

Date Submitted: 9/23/96



CHANGE OF USE

DEVELOPMENT APPLICATION

Property Owner: Jim Wilcox

Address: 353 Pickin Av

Telephone: 243-9033

Applicant's Name: Grand Valley Catholic Outreach

Address: 240 White Av

Telephone: 241-3658

Location of Property: 302 Pickin Av

Tax Parcel No. 2945-143-34-008

Existing Use: Vacant

Proposed Use: Homeless Day Center

Other: _____

FOR OFFICE USE ONLY				
Zone: <u>C-2</u>	Setbacks	F: <u>NC</u>	S: <u>NC</u>	R: <u>NC</u>
Special Conditions: <u>NEED A 1630.95 PIF</u>				

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all requirements. Failure to comply shall result in legal action.

Caroline Conway
Applicant's Signature

9/23/96
Date

Bill Nehls
Community Development Department Approval

10-15-96
Date

Date: _____

Proposal: _____

Location: _____

Tax Parcel Number: 2945-143 -34-008

Related Files: _____

Additional ROW required? _____

TCP/Adjacent Half street improvements? _____

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee 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? _____

Related Files: _____

General Project Report

Use History: Prior to 1987, the building located at 302

Pitkin Avenue housed the Rio Grande Federal Credit Union. It was sold in 1987 to Paul Ouret, manager of Mini-Concrete System, a business which manufactures small amounts of concrete in the back yard of the property, an area 41.6' x 31.5', and sells to customers who haul it in trailers owned by Mini-Concrete. Mr. Ouret occupies an office 11' 10" x 10' which opens to the back yard area. He leased the remainder of the building to a clock store. In June 1996 he sold the entire property to Jim Wilcox but by terms of the contract retains the right to use the back yard and office for his business for two years, or until June, 1998. The remainder of the building (1586 usable interior square feet) has been vacant since June 1996. It is this area which is proposed for use as a day center for the homeless.

Project Location and Site Description:

The property is located on two adjacent city lots, each 25' x 125', or a total of 50' x 125'. The building itself is 25' by 80' on the west and 25' by 81' on the east. It is situated on the property line to the west and on the property line to the South. The property line to the east is 25' from the building and is in an asphalt area 32' x 125' presently used as a driveway and for parking. To the east, and seven feet from the property line is a building used as an upholstery shop. To the west, a distance of 22.5' is 3rd St. To the south, a distance of 24', is Pitkin Ave. On the north, the property borders the alley, a distance of 41.6 feet from the building. The building will require minor renovation for the addition of showers.

Proposed Use:

The function of Grand Valley Catholic Outreach's proposed day center will be the provision to the homeless of showers and laundry, a telephone and message center, and storage of personal belongings.

The purpose of these amenities is to enable homeless individuals to become competitive in the Grand Junction job market by being able to furnish a prospective employer with an address and telephone number where they may be contacted during the day, to improve their appearance, and to store their belongings rather than having to carry them with them. The lack of these conveniences frequently identifies individuals as homeless and decreases their chances of obtaining employment which could enable them to escape from homelessness. Staff will provide counseling to aid in their search for employment.

Another equally important purpose of the center is to provide the homeless with access to Grand Junction's continuum of care for socially deprived individuals, which for many will be a prerequisite to achieving maximum personal independence, including housing and employment. The center staff will provide counseling as needed to accomplish this purpose. Catholic Outreach is a fundamental component of Grand Junction's continuum of care system and as such works closely with other agencies such as the Resource Center, Colorado West Mental Health, Grand Junction Housing Authority, etc. Referrals may be made as needed to other agencies, so that homeless individuals have full access to the city's human services delivery system.

Staff will be volunteers only. Because the application for support for the center from the HUD 1996 Homeless Assistance Competition was not successful, it will not be possible to employ salaried staff. Our earlier estimation of the need for off-street parking, therefore, should be revised downward. We now anticipate that the need for parking spaces for the staff will not be more than four, and for clients not more than two, or a total of six spaces at the most. There is sufficient off-street parking available now to meet the need.

