

Date Received: 6/11/73

Item # 31-73

Request: Conditional Use (2.4) Parochial School

~~Location:~~ in R1A - One family residence Area.

Location: SW Corner of 2 1/2 Rd & F 1/2 Rd.

Petitioner: Grand Junction Christian Schools.

Address: _____ Phone: _____

Advertised: Yes Date: 6-12-72

To Planning Comm: 6-27-73

Action: Approved with Conditions - See official minutes.

Advertised: _____ Date: _____

To City Council: _____

Action: _____

Comments: _____

AUG 2 REC'D

August 1, 1973

Mr. Riney Wilbert
Ute Water Conservancy District
560 - 25 Road
Grand Junction, Colo. 81501

Dear Riney:

In regard to our telephone conversations concerning water service and adequate fire protection for the Grand Junction Christian School to be located at 27½ and F½ Roads.

If Ute Water will extend an 8" or 10" diameter water main south on 27½ Road (from the existing 18" water main at 27½ and F 3/4 Road) to F½ Road, site of the proposed school, the City would tap said main and extend to the fire hydrants (if more than one is required) at its own expense. As discussed Ute would make the actual tap into the 18" water main with the use of the City's tapping machine as has been done in the past.

The water service for the proposed development would come directly from Ute.

This letter, I believe, will coincide with the more general agreement between Ute Water and the City of Grand Junction dated February 16, 1967.

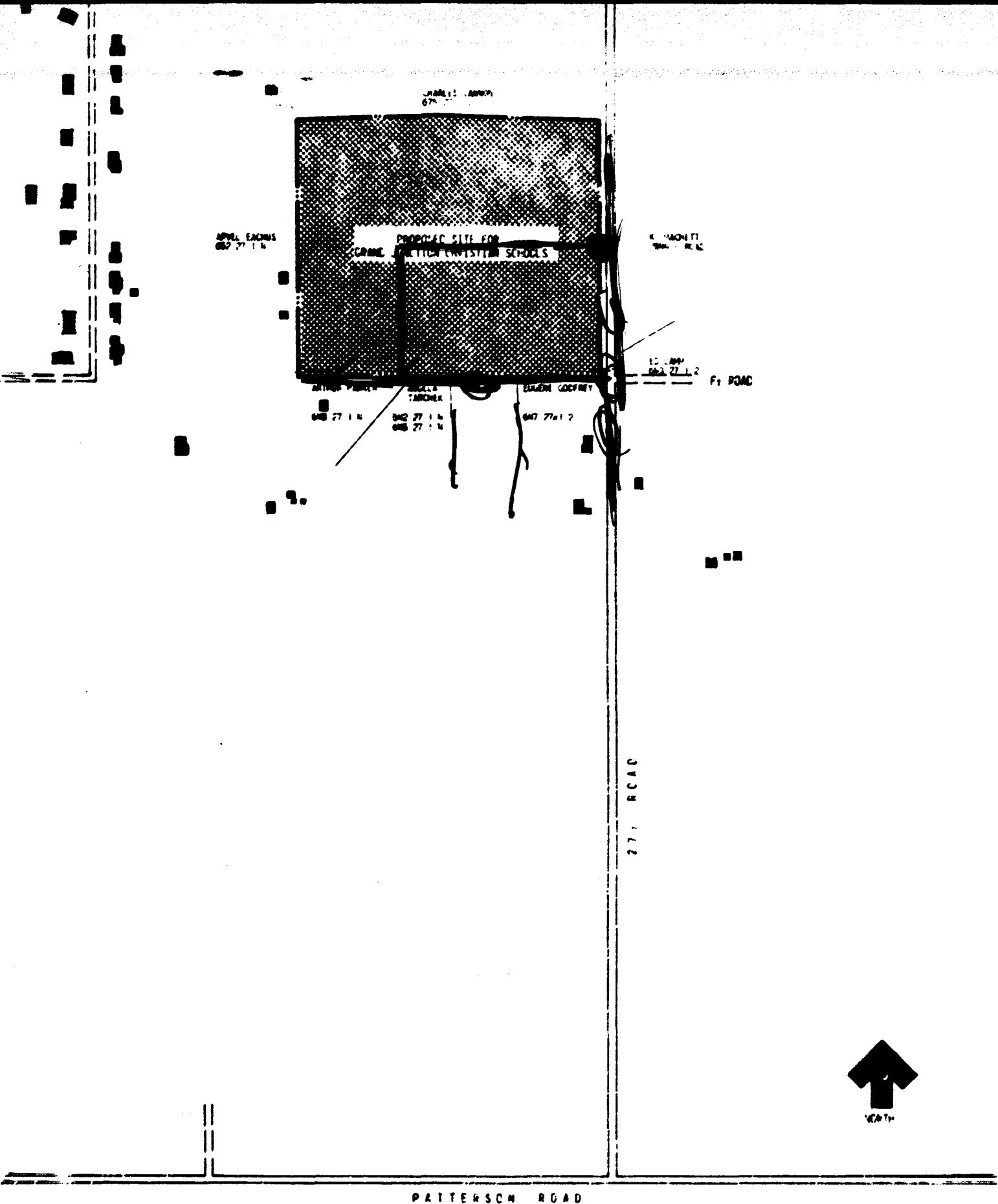
If I have omitted some point or any question arises, please feel free to contact this office.

