Table of Contents

File 1977-0052

Date 7/3/00 Project Name: Intermountain Bible College

Present	Scanned	
		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, 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. **Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a 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.**
X	X	***Summary Sheet – Table of Contents**
		Application form
		Receipts for fees paid for anything
		***Submittal checklist**
		***General project report**
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		***Mailing list**
		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 nonbound reports
		Traffic studies
		Individual review comments from agencies
		***Consolidated review comments list**
		***Petitioner's response to comments**
		***Staff Reports**
		***Planning Commission staff report and exhibits**
		***City Council staff report and exhibits**
		***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	Follow-Up Form			
X		Review Sheets			
X	X	Letter from Mesa County Planning Commission from Gordon Bruchner- 6/30/77			
X	X	Letter from Robert Murphy to Mike Sutherland – 8/31/87			
X		Letter from Karl Metzner to Intermountain Bible College – 10/15/79			
X	X	Preliminary Development Plan Application			
X		Legal Description			
X	X	Letter from Karl Metzner to Erskine Scates – 8/3/77			
X	X	Campus Plan			
X	X	Site Plan			
X	X	Gamma Radiation Survey			
X		Landscape Plan			

Subdivision PD-8 Intermountain Bible College amended plan

Date July 5, 1977 Item #

Petitioner Intermountain Bible College

(SE 21½ & Patterson Rd.

Preliminary
Review Agencies Comments

(1) G.U. irrigation – is working with Petitioner on Designation of CANAL R.O.W.

(2) City Utilities – need easements for sewer (if it will be public)

(3) City Engineer – entry should have no permanent construction in the R.O.W. – power of ATTNY for full imps. to Patterson Road. – Soil tests should be Done for parking areas as well as buildings.

(4) Fire Dept. – 10" MAIN SIZE REQ'D UNLESS looped 3 add'l hydrants req'd. 1-hydrant able to draft from CANAL Req'd for the MAINT. AREA.

Action Taken

P.C. Approved 28 July 77

C.C. Approved 17 Aug 77

Comments

Approve concept & layout, ret. to return to P.C. for informal review of landscaping & specific building elev./layout. also subject to review comments.

Final
Review Agencies Comments

(5) P.S. – will negotiate easements at time of construction.

(6) Staff – in case of extreme road cuts or buildings on steep slopes, erosion control measures should be employed.

Action Taken

P.C.

C.C.

Comments

ITEMS REQUIRED FROM DEVELOPER

___ Check	___ Utility Agreement	___ Title Investigation	
X Drainage	X Landscaping	___ Covenants	
___ Improvements	Guarantee	___ Annexation	X Other (Specify)

RADON – Soils

PLANNED UNIT DEVELOPMENT

Preliminary Development Plan Application

$265 Fee

Note: In cases where a planned development occures on more or less than a single parcel or lot a subdivision will be required to run concurently with the development plan.

The Developer will provide the Development Department with the orginal and eighteen (18) prints of this application and a proposed site plan on a 24x32" sheet. At the time of filing, the developer shall pay a fee of $265 to cover the cost of review and advertisement.

1) Name and address of property owners and/or Developers.

Intermountain Bible College		
name	name	name
1420 North 12th, Grand Jct.		
address	address	address
242-4902		
business phone	business phone	business phone

Name of Development: Intermountain Bible College

Common Location: Southeast of 27 1/2 and Patterson Roads

Legal Description:

See attached.

2) Development Plan Requirements: 18 copies of proposed development plan at a scale of 1"x20' and on a 24'x32" sheet containing the following information:

a) Title of Development
b) Location of Property
c) Street systems, lot lines and lot designs (existing and Proposed with dimensions).
d) Areas proposed to be conveyed, dedicated or reserved for parks, playgrounds, open space or other similar public and semi-public uses.
e) Plot plan showing each building site and common open area with the approximate location of all buildings and improvements.
f) Elevations and/or perspective drawings of all proposed structures except single family detached structures.

g) Screening and landscaping plans identifying the type, location, and quantity of all proposed and existing landscaping and screening.
h) A preliminary drainage plan showing proposed directions of flow and ultimate off site disposal.
i) Location and type of any site limitations such as existing easements, ditches, extreme slopes, etc.
j) Adjacent land uses and locations.

3) In addition to the development plan the following textual material must be provided.

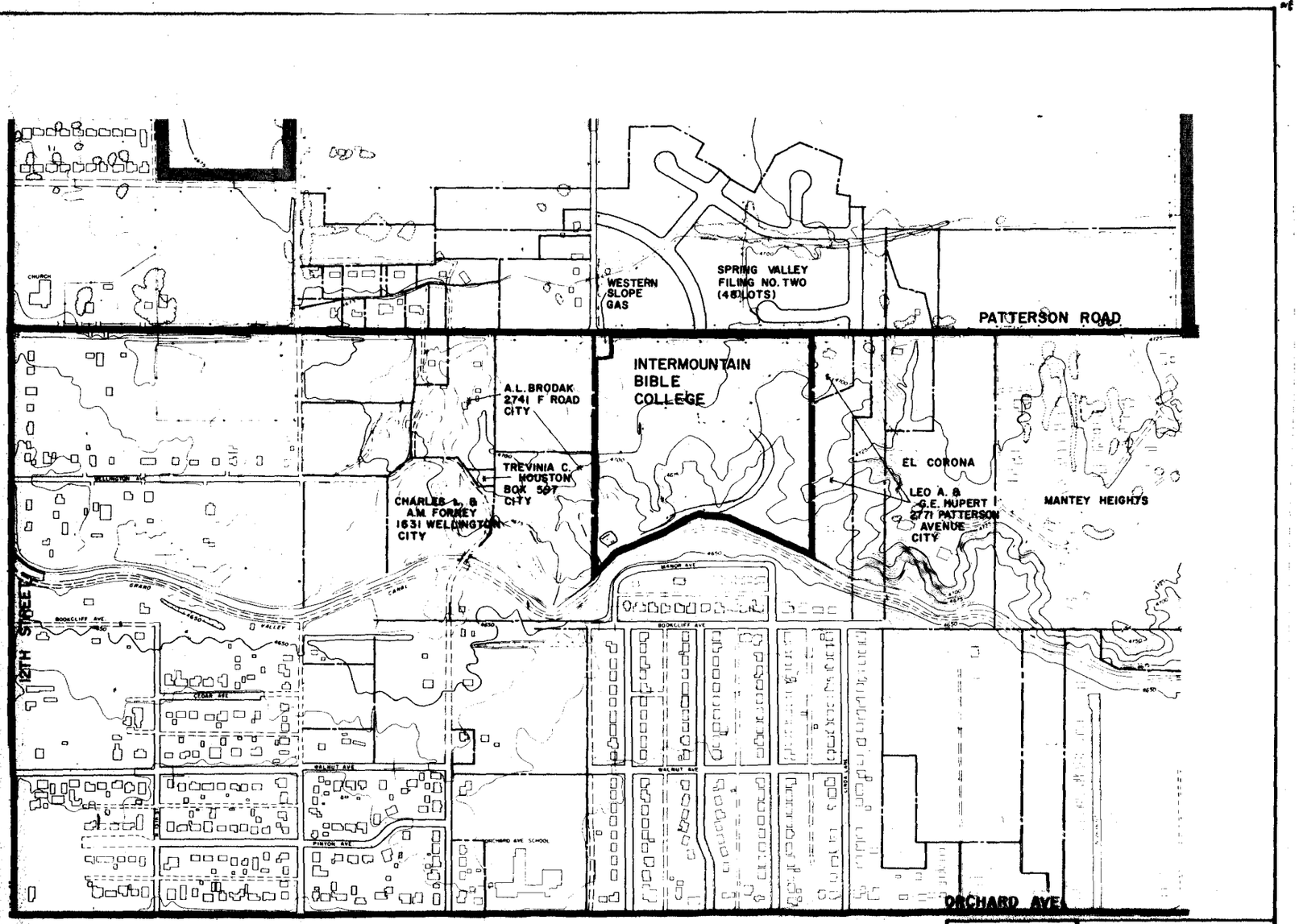
a) 18 copies of a statement of intent explaining the character of the Planned Development, its proposed uses and impact on the neighborhood and community.
b) 1 copy of a certificate of title on the subject property.
c) A development schedule indicating:
   1) The approximate date on which construction will begin.
   2) The stages in which the project will be built and approximate date of construction of each stage.
   3) Approximate date of completion of each stage as well as the total project.
d) One copy of names and addresses of all adjacent property owners.

