

Date: 2/21/95

Proposal: Change of Use - Medical Office to Residential Multi-Family

Location: _____

Tax Parcel Number: 2945-023-14-007

Related Files: -

Additional ROW required? -

TCP/Adjacent Half street improvements? As per Engineering

Revocable Permit required? -

State Highway Access Permit required? -

On-site detention/retention or Drainage fee required? -

Applicable Plans, Policies and Guidelines Devel. Code

Located in identified floodplain? FIRM panel # -

Located in other geohazard area? -

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? No

Avigation Easement required? No

Related Files: N/A

March 7, 1996

GENERAL PROJECT REPORT

St. Mary's Hospice
520 Patterson Road
Grand Junction, CO 81506

St. Mary's Hospital has acquired the property located at 520 Patterson Road, Grand Junction, Colorado and proposes to remodel the structure for a change in use to residential, multi-family. The building was originally a residence, but was later converted to use as a medical office building, owned by Dr. Ken Matchett. It includes 5,328 gross square feet of useable interior space on three levels in a split level building design. The site includes .62 acres and currently provides paved parking for eighteen vehicles (including two HCP, van-accessible spaces). The parking lot and building have direct access from Patterson Avenue.

At the present time, St Mary's Hospital provides temporary living space for out-of-town patients and patients' families who are being served at the hospital for lengthy in-patient or out-patient care. Living spaces at the original Guest House Motel (now owned by St. Mary's Hospital) are now being provided to patients to satisfy this need. However, St. Mary's would at this time like to convert the Matchett Office Building to a short-term, multi-family living facility to include four (4) family units (two beds and full bath), three (3) double units (one bed and full bath), and five (5) single units (one bed and shared bath). The facility would provide a central residential kitchen, two common areas or living and rec rooms, a residential laundry room, storage, and toilet facilities. The building will be HCP and ADA accessible. No additions or exterior structural work are proposed for the building. Living space will be provided free of charge by the Hospital. The building will not serve as a Motel/Hotel nor will residents be charged for use of living space.

The site is currently zoned B1, with an allowance for multi family occupancy, and adequate parking currently exists. The Hospital has found in the past that few of the patients who make use of this service have a vehicle or require parking space.

Existing and proposed floor plans for the building are enclosed, showing remodeling plans.

REVIEW COMMENTS

Page 1 of 1

FILE # COU-96-4.12

TITLE HEADING: Change In Use - Medical office to
Multi-family residence

LOCATION: 520 Patterson

PETITIONER: St. Mary's Hospital

PETITIONER'S ADDRESS/TELEPHONE: 2365 N. 7th Street
Grand Junction, CO 81501
244-2273

STAFF REPRESENTATIVE: Michael Drollinger

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

MESA COUNTY BUILDING DEPARTMENT

3/26/96

Bob Lee

244-1656

The building shall be made to comply to Building Code requirements for the new use. Family units must be separated as required by Code. Building permits are required.

CITY DEVELOPMENT ENGINEER

3/29/96

Jody Kliska

244-1591

1. No Transportation Capacity. 2. No Drainage Fees.

COMMUNITY DEVELOPMENT

4/3/96

Michael Drollinger

244-1439

See attached comments.

CITY UTILITY ENGINEER

4/3/96

Trenton Prall

244-1590

1. Sewer: City

Please contact Utility Billing at 244-1580 for changes in Plant Investment Fee. All applicable fees must be paid prior to issuance of a building permit.

STAFF REVIEW

FILE: COU-96-4.12
DATE: April 3, 1996
STAFF: Michael Drollinger
REQUEST: Change of Use Review
LOCATION: 520 Patterson Road
ZONING: B-1

STAFF COMMENTS:

1. Parking provided meets Code. Spaces provided: 18; spaces required: 12 (using boarding house parking requirement).
 2. Use is allowed in a B-1 zone.
-

PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

STAFF REVIEW

FILE: COU-96-4.12
DATE: April 3, 1996
STAFF: Michael Drollinger
REQUEST: Change of Use Review
LOCATION: 520 Patterson Road
ZONING: B-1

STAFF COMMENTS:

1. Parking provided meets Code. Spaces provided: 18; spaces required: 12 (using boarding house parking requirement).
 2. Use is allowed in a B-1 zone.
-

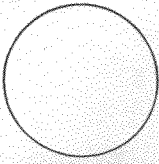
PLEASE TAKE NOTE OF THE FOLLOWING:

1. ALL SIGNS TO BE ERECTED ON THE SITE WILL REQUIRE A SIGN PERMIT PRIOR TO INSTALLATION OF THE SIGN.

You are urged to contact the Community Development Department if you require clarification or further explanation of any items.

A handwritten signature in black ink, appearing to be 'LAP', with a long horizontal line extending to the right.

ROBERT D. JENKINS/AIA
ARCHITECT
1000 NORTH 9TH, SUITE 25
GRAND JUNCTION, COLORADO 81501
(970) 256-1980 FAX (970) 256-1953



ST. MARY'S LODGE

ST. MARY'S

PROJECT NUMBER: 10999
DATE: 08/11/06
DRAWN BY: SLLK, RDJ
REVISIONS:
DRAWING NUMBER: C12