Very truly yours,

Douglas Cline
Engineering Technician

DC/hm

cc - Harvey Rose, City Manager
Emery White, City Engineer
Rick Cisar, Planning Department



PATTERSON ROAD

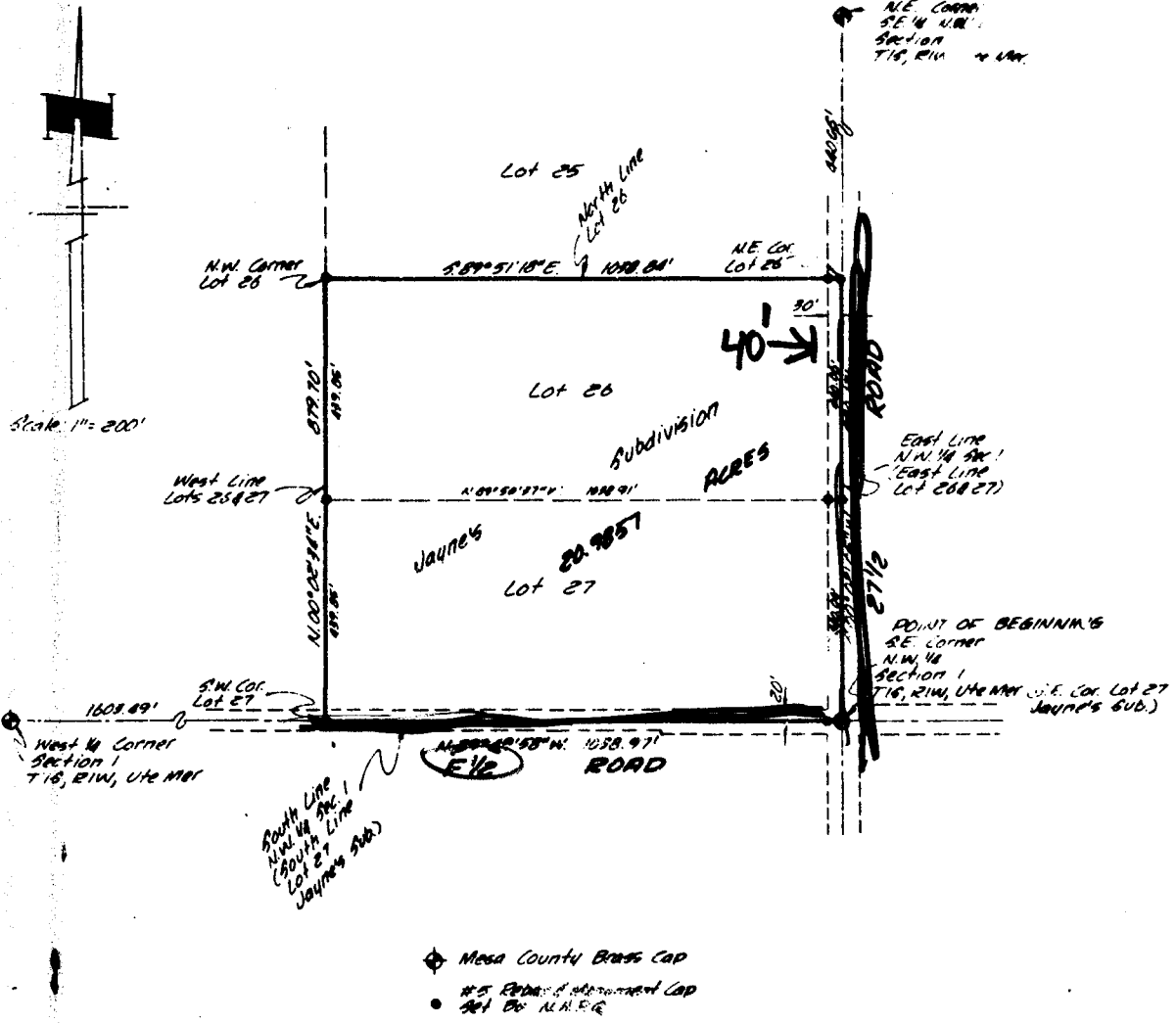
27th ROAD

SEE LOCATION MAP
SCALE 1" = 100'

GRAND JUNCTION CHRISTIAN SCHOOLS

CHAMBLISS/DILLON & ASSOCIATES

GRAND JUNCTION, COLORADO



LEGAL DESCRIPTION

All of Lots 26 and 27, Jayne's Subdivision as recorded in Plat Book 2 at Page 12, in the office of the County Clerk and Recorder of Mesa County, Colorado. Said Lots 26 and 27 being more particularly described as follows:

Beginning at the Southeast Corner (SECor.) of the Northwest Quarter (NW1/4) of Section 1, Township 1 South, Range 1 West of the U.M., said Southeast Corner (SECor.) of the Northwest Quarter (NW1/4) also being the Southeast Corner (SECor.) of said Lot 27, Jayne's Subdivision; Thence North 89°49'58" West along the South line of the Northwest Quarter (NW1/4) of Section 1, said South line of the Northwest Quarter (NW1/4) of Section 1 also being the South line of said Lot 27 a distance of 1,038.97 feet to the Southwest Corner (SWCor.) of said Lot 27; Thence North 00°02'34" East along the Westerly line of said Lots 26 and 27 a distance of 879.70 feet to the Northwest Corner (NWCor.) of said Lot 26; Thence South 89°51'18" East along the Northerly line of Lot 26 a distance of 1,038.84 feet to the Northeast Corner (NECor.) of said Lot 26, said Northeast Corner (NECor.) being on the East line of the Northwest Quarter (NW1/4) of said Section 1; Thence South 00°02'05" West along the East line of the Northwest Quarter (NW1/4) of said Section 1, said East line also being the Easterly lines of said Lots 26 and 27 a distance of 880.12 feet to the Point of Beginning.

The above described Lots 26 and 27 contain 20.9857 acres.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS: That I do hereby certify that I have prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision.



James T. Patty, Jr.
 James T. Patty, Jr., Registered Land Surveyor,
 Colorado Reg. No. 9960