Note: This application form is a summary of the requirements in Section 15 of the Grand Junction Zoning Ordinance and Development Regulations. It does not relieve an applicant from the responsibility of complying with the requirements of Section 15 but is intended as a guide to aid the applicant and those responsible for reviewing the application.

CE Tec Nelson, Haley, Patterson and Quirk, Inc.
Name of person completing application

760 Horizon Drive, Grand Junction, Colorado
address

243-7569
phone



AREA MAP

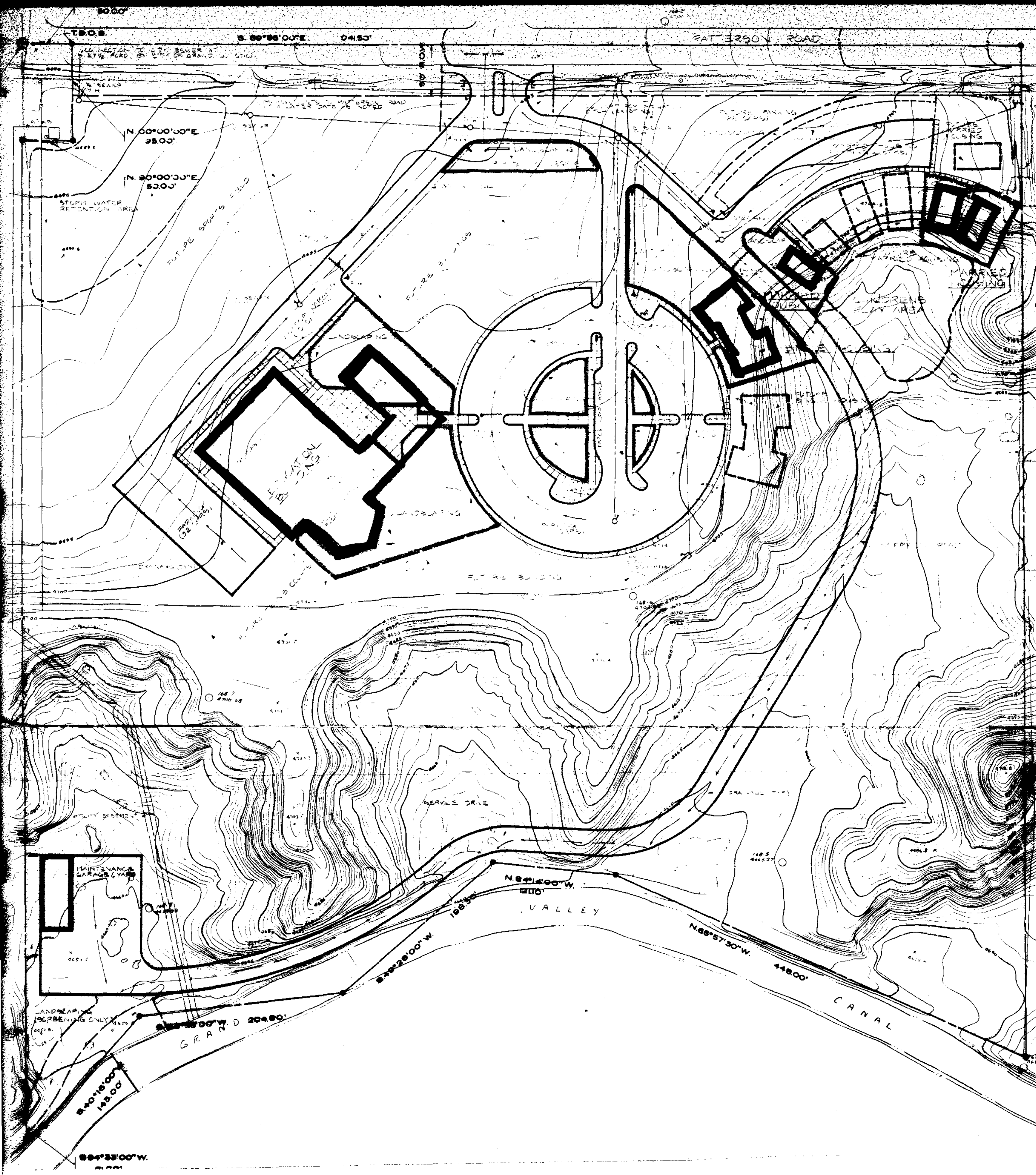
1" = 200' ± 7' - 36"

Watson, Haley, Patterson & Quirk, Inc
Construction Engineering, Inc

TEC
Architects • Engineers • Planners

Rocky Mountain Area Offices
Grand Junction, Colorado
Denver, Colorado Springs
Rawlins, Wyoming

A CAMPUS PLAN FOR
INTERMOUNTAIN BIBLE COLLEGE



PATTERSON ROAD
T.O.B.
S. 89°56'00"E.
N. 00°00'00"E.
35.00'
N. 90°00'00"E.
50.00'
STORM WATER
RETENTION AREA
LANDSCAPING
CHILDRENS
PLAY AREA
SERVICE DRIVE
MAINTENANCE
GARAGE & YARD
LANDSCAPING
SCREENING ONLY
N.84°14'00"W.
VALLEY
N.68°57'30"W.
448.00'
CANAL
GRAND
204.90'
143.00'
S.00°01'00"E.
1008.00'

Nelson, Haley, Patterson & Quirk, Inc. Tel. 303/243-7569
Combustion Engineering, Inc.
760 Horizon Drive
Grand Junction, Colorado 81501

CE TEC
Architects • Engineers • Planners

DATE: June 30, 1977

TO: Mesa County Planning Commission
Colorado Department of Health

Gentlemen:

A gamma radiation survey was conducted in compliance with Senate Bill #35 as a portion of our client services. The following information is presented as details of this survey.

Proposed Building Site
Location/Description East of 27 1/2 Road & South of Patterson Road

Owner's Name Intermountain Bible College

Owner's Address 1420 North 12th Street, Grand Junction, Colorado

Survey Requested by J. Quest, NHPQ

Date of Survey June 29, 1977 Survey by J. Tell Tappan

Instrument Type Mt. Sopris Model SC-129 Serial Number 300

CALIBRATION: Cross calibrated with NE 148-A using Ra-226 source

SURVEY RESULTS (See attached plat map)

(___) All meter readings less than 0.02 milliRoentgen per hour (20 micro R/h). No tailings indicated.

(___) Highest reading between .02 - .04 milliRoentgens per hour.

(XX) Some readings greater than .04 milliRoentgens per hour.

(___) Gamma radiation coming from adjacent area.

(XX) Tailings deposits indicated.

Description of Deposit Brick and debris from old refractory scattered in southwest corner of property. Tailings were used in refractory process when plant adjoining the southwest boundary was in operation.

RECOMMENDATIONS:

Tailings contaminated material should be removed from the property and transported to the Colorado Department of Health approved repository prior to commencing construction activities. Contact the Colorado Department of Health (phone 245-2400) for assistance in monitoring decontamination operations.

Respectfully submitted,

NELSON, HALEY, PATTERSON and QUIRK, INC.

Gordon W. Bruchner, P.E., L.S.

