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File1973-0031						
Da	te	1/3/00				
Cond. Use - Grand Let						
P r e s	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.					
t	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a				
	- 1	quick guide for the contents of each file.				
		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.				
		*Summary Sheet - Table of Contents				
		Application form				
		Receipts for fees paid for anything				
		*Submittal checklist				
		*General project report				
Ш		Reduced copy of final plans or drawings				
		Reduction of assessor's map				
	_4	Evidence of title, deeds				
<u> </u>		*Mailing list				
\square		Public notice cards				
igsqcup		Record of certified mail				
		Legal description				
$\vdash \vdash$		Appraisal of raw land				
	-4	Reduction of any maps – final copy				
		*Final reports for drainage and soils (geotechnical reports)				
	\dashv	Other bound or nonbound reports Traffic studies				
	\dashv	Individual review comments from agencies				
Н		*Consolidated review comments list				
\vdash		*Petitioner's response to comments				
-		*Staff Reports				
H	\dashv	*Planning Commission staff report and exhibits				
	\neg	*City Council staff report and exhibits				
	$\neg \dagger$	*Summary sheet of final conditions				
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or				
	expiration date)					
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:						
X	X	Status Report				
X		Letter from Douglas Cline to Riney Wilbert – 8/1/73				
X		School District Report – 6/19/73				
X	X	Letter from Greg Dillon to Levi Lucero - 6/8/73				
X	X	Site Plan				
Y		REVIEW SHEETS				
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Date Receiv	red: 6/11/7.3		Item # 3/-73			
Request:	Conditional Use	(2.4) Paroc	heal School			
Hocation:	IN Corner of 271/2	ly residence. Rd & F/r	Deca.			
Petitioner:	Grand Junation	Christian	Schoole.			
Address:			Phone:			
Advertised:	yes	Date: 6-12-	72			
Advertised:						
Action:	approved with Co	whitenes - &	es. Official			
	minutes.					
Advertised:		Date:				
To City Council:						
Action:						
Comments:						
	THE REAL PROPERTY AND A SECOND STREET, AND A SECOND					

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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 $27\frac{1}{2}$ and $F\frac{1}{2}$ 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.

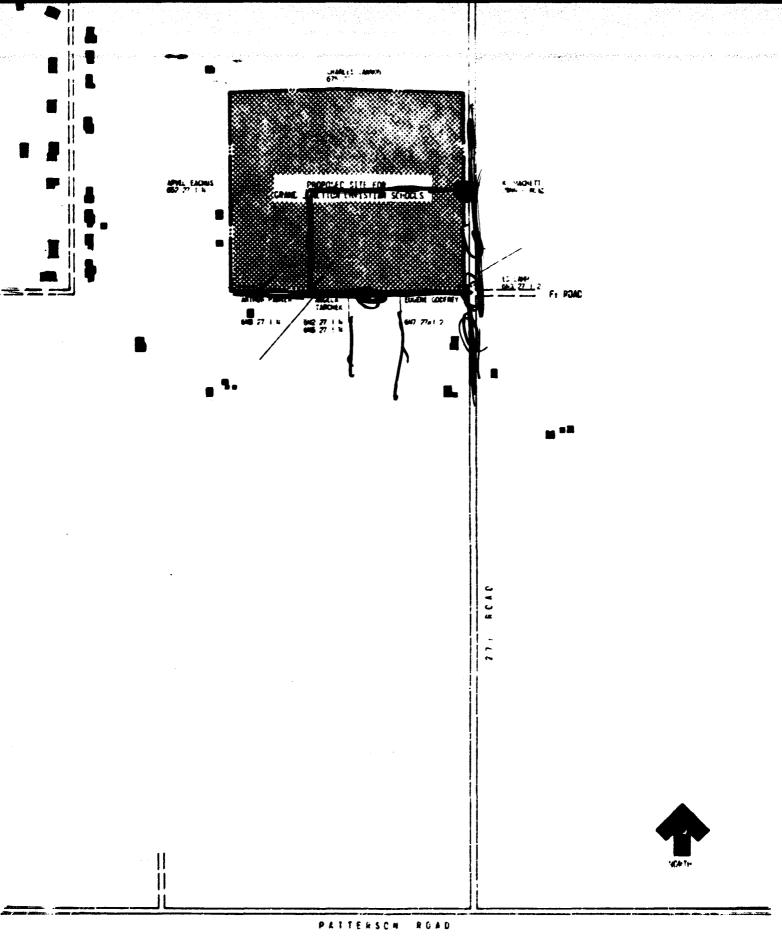
If I have omitted some point or any question arises, please feel free to contact this office.

Very truly yours,

Douglas Cline Engineering Technician

DC/hm

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



SITE (GRATIC) NO

GRAND JUNCTION CHRISTIAN SCHOOLS

CHAMBLISS/DILLON & ASSOCIATES ...