NATURE STUDY AREA

DRAINAGE

PLAYING FIELD

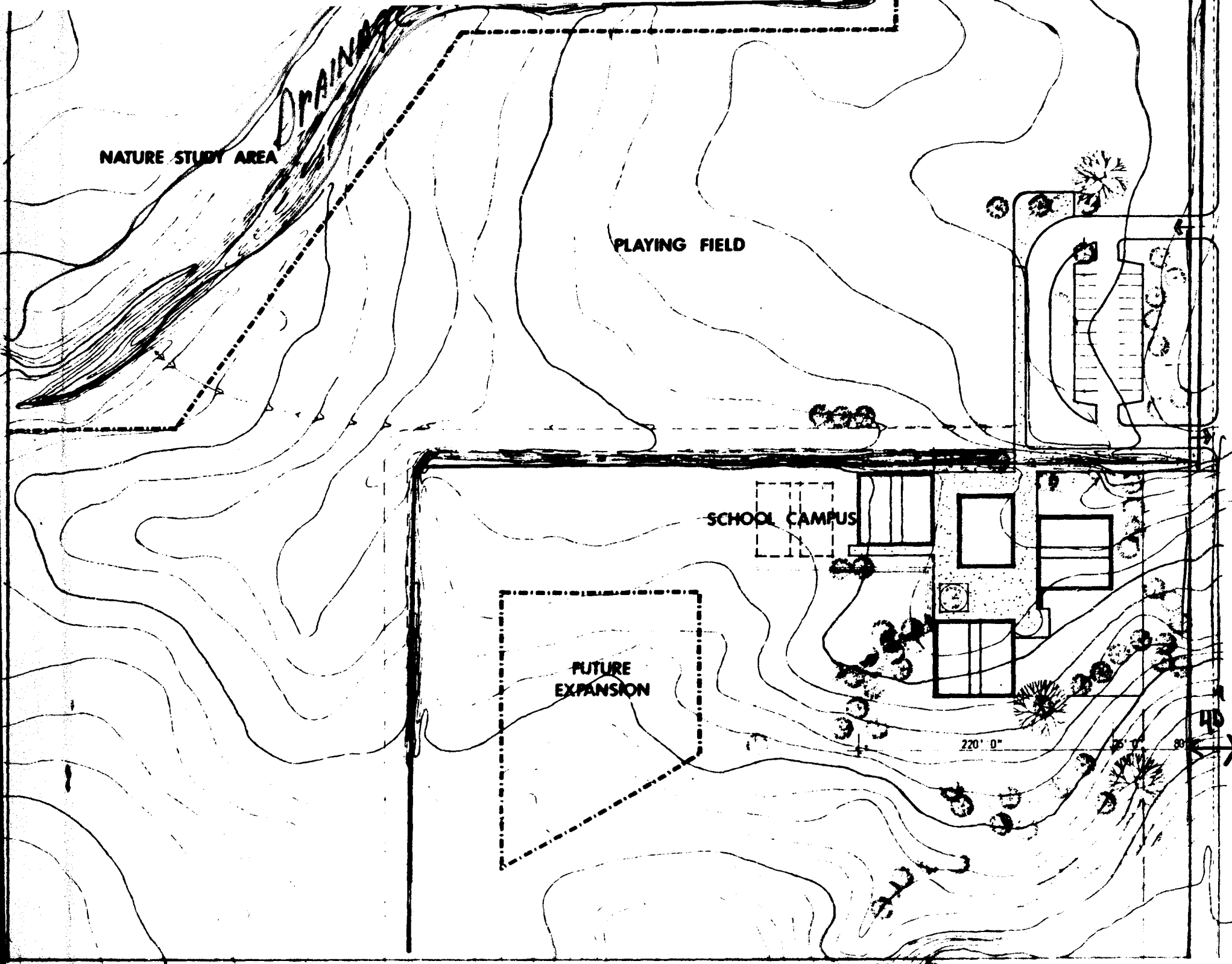
SCHOOL CAMPUS

FUTURE EXPANSION

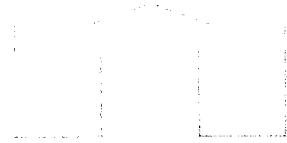
220' 0"

40

E. ROAD



GREGORY A. DILLON & ASSOCIATES / ARCHITECTS



Mr. Levi Lucero, Chairman
Grand Junction City Planning Commission
Grand Junction, Colorado 81501

BLAKE CHAMBLISS
GREGORY A. DILLON
LAWRENCE HEDENRUGH

Mr. Lucero:

Our clients, The Board of Directors of the Grand Junction Christian Schools, are requesting a project review by the Planning Commission. This project will be the construction of a day school including grades K through 12, with the possibility of a 3 year higher educational facility to be added in the future.

The property that the school will be located on is a 20 acre parcel adjoining the northwest corner of the intersection of 27½ Road and F½ Road. The present zoning is R1-A, and it is the hope of the Christian School Board to receive approval to construct this school as a conditional use in this zone.

The first buildings to be placed on the site would be modular units constructed to comply with all City and State codes and standards. These units would be in service until such time that more exacting school populations can be determined and permanent structures can be constructed. The first phase is anticipated to include six units with one or two units to be added each year for the next three years.

Construction of the modular units will be Type V one hour interior and exterior rated. It is anticipated that two or more modulars will be joined together, and these groupings will be treated as single buildings positioned around a central open courtyard.

City sewer service is available at a point approximately 200 feet north of the intersection of 27½ Road and F½ Road, and an existing 1½" Ute water line runs to the property down 27½ Road for domestic use. At this point in time, we would anticipate using adaptors to the 1½" water line for fire truck water supply until such time that a 4" line can be constructed from 27 Road at F½ Road. An alarm notifier system should be installed in any case. Fire lanes will be provided around and through the complex so that 150' of hose can reach any point in the campus. Preliminary indications are that electricity and gas will be available at the site.