GWB:ymc

Enclosures: Plat Map

cc: 1 - Client w/enclosure
1 - File w/enclosure

Nelson, Haley, Patterson & Quirk, Inc. Tel. 303/243-7569
Combustion Engineering, Inc.
760 Horizon Drive
Grand Junction, Colorado 81501

CE TEC
Architects • Engineers • Planners

July 5, 1977

City Council
City Planning Commission
City/County Planning Department
Grand Junction, Colorado 81501

Ladies and Gentlemen:

This letter is a formal request for approval of a revised development plan for Intermountain Bible College on the property described in the following legal description:

That real property situated in the Northwest Quarter (NW 1/4) of Northeast Quarter (NE 1/4) of Section 12, Township 1 South, Range 1 West, Ute Meridian, Mesa County, Colorado, being more particularly described as follows:

Commencing at the Northwest Corner (NW Cor) Northwest Quarter (NW 1/4) of said Section 12; Thence South 89°56'00" East along the North line Northwest Quarter (NW 1/4) Northeast Quarter (NE 1/4) of said Section 12 a distance of 50.00 feet to the True Point of Beginning; Thence continuing South 89°56'00" East along said North line Northwest Quarter (NW 1/4) Northeast Quarter (NE 1/4) of said Section 12 a distance of 941.50 feet; Thence South 00°01'00" East 1,008.00 feet to the North bank of the Grand Valley Canal; Thence along said North bank of the Grand Valley Canal by the following six (6) courses and distances; North 65°57'30" West 448.00 feet; North 84°14'00" West 121.10 feet; South 49°28'00" West 198.30 feet; South 83°56'00" West 204.80 feet; South 40°16'00" West 143.00 feet; South 54°33'00" West 21.20 feet; Thence North 00°06'00" East 991.34 feet; Thence North 90°00'00" East 50.17 feet; Thence North 00°00'00" East 95.00 feet to the True Point of Beginning containing 20.84 Acres.

This property is located Southeast of the intersection of 27 1/2 and Patterson Roads and is zoned PD8.

This project was originally approved as a PD8 in 1975, however, after two years and a great deal of work and research on the part of the Bible College staff, it has become imperative to revise the development plan. Financing and the desire to accelerate physical development are the primary concerns in this revision.

Therefore, we are submitting this request on the behalf of Erskine E. Scates, President, Intermountain Bible College.

Thank you for your consideration.

Sincerely yours,

NELSON, HALEY, PATTERSON and QUIRK, INC.

John Quest

John Quest
Project Architect

JQ:vls

TABLE OF CONTENTS

INTRODUCTION

STATEMENT OF NEED FOR CONSTRUCTION OF CAMPUS FOR INTERMOUNTAIN BIBLE COLLEGE

June 30, 1977

INTRODUCTION:

Intermountain Bible College began in the fall of 1946 on a very limited scale. Local self-governing Christian Churches incorporated the school in the spring of 1946 and acquired a partially completed property at the corner of 12th and Kennedy. It was, at that time, outside of the city limits. Men of the local, valley Christian Churches did much of the work on the completion of the building. There were eight students that year and three part-time instructors. E. E. Scates, then ministering at Clifton and teaching in the Central High School, has served as President; and Earl Heald, then ministering at Delta, has served as Academic Dean since the start of the school to the present time.

With part-time leadership, the school grew very slowly for many years. About 1967, the building formerly housing the Lincoln Park Hospital located at Glenwood and North 12th was purchased and developed to house IBC Church Supplies, IBC Printing, a dining hall and some student housing. The house immediately to the rear of this building was also purchased. The school expects to retain these two properties after building the new campus.

In 1968, the present classroom and dormitory building located at the corner of Elm and 12th was constructed and enrollment began to grow. An additional dormitory, known as the Mini-Dorm, was purchased and all houses in that block were eventually purchased except four.

The college is governed by men selected from the Christian Churches of Western Colorado and by eight members-at-large chosen by that Board.

NEW CAMPUS NEED:

The school is hard pressed for classroom space, for chapel space, and for married housing. Of approximately 100 students last year, 35% came from outside the state of Colorado. Our main sources of students include Arizona, New Mexico, Utah, Colorado, Wyoming and Kansas although some come from a variety of other states. The school offers programs in training ministers, musical leadership for the church, Christian education leadership for local churches and missionaries. Major studies can be correlated with programs at Mesa College for secular vocations.

Approximately 25% of the students are drawn to the college from various denominations besides those coming from Christian Churches. No creedal test is made for entrance or graduation.

There is no possibility that the college can grow much further on the present campus and the cost of purchasing adjoining blocks would be prohibitive. We need a physical education program that will require more space and more parking than that which is possible at the present location. We need more classroom space and auditorium space. We especially need more married housing since our students cannot pay the present price structure in Grand Junction housing. Most of our students work part-time to assist in their educational costs.

In the outlook for the fall enrollment, we must take into account the loss of fifteen by graduation last May and doubtless, there will be a few dropouts among the possible returning students. However, our dropout rate after the second year is very low. We have applications for forty new students for this fall on hand at the present time.

NEW CAMPUS NEED (cont.)

We need a campus that will handle from 175 to 200 in the near future and ultimately 500. Every full-time student will spend from $2,000 to $4,000 in Grand Junction during the school year. Including IBC Church Supplies, IBC Printing and the college, we employ twelve full-time employees and ten part-time employees. Full-time employees spend an average of $10,000 to $12,000 per year in Grand Junction.

Respectfully submitted,

Erskine E. Scates

Erskine E. Scates, President
INTERMOUNTAIN BIBLE COLLEGE

RELATIONSHIP TO THE COMMUNITY

The IBC property is located Southeast of the intersection of 27-1/2 And Patterson Roads. The property has a 941.50 foot frontage on Patterson Road and is located directly South of Spring Valley Subdivision. The property has a depth of approximately 1,030 feet and is bounded on the South by the Grand Valley Canal and contains 20 Acres.

The Vicinity Map illustrates the proposed IBC as it will relate to the Northern part of our community. The map indicates schools, medical facilities, parks, shopping areas, and zoning.

The Area Map outlines this property and its relationship to other land uses, roadways, natural features, and individual ownership parcels.

COMMUNITY SERVICES

Electrical and Gas service will be requested from the Public Service Company and telephone service from Mountain Bell. A portion of the site was previously given to Western Slope Gas Company to accomodate expansion of regulator station located at the Northwest corner of the site.

A 12" City water line is existing in Patterson Road right-of-way and 12" and 15" City sewer lines exist approximately 400 feet North of Patterson Road. Quantities of water use and sewage generated are discussed in the water and sewage section.

Fire and police protection will be provided by the City of Grand Junction. There will be on-site fire protection as noted on the development plan.

Irrigation water will be used for property maintenance. Water rights belong to other property owners passing through this property or its' right-of-way will be maintained and protected for their use. The existing irrigation ditch will be converted to plastic pipe in increments as the development of the campus expands.

Sanitation will be provided by the City of Grand Junction. Pick-up areas will be provided and will be determined by the Sanitation Engineer and Site Planner.

PUBLIC IMPROVEMENTS

This property will be developed with a 6" vertical curb with gutter, a 5' detached sidewalk, necessary irrigation structures, and additional 14 foot of paving within the Patterson Road right-of-way. Access to the site has already been prepared and the existing irrigation ditch diverted to a culvert under the entrance road. Improvements to Patterson Road will not take place until a major improvement project is undertaken by the City of Grand Junction.

ADJACENT PROPERTY OWNERS

2945-121-00-002	Leo A. and G. E. Hupert, 2771 Patterson Avenue, City
019	Leo A. and G. E. Hupert, 2771 Patterson Avenue, City
020	Western Slope Gas Station
2945-122-00-003	A. L. Brodak, 2741 F Road, City
007	Trevinia C. Houston, Box 597, City
008	Charles L. and A. M. Forney, 1631 Wellington, City

TAXING DISTRICTS

School District 51
Grand Junction Fire District
Central Grand Valley Pest Control District
Mesa County
City of Grand Junction

State of Colorado
County of Mesa } ss.