GRAND JUNCTION, COLORADO

NE CON N.W. Corner Lot 26 Scale 1"= 200' East Line NW.14 Sec! (East Line Lot 26827) West Line Lots 25827 A' 69" 50" 37" " POINT OF BEGINNING SE corner section 1 TIG, RIW, Ute Mer J. E. Cor. Lot 27 48'58"N: 1058.97" ROAD TIB. RIW, Ute MET A Mesa County Brass Cap #5 Rebard Meronney Cap AND BU MARG

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 (NM1/4) of Section 1, Touriship 1 South, Range 1 Mest of the U.M., said Southeast Corner (SECor.) of the Northwest Quarter (NM1/4) also being the Southeast Corner (SECor.) or said Lot 27, Jayre's Subdivision; Thence North 89*49'58" Mest along the South line of the Northwest Quarter (NM1/4) of Section 1, said South line of the Northwest Quarter (NM1/4) of Section 1 also being the South line of said Lot 27 a distance of 1,038.97 feet to the Southwest Corner (SMCor.) of said Lot 27; Thence North 00*02'34" East along the Westerly lines of said Lot 26; Thence South Section 1 also being the Gester of 1,038.97 feet to the Northwest Corner (MMCor.) of said Lot 27; Thence South Section 1 also being the Gester 1 also contained the Corner (NMCor.) of said Lot 28; Thence South Section 1 also being the Section 1 also also contained the Section 1 also being the Section 1 also also contained South 69*51'18" East along the Northwest Corner (Mucor.) of Said 200 20, 1938.84 feet to the Northeast Corner (NECor.) of Said Lot 26, said Northeast Corner (NECor.) being on the East line of the Northwest Quarter (NNI/4) of Said Section 1; Thence South 00°02'05" West along the East line of the Northwest Quarter (NH1/4) 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 Pnint of Beginning.

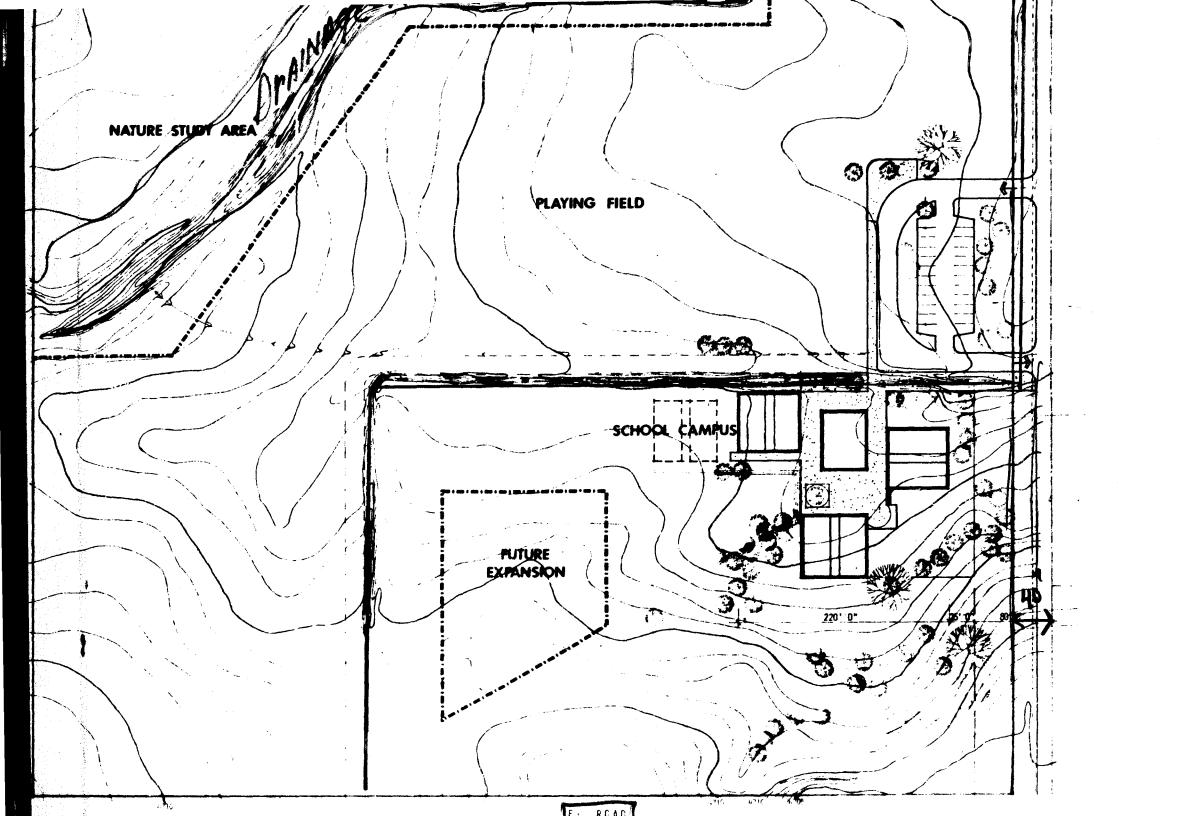
The above described Lots 26 and 27 contain 20.9857 acres.

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., Registered Land Surveyor, Colorado Reg. Mo. 9960



THE WILLIAM SECRETARY ASSOCIATES FARCHUTECTS

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

T BLANK CHAMBLISS GRECORY A. DILLON COMCLANCE MODORGOOM

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 $27\frac{1}{2}$ Road and F½ Road. The present zoning is RI-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 $27\frac{1}{2}$ Road and F½ Road, and an existing $1\frac{1}{2}$ " Ute water line runs to the property down $27\frac{1}{2}$ Road for domestic use. At this point in time, we would anticipate using adaptors to the $1\frac{1}{2}$ " 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.