# **Table of Contents**

Fil	e	COU-1994-04.11 Name: Auto Sales to Sales and Repair – Change of Use – 124 N. 1 <sup>ST</sup> Street
P r e s e n t	S c a n e d	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.  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.
X	X	Table of Contents
		*Review Sheet Summary
X	X	*Application form
		Review Sheets
X		Receipts for fees paid for anything
X	X	*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
		*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
		*Petitioner's response to comments
		*Staff Reports
	_	*Planning Commission staff report and exhibits
	_	*City Council staff report and exhibits
		*Summary sheet of final conditions
		DOCUMENT DESCRIPTION:
	X	Planning Clearance - ** - 3/21/96
X		Lease Agreement
X	X	Correspondence
X	X	Plot Plan
[		
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## CHANGE OF USE REVIEW

Location:	Development									Ту	p(	9 (	of	U:	se	: <u>C</u>	FF	10	E	7	0	R	E	<u> </u>	D'	EN	T:	IΔ	L		
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Application Fee \$ 50  Submittal Checklist *  Application Form* v  Review Agency Cover Sheet *  Planning Clearance*  Reduction of Assessor's Map	11 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1		1 1 1 1	1	1 1 1	1 1 1	1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1	1 1 1 1 1 1 1 1 1	1	1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	1 1 1	1 1	1																

NOTES: • An asterisk in the item description column indicates that a form is supplied by the City.

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

#### **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

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:

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

#### 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.



**TOBTIHOAA** 

1000 North 9th Suite 35 CRAND JUNCTION, COLORADO 81501 CRAND JUNCTION (970) 256-1953

ST. MARY'S LODGE SYRAM .TS G1.2