Recorded at 3:22 o'clock P.M. JUN 6 1977

Reception No. 134076 Earl Sawyer, Clerk and Recorder

BOOK 1107 PAGE 756

RELEASE OF DEED OF TRUST BY THE PUBLIC TRUSTEE

Know All Men by These Presents, That, Whereas,

THE INTERMOUNTAIN BIBLE COLLEGE, a Colorado non-profit corporation

of the County of Mesa, in the State of Colorado, by their certain DEED OF TRUST dated the 23rd day of June, A.D. 19 75, and duly recorded in the office of the County Clerk and Recorder of the County of Mesa, in the State of Colorado, on the 31st day of July, A.D. 19 75, in book 1042 of said County records, on page 773, conveyed to the Public Trustee in said County of Mesa, certain real estate in said Deed of Trust described in trust to secure to the order of

L. A. BRODAK and ANNA BRODAK

the payment of the indebtedness mentioned therein.

AND, WHEREAS, Said indebtedness has been paid and the purposes of said trust have been fully satisfied;

NOW, THEREFORE, At the request of the legal holder of the indebtedness secured by said Deed of Trust, and in consideration of the premises, and in further consideration of the sum of Three Dollars, to me in hand paid, the receipt whereof is hereby acknowledged, I, as the Public Trustee in said County of Mesa, do hereby remise, release and quit-claim unto the present owner or owners of said real estate and unto the heirs, successors and assigns of said owner or owners forever, all the right, title and interest which I have in and to the said real estate, as such Public Trustee, in said Deed of Trust mentioned; and more particularly described as follows, to-wit:

All that property conveyed in trust, in and by Document No. 1091073 as recorded in the office of the County Clerk and Recorder of said Mesa County, Colorado, in Book and at Page aforesaid.

situate, lying and being in the County of Mesa and State of Colorado.

TO HAVE AND TO HOLD THE SAME, Together with all and singular the privileges and appurtenances thereunto belonging forever. And further, that the said Trust Deed is, by these presents, to be considered as fully and absolutely released, cancelled and forever discharged.

WITNESS my hand and seal, this 6th day of June, A.D. 19 77

Gena M. Harrison (Seal)
As the Public Trustee in said County of Mesa.

STATE OF COLORADO, } ss.
County of Mesa }

The foregoing instrument was acknowledged before me this 6th day of June, 19 77, by GENA M. HARRISON as the Public Trustee in said County of Mesa, Colorado.
Witness my hand and Official Seal.

My Commission expires August 9, 1977

Jeannie Cox Lawson
Notary Public.

The Public Trustee in said County of Mesa:

Please execute this release, the indebtedness secured by the above mentioned Deed of Trust having been fully paid.

The legal holder of the indebtedness secured by said Deed of Trust.

By.....

No. 1025-T. Bradford Publishing Co., 1824-46 Stout Street, Denver, Colorado—9-73

Paid in full Grace Brodak 5/31/77
L.A. Brodak

This Note is Secured by Deed of Trust on tract of land in Sec. 12, T1S, R1W, Ute Meridian, Mesa County, Colorado.

$ 80,000.00 Grand Junction, Colo., June 23, 19 7

--In installments after date, for value received we promise to pay to the order of

- - - -L. A. BRODAK and ANNA BRODAK, in joint tenancy, at the office of

Payees at Grand Junction, Colorado

----------EIGHTY THOUSAND AND NO/100THS---------- Dollars,

with interest at the rate of eight per cent per annum, payable annually on June 23r

of each year, commencing June 23, 1976. Principal shall be payable i

equal annual installments of $10,000.00 each; such principal payme t

to be payable on June 23rd of each year, commencing June 23, 1976. P

maker shall have the right to make prepayment of principal at any

time after January 1, 1976, without penalty.

IT IS AGREED that if this note is not paid when due or declared due hereunder, the principal and accrued interest thereon shall draw interest at the rate of 18 per cent per annum, and that failure to make any payment of principal or interest when due or any default under any incumbrance or agreement securing this note shall cause the whole note to become due at once, or the interest to be counted as principal, at the option of the holder of the note. The makers and endorsers hereof severally waive presentment for payment, protest, notice of non-payment and of protest, and agree to any extension of time of payment and partial payments before, at or after maturity, and if this note or interest thereon is not paid when due, or suit is brought, agree to pay all reasonable costs of collection, including a reasonable s

attorney's fees, and if foreclosure is made by the Public Trustee a reasonable sum for attorney's fees, to be added by the Public Trustee to the cost of foreclosure.

ATTEST: THE INTERMOUNTAIN BIBLE COLLEGE
a Colorado non-profit corporation

By

Secretary of the Board of Trustees President of the Board of Trustees

GEOLOGY & SOILS

GEOLOGIC INVESTIGATION
INTERMOUNTAIN BIBLE COLLEGE

During March, 1975, a field examination was made of a site comprising approximately 20 acres. This is located in the Northeast Quarter of Section 12, Township 1 South, Range 1 West of the Ute Meridian. This location is approximately two miles north-easterly from downtown Grand Junction and proposed to be annexed to the City.

The topography varies from nearly flat in the northern portion to rather steep slopes, exceeding 50 percent, along the bluffs. This is shown in detail on the included topographic map.

The drainage on the east portion of the property drains an off-site area of approximately 5 acres. The two remaining draws drain very limited areas outside the property boundaries. The flat area drains north to F Road at the present time.

The bedrock at this location is Mancos Shale. The persayo-chipeta silty clay loams are the soils which form the overburden. The shale has a dip to the northeast of approximately 3 degrees.

The present use of the flat land is that of irrigated pasture. The steep lands have no apparent use except as a location to use trail and dirt bikes.

Geologic features which are significantly relative to the development of this property include the following items:

1. A high shrink-swell potential of the soils and underlaying bed rock.
2. A potentially high water table in the bottom of the drainage areas.
3. Steep slopes.

The shrink-swell factor in the Mancos Shale and related soils is a well-identified condition in the Grand Junction area. We recommend that a detailed soils and sub-surface investigation be conducted at the specific location of each proposed building. This should provide the necessary information about the soils so appropriate foundation designs can be made. The depth to bedrock in the upper areas is estimated to be 4 to 12 feet.

The lower portions of the drainage areas show evidence of a high water table. It is likely to be within two feet of surface during the irrigation season.