Of the 1586 usable interior square feet, 173.9 will be used as a reception area, 102.9 for storage, 79.15 for laundry, 35.3 for men's restroom, 35.3 for women's restroom, 37 for women's shower, 65.5 for men's shower, 57.5 for a telephone and message center, 630.4 for a waiting area, 293.13 for counseling offices, and 76 for hallway.

There will be no overnight or weekend use of the center and it will close in the early afternoon. It is estimated that up to fifty homeless individuals may use the facility on a given day, but on average there will be fewer than fifty. There will be no signage.

It is felt that the center will not only be beneficial to the homeless, but also of great advantage to the city especially the downtown business community because homeless persons will no longer be so easily identifiable. Hopefully it will enable many of them to re-enter the larger society.

REVIEW COMMENTS

Page 1 of 1

FILE #COU-96-4.23

TITLE H

LOCATION: 302 Pitkin Ave.

PETITIONER: Grand Valley Catholic Outreach

PETITIONER'S ADDRESS/TELEPHONE: 240 White Ave.
Grand Junction, C
241-3658

PETITIONER'S REPRESENTATIVE: Bob Kelsey

STAFF REPRESENTATIVE: Bill Nebeker

*Bill -
This is
his response
to comments - delivered
10/14/96
-
Romie*

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

CITY COMMUNITY DEVELOPMENT

10/2/96

Bill Nebeker

244-1447

No comment.

CITY DEVELOPMENT ENGINEER

10/3/96

Jody Kliska

244-1591

No comment.

CITY UTILITY ENGINEER

10/3/96

Trent Prall

244-1590

Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

CITY FIRE DEPARTMENT

10/1/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal. Detailed floor plans must be submitted to the Fire Department for our review. A Building Permit Clearance Form will be issued upon completion of our review. One copy of this form must be submitted to the Building Department before they issue a building permit.

