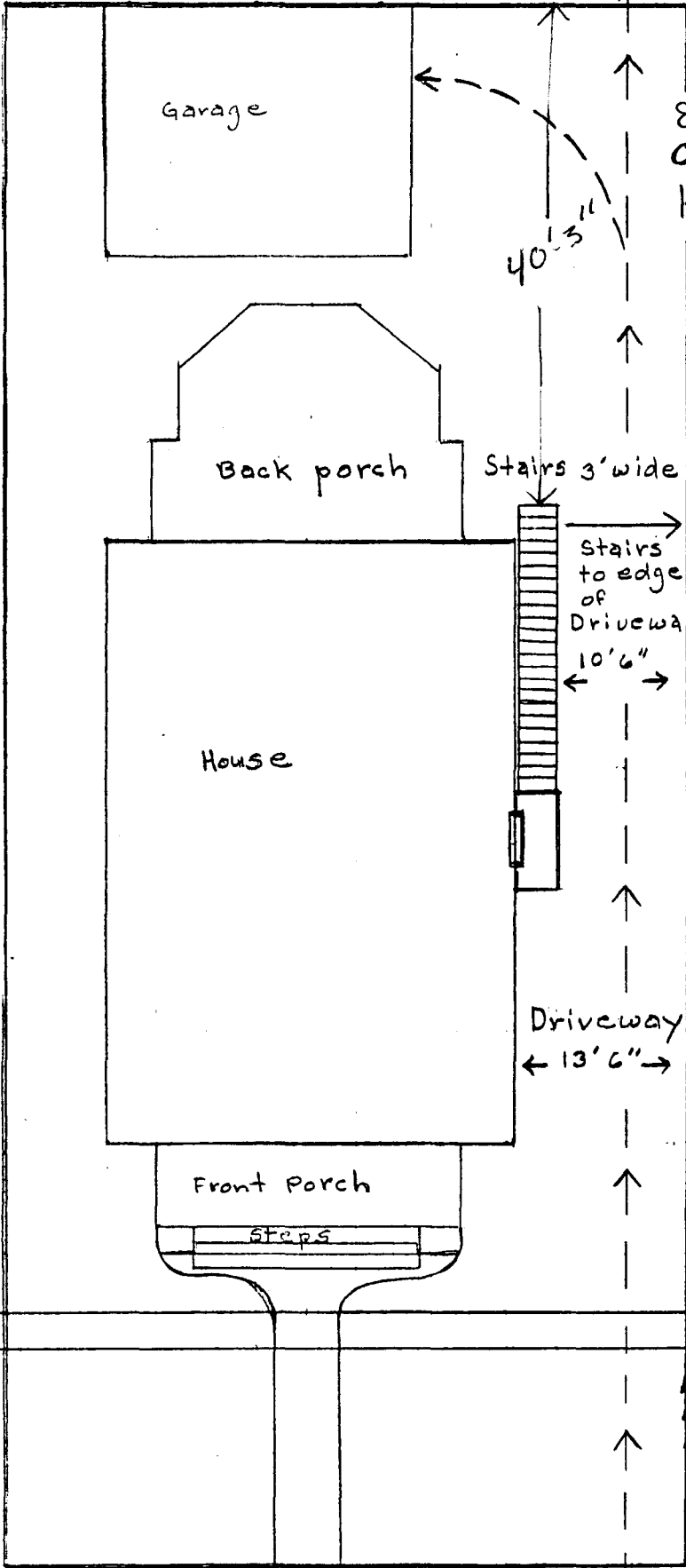
Enc.: Sketch of Parking Plan



Alley

Alley

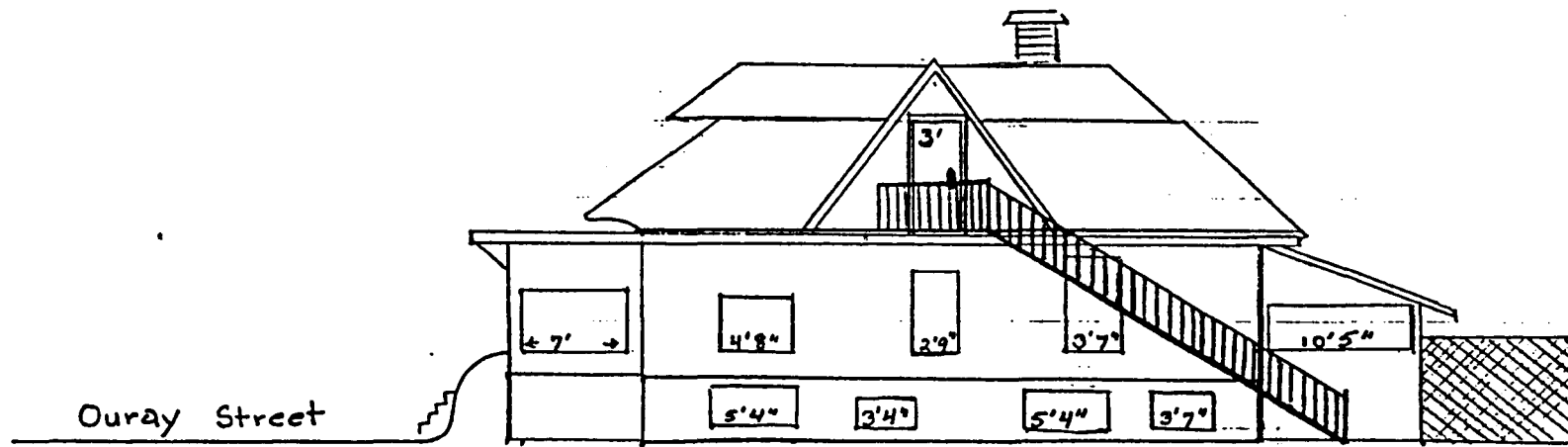
853 Ouray House



853 Ouray House

4/11/95
Ronnie Edwards
ACCEPTED
 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.

853 Ouray House



Ouray Street

West Side

36" Stairway

Garage All