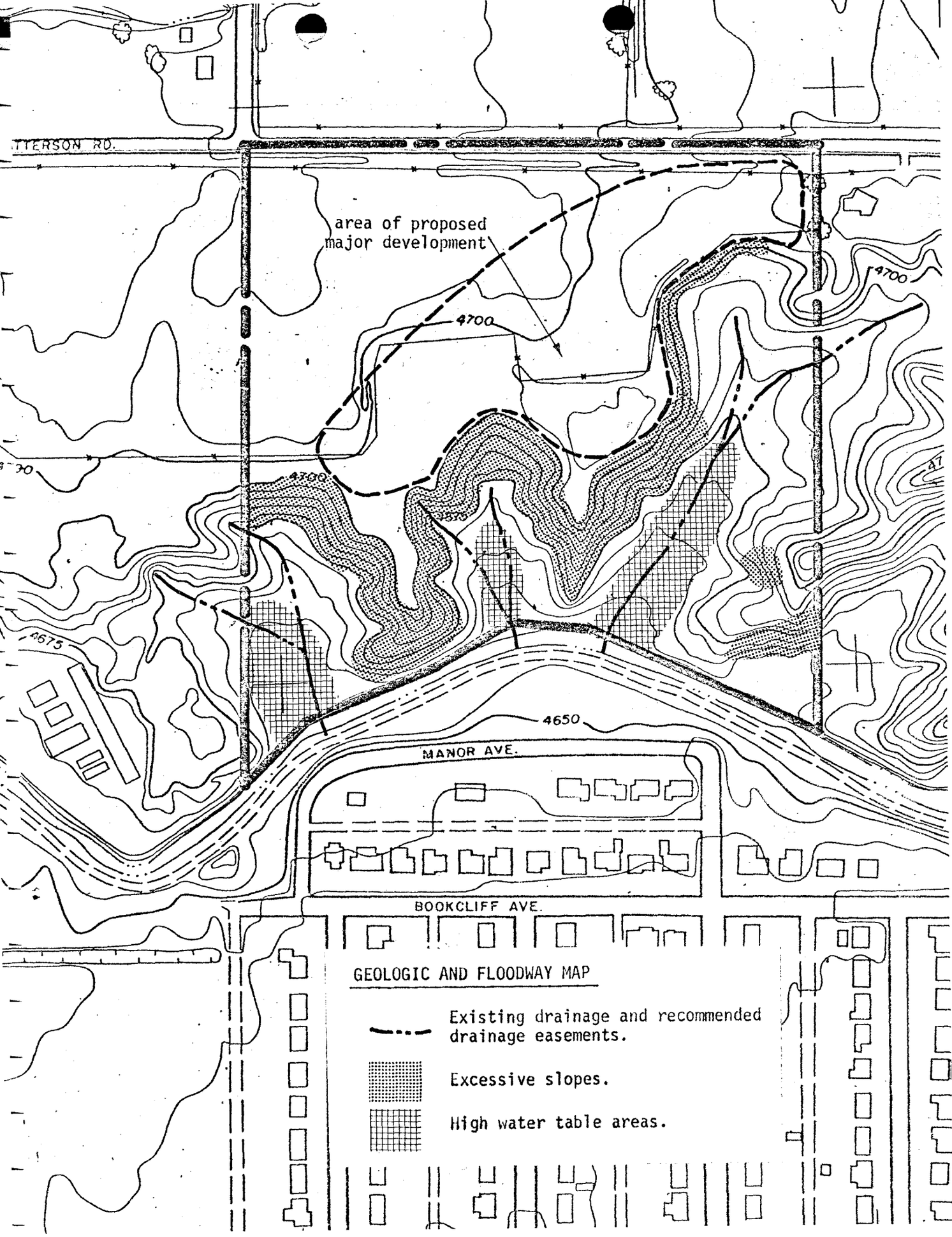
The steep slopes are formed of weathered and unweathered shale. They do not show evidence of unstability; however, caution should be taken placing buildings along the edge. The west drainage areas shows evidence of use as a dumping area. This appears to be very minor, but should be investigated further at the same time as the other soil tests are conducted if building is planned in that area.

Drainage from the site will either go into the canal or a retention area along the South side of F Road. There does not appear to be any significant problem associated with surface drainage and its design.

Other than the factors previously discussed, the development will not cause any additional adverse effects relating to geology, topography or drainage. No significant change in the water table is expected from the change in land use. No minerals will be lost and only limited pasure land. Being inside the City, all of the normal services are available to the location at normal costs.

All building foundations and superstructures will be engineered based on soils tests on the specific soils existing at the site.

Gordon W. Bruchner,
Professional Geologist


TTERSON RD.
area of proposed
major development
4700
4700
4700
4675
4650
MANOR AVE.
BOOKCLIFF AVE.
GEOLOGIC AND FLOODWAY MAP
Existing drainage and recommended drainage easements.
Excessive slopes.
High water table areas.

UNITED STATES DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
P. O. 2418, Grand Junction, Colorado 81501

March 7, 1975

Nelson, Haley, Patterson, and Quirk, Inc.
760 Horizon Drive
Grand Junction, Colorado 81501

Gentlemen:

This is the soils map and interpretations which you requested for the Intermountain Bible College.

There are four types of soil on the area of proposed development. They are:

Bd - Billings silty clay loam, 2 to 5 percent slope.
Pa - Persayo-Chipeta silty clay loam, 0 to 2 percent slope.
Pb - Persayo-Chipeta silty clay loam, 2 to 5 percent slope.
Rp - Mesa, Chipeta, and Persayo soil materials, rough broken land.

The predominant soil type on the site (Rp) has severe limitations for all phases of construction as a result of the steepness of slopes (12 to 30 percent) and the shallow depth to shale.

The soil types found on the northern third of the property (Pa and Pb) has moderate to severe limitations for all phases of construction as a result of the high shrink-swell potential, shallow depth to rock, and the steepness of slopes.

The soil type found on the southern boundary of the site (Bd) has severe to moderate limitations for all phases of construction as a result of a seasonal high water table and a high shrink-swell potential.

A good erosion control program is needed for the area of proposed development due to the steepness of slopes. On-site inspections, by a qualified soils engineer, should be made to insure that there are no specific problems.

If we can help further, or answer any questions, please call.