Delivered To Fire Dept 10-14-96

CITY POLICE DEPARTMENT

10/7/96

Dave Stassen

244-3587

No Comment

MESA COUNTY BUILDING DEPARTMENT

10/7/96

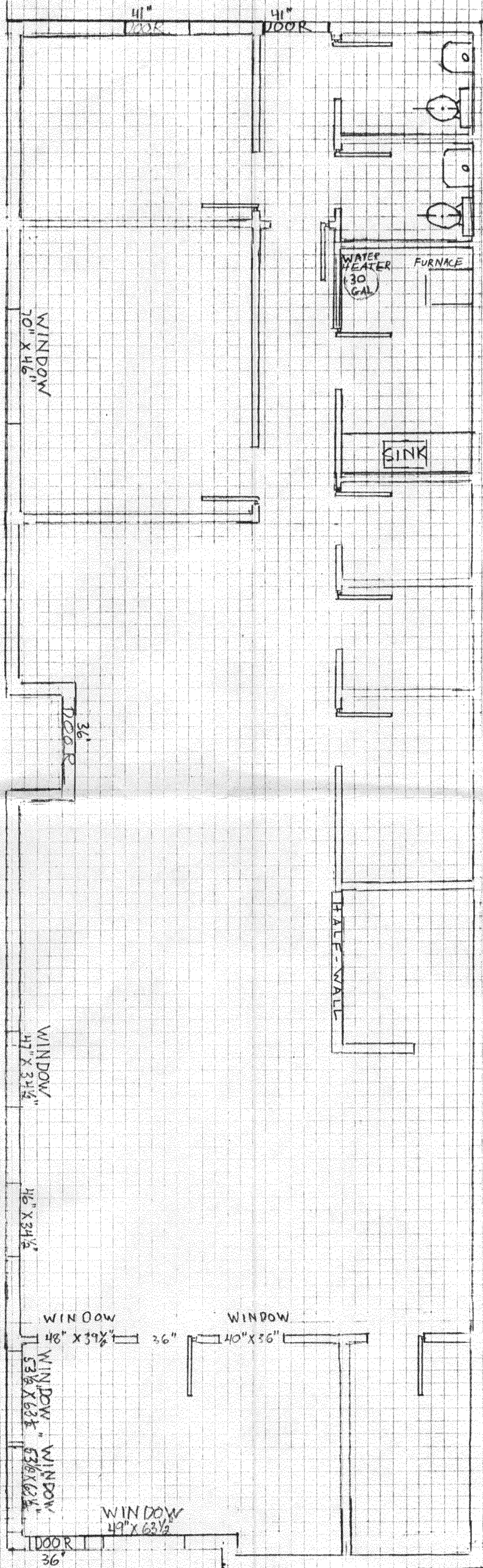
Bob Lee

244-1656

The does not appear to be a change in use per the building code. Handicapped access must be provided to the ubilidng, restrooms and shower facilities. A building permit is required for the work to be done.

→ 1 Copy to Councy Bldg. Dept

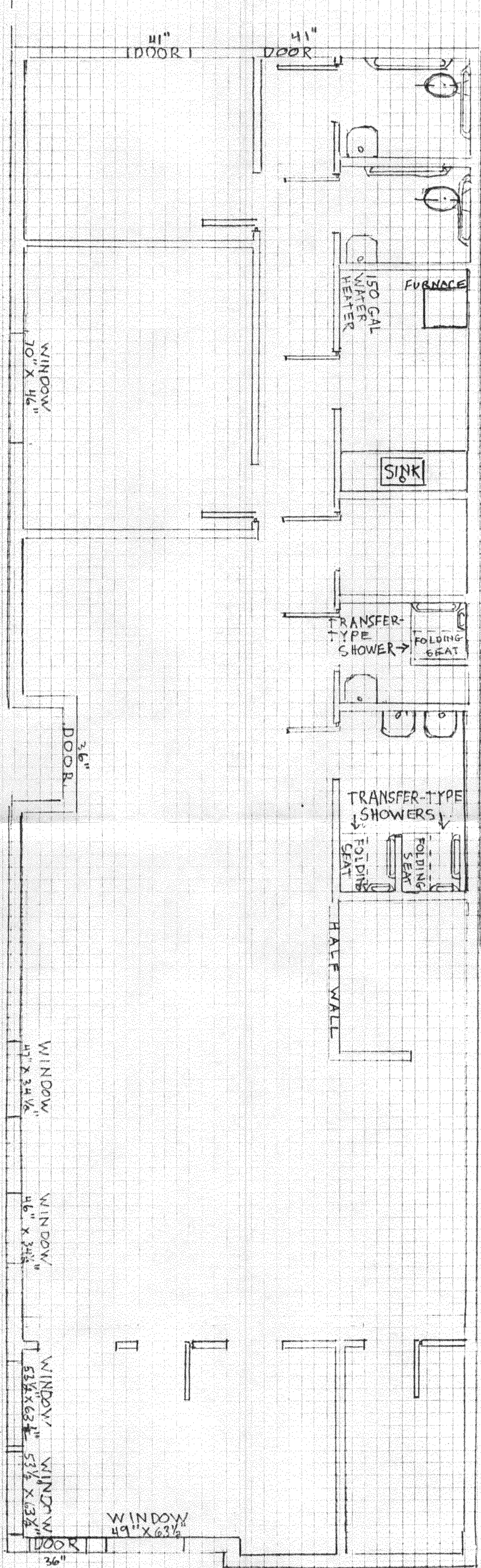
PRESENT FLOOR PLAN



3" = 16'

302 PITKIN

PROPOSED RENOVATION



3" = 16'

302 PITKIN

10-15-96

City Utility Engineer:

Estimated Water Use at the Homeless Day Center, 302 Pickin, Grand Junction

	<u>Gallons</u>
January, 1997	20,000
February, 1997	20,000
March, 1997	24,000
April, 1997	32,000
May, 1997	33,000
June, 1997	35,000
July, 1997	32,000
August, 1997	29,000
September, 1997	27,000
October, 1997	25,000
November, 1997	23,000
December, 1997	20,000

REVISED

$$320,000 / \text{yr} \div 12 =$$

Average

$$26,666 / \text{Mo} \div 8400 = 3.1746 \times$$

$$\#750.00 = 2380.95$$

$$\text{less credit } \frac{750.00}{(1630.95)}$$

Could you inform us what the sewer plant investment fees will be? Thank You.