Sincerely,

Martin N. Gaines, Jr.
Soil Conservation Technician

CA-33-PO
2-14-56

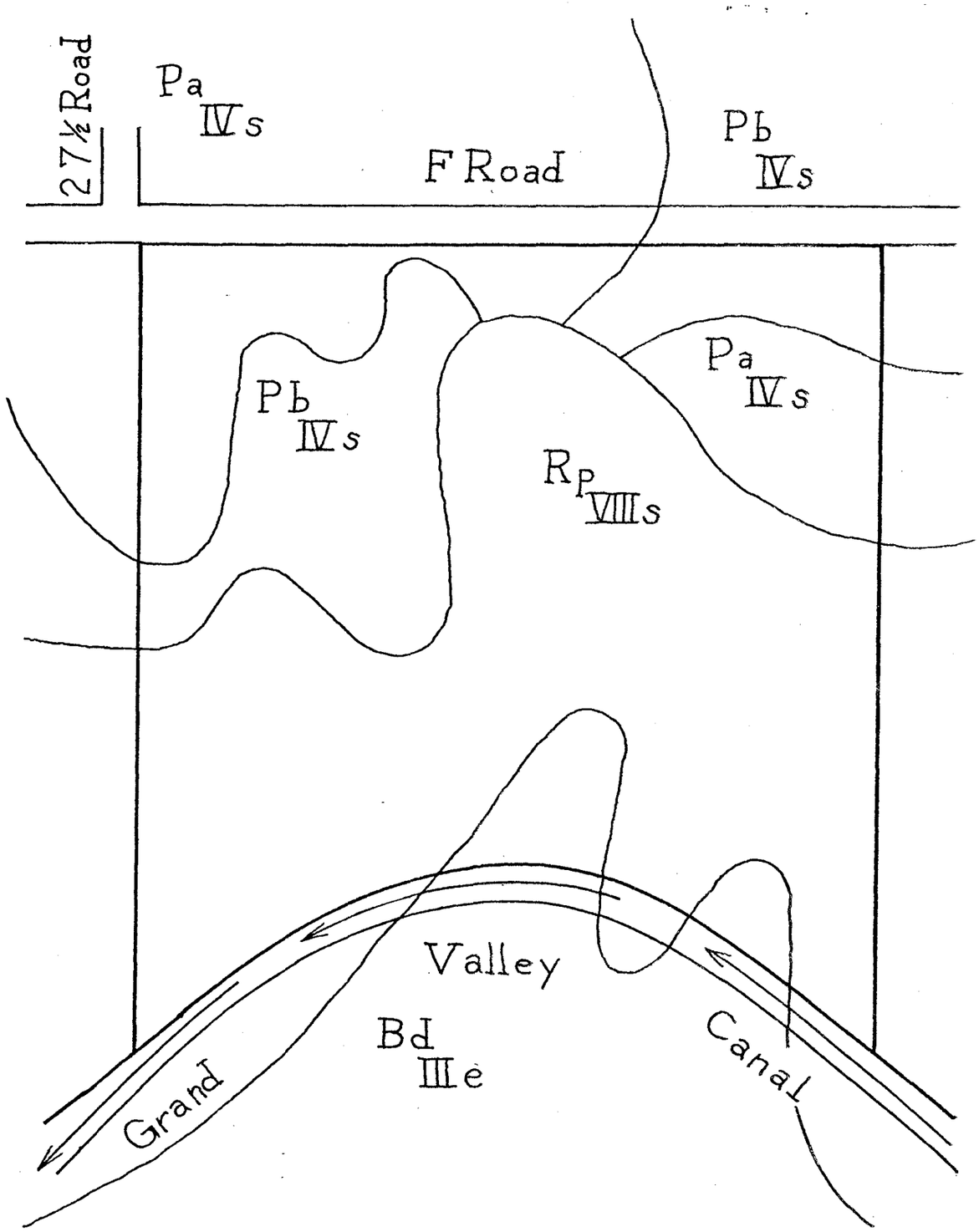
OUR SOIL ★ OUR STRENGTH

SOIL and [illegible]PABILITY MAP

Prepared by UNITED STATES DEPARTMENT of AGRICULTURE ★ SOIL CONSERVATION SERVICE
cooperating with
MESA S.C.D.
S.C. DISTRICT AND AGENCIES COOPERATING IN SOIL SURVEY

OWNER Intermountain Bible College
OPERATOR
Mesa COUNTY, Colorado STATE

FARM NO. DATE 3-7-5
SCALE 1" = 200' ACRES 20 APPROXIMATE
PHOTO NO. AIG-4JJ-242



SCS-
FILE CODE SOILS-12

Tentative - subject to revision

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

Billings silty clay loam, 0 to 2 percent slopes (Bc) (Bd) similar

SOIL SURVEY INTERPRETATIONS

MLRA: Mesa County, Colo. Grand Junction Soil Survey Area

This soil is derived from deep alluvial deposits that came mainly from Mancos shale. Although the dominant texture is silty clay loam, the profile may have seams of loam, clay loam, fine sandy loam, or a very fine sandy texture. Its tilth and workability are fair; but when it is mostly a silty clay loam, it puddles quickly when wet and bakes so hard when dry that good tilth can be maintained only by proper irrigation and special cultural practices. Slopes range up to those having two feet of fall in every 100 feet.

ESTIMATED PHYSICAL AND CHEMICAL PROPERTIES

MAJOR SOIL HORIZONS (INCHES)	CLASSIFICATION			COARSE FRACT. > 3 IN. %	PERCENTAGE LESS THAN 3 INCHES PASSING SIEVE NO. ---				LL	PI	PERMEABILITY (in./hr)	AVAILABLE WATER CAPACITY (in/in)	SOIL REACTION (pH)	SALINITY (EC x 10^3 @25°C)	SHRINK-SWELL POTENTIAL	POTENTIAL FROST ACTION
	USDA TEXTURE	UNIFIED	AASHO		4	10	40	200								
0-60	Silty clay loam	CL	A-7	-	100	90-95	85-90	75-90	-	-	.3-.75	.17-.19	7.9-9.0	1/	Moderate	Mod. to high * 0-60

DEPTH TO BEDROCK OR HARDPAN: >60"

FLOOD HAZARD: Rare

DEPTH TO SEASONAL HIGH WATERTABLE: <20"

HYDROLOGIC GROUP C

SUITABILITY AND MAJOR FEATURES AFFECTING SOIL AS RESOURCE MATERIAL

TOPSOIL: Poor; high clay content	GRAVEL: 2/
SAND: 2/	ROADFILL: Fair; moderate shrink-swell; A-2 to A-7

DEGREE OF LIMITATION AND MAJOR SOIL FEATURES AFFECTING SELECTED USE

LOCAL ROADS AND STREETS: Severe; poor traffic-supporting capacity; moderate to high water tables common.	SEPTIC TANK FILTER FIELDS: Severe; slow permeability; poor internal drainage; seasonal high water tables.
SHALLOW EXCAVATIONS: Severe; high water tables common	SEWAGE LAGOONS: Moderate; moderate piping hazard; berm material Unified CL
DWELLINGS: Moderate; high shrink-swell potential; subject to water table build up.	CORROSIVITY - UNCOATED STEEL: --
RESERVOIR AREA: Moderate; seepage through gypsum seams; high water table.	CORROSIVITY - CONCRETE: --
RESERVOIR EMBANKMENT: Moderate; moderately erosive; moderate shrink-swell potential	

1/ Property highly variable requiring on-site investigation.
2/ Unsuitable; limited quantity or limited quality of sand or gravel.
* Frost action potential is greater due to irrigation of desert lands.

12

USDA-SCS-PORTLAND, OREG. 1971

DEGREE OF SOIL LIMITATIONS AND MAJOR FEATURES AFFECTING RECREATION DEVELOPMENT

CAMP AREAS	Severe; moderate to high water tables; high clay content surface soil.
PICNIC AREAS	Moderate; moderate to high water tables; high clay content surface soil.
PLAYGROUNDS	Moderate; moderate to high water tables; high clay content surface soil.
PATHS AND TRAILS	Moderate; moderate to high water tables; high clay content surface soil.

CAPABILITY, SOIL LOSS FACTORS, AND POTENTIAL YIELDS--(High Level Management)

PHASES OF SERIES	CAPABILITY	SOIL LOSS K	SOIL LOSS T						

WOODLAND SUITABILITY

PHASES OF SERIES	WOODLAND SUITABILITY GROUP	SPECIES AND SITE INDEX	MANAGEMENT HAZARDS OR LIMITATIONS					
			SEEDLING MORTALITY	WINDTHROW HAZARD	PLANT COMPET.	EQUIPMENT LIMITATION	EROSION HAZARD	SPECIES SUITABILITY

RANGE

PHASES OF SERIES	RANGE SITE NAME	IMPORTANT CLIMAX SPECIES	TOTAL ANNUAL YIELD LBS/AC

WILDLIFE SUITABILITY

PHASES OF SERIES	POTENTIAL FOR HABITAT ELEMENTS							POTENTIAL AS HABITAT FOR--		
	GRAIN AND SEED CROPS	GRASSES, LEGUMES	WILD HERBACEOUS PLANTS	HARDWOOD TREES AND SHRUBS	LOW CONIFER PLANTS	WETLAND FOOD AND COVER	SHALLOW WATER DEVELOP.			

OTHER

PHASES OF SERIES	

BSDI-SCS-PORTLAND OREG. 1971

SCS-SOIL-C
1-71
FILE CODE SOILS-12

Tentative - subject to revision

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

Rough broken land: Mesa, Chipeta and Persayo soil materials (Rr) (Rp) similar

SOIL SURVEY INTERPRETATIONS

MLRA Mesa County, Colo. Grand Junction Soil Soil Survey Area

Except for small areas northeast and south of Palisade, all of this miscellaneous land type occurs south of the Colorado River. It occupies very steep escarpments--25 to 140 feet high--along the south bank of the Colorado River and rough, rugged terrain along tributary drainageways or arroyos. Slopes generally range from 12 to 30 percent along the drainageways but are much steeper along the escarpment adjoining the Colorado River.

ESTIMATED PHYSICAL AND CHEMICAL PROPERTIES

MAJOR SOIL HORIZONS (INCHES)	CLASSIFICATION: USDA TEXTURE	UNIFIED	AASHO	COARSE FRACT. > 3 IN. %	PERCENTAGE LESS THAN 3 INCHES PASSING SIEVE NO. — 4	10	40	200	LL	PI	PERMEABILITY (in./hr)	AVAILABLE WATER CAPACITY (in/in)	SOIL REACTION (pH)	SALINITY (EC x 10^3 @25°C)	SHRINK-SWELL POTENTIAL	POTENTIAL FROST ACTION
1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	1/	Low

DEPTH TO BEDROCK OR HARDPAN: Variable

DEPTH TO SEASONAL HIGH WATERTABLE: > 60"

FLOOD HAZARD: Rare

HYDROLOGIC GROUP: D

SUITABILITY AND MAJOR FEATURES AFFECTING SOIL AS RESOURCE MATERIAL

TOPSOIL: Unsuitable	GRAVEL: Unsuitable
SAND: Unsuitable	ROADFILL: Poor: slope

DEGREE OF LIMITATION AND MAJOR SOIL FEATURES AFFECTING SELECTED USE

LOCAL ROADS AND STREETS: Severe; slopes	SEPTIC TANK FILTER FIELDS: 1/
SHALLOW EXCAVATIONS: Severe; slopes; depth to shale	SEWAGE LAGOONS: Severe; slopes over 15%
DWELLINGS: Severe; slopes and depth to shale	CORROSIVITY – UNCOATED STEEL: Low
RESERVOIR AREA: Severe; slopes and depth to shale	CORROSIVITY – CONCRETE: Low
RESERVOIR EMBANKMENT: Severe; limited material	

USDA-SCS-PORTLAND OREG. 1971

1/ Property highly variable, requiring on-site investigation

14

DEGREE OF SOIL LIMITATIONS AND MAJOR FEATURES AFFECTING RECREATION DEVELOPMENT

CAMP AREAS	Severe; high water erosion potential
PICNIC AREAS	Severe; severe limitations
PLAYGROUNDS	Severe; severe limitations
PATHS AND TRAILS	Severe; high water erosion potential.

CAPABILITY, SOIL LOSS FACTORS, AND POTENTIAL YIELDS--(High Level Management)

PHASES OF SERIES	CAPABILITY	SOIL LOSS K	SOIL LOSS T							

WOODLAND SUITABILITY

PHASES OF SERIES	WOODLAND SUITABILITY GROUP	SPECIES AND SITE INDEX	MANAGEMENT HAZARDS OR LIMITATIONS					
			SEEDLING MORTALITY	WINDTHROW HAZARD	PLANT COMPET.	EQUIPMENT LIMITATION	EROSION HAZARD	SPECIES SUITABILITY

RANGE

PHASES OF SERIES	RANGE SITE NAME	IMPORTANT CLIMAX SPECIES	TOTAL ANNUAL YIELD LBS/AC

WILDLIFE SUITABILITY

PHASES OF SERIES	POTENTIAL FOR HABITAT ELEMENTS							POTENTIAL AS HABITAT FOR---		
	GRAIN AND SEED CROPS	GRASSES, LEGUMES	WILD HERBACEOUS PLANTS	HARDWOOD TREES AND SHRUBS	LOW CONIFER PLANTS	WETLAND FOOD AND COVER	SHALLOW WATER DEVELOP.			

OTHER

PHASES OF SERIES	

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Persayo-Chipeta silty clay loams, 0 to _ percent slopes (Pa)
2 to 5 percent slopes (Pb)

SCS - SOILS - 2C (Rev.)
8 - 71

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SOIL CONSERVATION SERVICE

SOIL SURVEY INTERPRETATIONS

FILE CODE SOILS-12

SERIES: Persayo-Chipeta
STATE: Colorado
MLRA: 34
CLASSIF:

Persayo are shallow, well drained soils formed in calcareous loamy sediments weathered from soft, sedimentary rock. In a representative profile they have about 14 inches of silty clay loam that overlies weathered shale and siltstone. Natural vegetation is a thin stand of desert shrubs and grass. Average annual precipitation is about 8 inches. Slopes are 2 to 45 percent.

ESTIMATED SOIL PROPERTIES SIGNIFICANT TO ENGINEERING

MAJOR SOIL HORIZONS (INCHES)	CLASSIFICATION			COARSE FRACT. > 3 IN. %	PERCENTAGE LESS THAN 3 INCHES PASSING SIEVE NO.				LL	PI	PERMEABILITY (In./hr)	AVAILABLE WATER CAPACITY (in/in)	SOIL REACTION (pH)	SALINITY (EC x 10^3 @25°C)	SHRINK-SWELL POTENTIAL	POTENTIAL FROST ACTION
	USDA TEXTURE	UNIFIED	AASHO		4	10	40	200								
0-14	Silty clay loam	CL	A-6	0-10	0-15	80-100	80-95	60-85	25-40	15-20	0.6-2.0	0.15 0.19	7.9-8.4	0-8	Mod.	Mod * 0-14
14+	Weathered shale		Partially consolidated shale.													

DEPTH TO BEDROCK OR HARDPAN: --
FLOOD HAZARD: None
DEPTH TO SEASONAL HIGH WATERTABLE: 6'
HYDROLOGIC GROUP: D

SUITABILITY OF SOIL AS SOURCE OF SELECTED MATERIAL AND FEATURES AFFECTING USE

TOPSOIL: Poor - area reclamation, slope	GRAVEL: Unsuited
SAND: Unsuited	ROADFILL: Poor - thin layer, slope

DEGREE OF SOIL LIMITATION

LOCAL ROADS AND STREETS: Moderate to severe - shrink-swell, depth to rock and slope	SEPTIC TANK ABSORPTION FIELDS: Severe - depth to rock, slope
SHALLOW EXCAVATIONS: Moderate to severe - depth to rock, slope	SEWAGE LAGOONS: Severe - depth to rock, slope
DWELLINGS: a) w/ basements: Moderate to severe - shrink-swell, depth to rock, slope b) w/o basements: "	CORROSIVITY: a) uncoated steel: High b) concrete: Low
SANITARY LAND FILL: (TRENCH TYPE) Severe - depth to rock, slope	

MAJOR SOIL FEATURES AFFECTING SELECTED USE

POND RESERVOIR AREAS: Slope, depth to rock	IRRIGATION: Slope, rooting depth
EMBANKMENTS, DIKES, and LEVEES: Thin layer, compressible	TERRACES and DIVERSIONS: Complex slope, droughty, erodes easily
DRAINAGE of CROPLAND and PASTURE: Not needed	GRASSED WATERWAYS: Droughty, erodes easily, slope

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* Frost action potential is greater due to irr. of desert lands.

16

SCS - SOILS 2C-1 (Rev.)
8-71
FILE CODE SOILS-12

U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE

SOIL SURVEY INTERPRETATIONS

DEGREE OF SOIL LIMITATIONS AND MAJOR FEATURES AFFECTING RECREATION USES

CAMP AREAS	Moderate to severe - percs slowly, slope, dusty
PICNIC AREAS	Moderate to severe - dusty, slope
PLAYGROUNDS	Severe - depth to rock, slope
PATHS AND TRAILS	Moderate to severe - too clayey, slope

CAPABILITY, SOIL LOSS FACTORS, AND POTENTIAL YIELDS--(High Level Management)

PHASES OF SERIES	CAPABILITY	SOIL LOSS K	SOIL LOSS T							

WOODLAND SUITABILITY

PHASES OF SERIES	WOODLAND SUITABILITY GROUP	SPECIES AND SITE INDEX	MANAGEMENT HAZARDS OR LIMITATIONS					
			SEEDLING MORTALITY	WINDTHROW HAZARD	PLANT COMPET.	EQUIPMENT LIMITATION	EROSION HAZARD	SPECIES SUITABILITY

RANGE

PHASES OF SERIES	RANGE SITE NAME	IMPORTANT CLIMAX SPECIES	TOTAL ANNUAL YIELD LBS/AC

WILDLIFE SUITABILITY

PHASES OF SERIES	POTENTIAL FOR HABITAT ELEMENTS						POTENTIAL AS HABITAT FOR--			
	GRAIN AND SEED CROPS	GRASSES, LEGUMES	NATIVE UPLAND PLANTS	HARDWOOD & CONIFEROUS WOODY PLANTS	WETLAND FOOD AND COVER	SHALLOW WATER DEVELOP.	OPENLAND WILDLIFE	RANGE-LAND WILDLIFE	WOODLAND WILDLIFE	WETLAND WILDLIFE

OTHER

PHASES OF SERIES	

DRAINAGE

INTERMOUNTAIN BIBLE COLLEGE

DRAINAGE STUDY

The proposed site was evaluated for resulting runoff from two different intensity storms and for both undeveloped and fully developed conditions.