PRICE QUOTES FOR WATER & SEWER TAPS

City of Grand Junction, Colorado 81501
250 North Fifth St.

DATE: 10-8-96		Change of Use -	
SERVICE ADDRESS: 302 White Pitkin Av			
SUBDIVISION:		SEWER DISTRICT:	
ACCOUNT NUMBER: 1002-0950-08-4			
NAME, ETC: Bob Kelsey			
Re: Catholic Outreach Adult Day Care			
TELEPHONE: 243-3569			
DESCRIPTION: Occupancy will vary daily - Could be up to 50 people per day but not over 12 at anyone time - Will have 3 showers 2 for men & 1 for women. Projected water use is 35,000 per month. Due to fluctuation in # of person. PIF figured on projected water use			
E.Q.U. COMPUTATIONS: $35,000 \div 8,400 = 4.17 \times 750.00 = 3127.50$ less credit for existing $< 750.00 >$			
PRICE: \$ 2,377.50		<div data-bbox="1007 1543 1445 1827" data-label="Text"> <p>RECEIVED GRAND JUNCTION PLANNING DEPARTMENT OCT 08 1996</p> </div>	

EMPLOYEES INITIALS: CR / OK per JR

cc: Bill
Comm Dev.

Cous

C-

file in Catholic
Outreachesday center change
of use file.

September 6, 1996

Katherine M. Portner
Acting Community Development Director
250 North Fifth Street
Grand Junction, Co. 81501

Dear Kathy:

Grand Valley Catholic Outreach's proposed day center use at 835 Colorado Avenue is no longer possible because that property has been leased. We have another location available at 302 Pitkin which is even more suitable for our day center for the homeless. The owner of the property is Jim Wilcox, telephone 243-9033. This location too, would require minor remodeling for the addition of showers. It has approximately 2000 square feet and is presently vacant.

Since we plan for three staff persons on duty ordinarily, we feel that on an average four parking spaces will be sufficient. We anticipate that the need for parking spaces for staff will never be greater than six, and for clients never more than two, or a total of eight spaces at the most. There is off-street parking available now on the property for at least eight cars.

The functions of the day center will be the provision to the homeless of showers and laundry, a telephone and message center, and storage of personal belongings. There will be no overnight or week-end use and it will close in the early afternoon. It is estimated that up to fifty homeless individuals may use the facility on a given day, but on average there will be fewer than fifty.

We would appreciate your letting us know if we still need to complete a Change of Use Review for the new location or any other information the Community Development Department may need.

Thank you for your help.

Sincerely,

Robert E. Kelsey
Robert E. Kelsey

Program Manager
Grand Valley Catholic Outreach
330 White Avenue
Grand Junction, CO. 81501

cc: Sister Caroline Conway
Executive Director
Grand Valley Catholic Outreach

File Close-out Summary

File #: COU-96-4.23

Name: Daycare for the Homeless

Staff: Bill Nebeker

Action: Approved with no conditions

Comments: Planning Clearance issued 11-12-96, no certificate of occupancy ever requested

File Turned In: 04-07-97

PROPERTY LINE

MINI-CONCRETE SYSTEM

PAUL OURET - MANAGER
243-6354

GRAVEL

SIDE WALK

FENCE ON PROPERTY LINE

PROPERTY LINE

ASPHALT

25'

MINI-CONCRETE
11' 10" x 10'

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

PARKING

DRIVEWAY
25'

125'

80'

51'

UPHOLSTERY SHOP

ASPHALT

PROPERTY LINE

SIDEWALK 33" WIDE

125'

302 PITKIN

12'

13'

PROPERTY LINE 50'

SCALE:
1" = 9'

3RD STREET

SIDEWALK

DRIVEWAY 20'

ASPHALT

ASPHALT

GRASS