The twenty Acre site was divided into several subbasins, shown on the following sketch. It can be seen that several of the subbasins also drain portions of the adjacent properties. The runoff produced from these portions was also calculated in conjunction with the runoff from the entire subbasin.

The Rational Method was used to calculate the amount of runoff. The Rational Formula is as follows:

$$Q = (C_f)\ I\ A$$

Where:

Q = The design peak runoff in CFS

C = Coefficient of runoff for this study:
0.5 for bare steep lands
0.35 for cultivated lands
0.95 for roofs and asphalt
(from Seeley's Design Manual)

C_f = Frequency factor used to account for antecedent precipitation for this study:
1.25 for 100 yr. return period
1.0 for 10 yr. return period

I = Rainfall intensity (in/hr) for this study:
1 hr. 100 yr. storm 1.6 in/hr.
1 hr. 10 yr. storm 1.0 in/hr.
(from Rainfall Frequency Atlas)

The following table shows the calculated peak runoff for the indicated subbasin. No appreciable development is foreseen for subbasins A, B, and C. Runoff from subbasins D and E were calculated for both undeveloped and developed conditions to determine the amount of runoff produced by the construction of the college.

Since no additional runoff will be produced in subbasins A, B, and C, no facilities for runoff control will be necessary in those subbasins. Some detention will be constructed in subbasin E to allow only that amount under undeveloped conditions to discharge from the property at any instant. Although subbasin D will have some developed areas, they are minor in nature and no retention facilities will be provided.

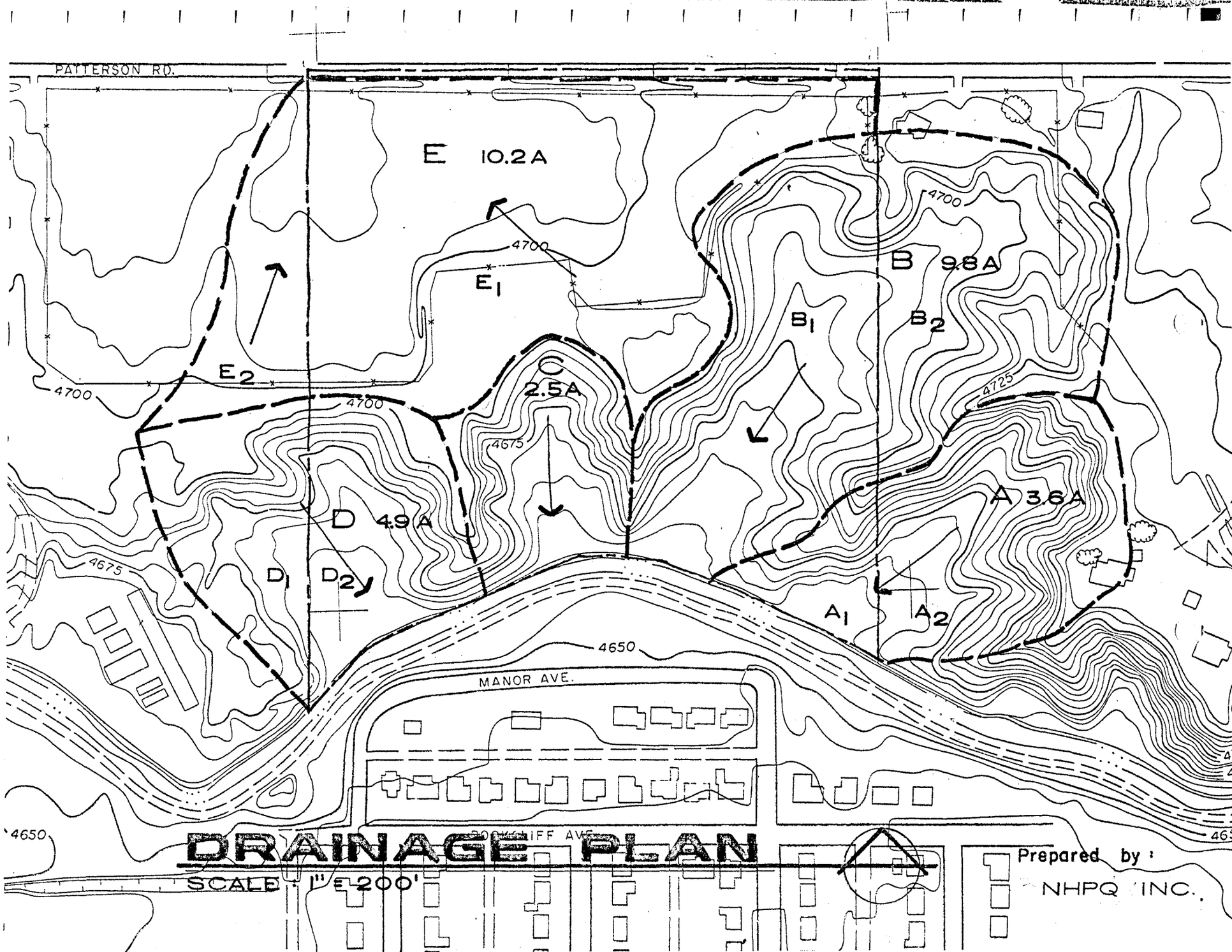
Subbasin	Area	Runoff Coefficient	Frequency Coefficient		Rainfall Intensity 1 hr. (in/hr) 1 Hr.		Discharge (CFS)	
	A	C	100 yr. (C_f)	10 yr.	100 yr.	10 yr.	100 yr.	10 yr.
A	3.7	0.50	1.25	1.0	1.6	1.0	3.7	1.85
A_1	1.0	0.50	1.25	1.0	1.6	1.0	1.0	0.5
A_2	2.7	0.50	1.25	1.0	1.6	1.0	2.7	1.35
B	9.8	0.50	1.25	1.0	1.6	1.0	9.8	4.9
B_1	5.6	0.50	1.25	1.0	1.6	1.0	5.6	2.8
B_2	4.2	0.50	1.25	1.0	1.6	1.0	4.2	2.1
C	2.5	0.50	1.25	1.0	1.6	1.0	2.5	1.25
Undeveloped								
D	4.9	0.50	1.25	1.0	1.6	1.0	4.9	2.45
D_1	2.8	0.50	1.25	1.0	1.6	1.0	2.8	1.4
D_2	2.1	0.50	1.25	1.0	1.6	1.0	2.1	1.05
Developed								
D	4.9						3.9	1.97
D_2	2.1	0.44**	1.25	1.0	1.6	1.0	1.8	.92
Undeveloped								
E	10.2	0.35	1.25	1.0	1.6	1.0	7.1	3.57
E_1	8.3	0.35	1.25	1.0	1.6	1.0	5.8	2.9
E_2	1.9	0.35	1.25	1.0	1.6	1.0	1.3	0.67
Developed								
E_1	8.3	0.57*	1.25	1.0	1.6	1.0	9.5	4.7
E	10.2						10.8	5.4

* Composite C_c
3 Ac. C = 0.95
5.3 Ac. C = 0.35

$$C_c = \frac{3\ (0.95) + (5.3)\ (0.35)}{8.3} = 0.57$$

** Composite C_c
.3 Ac. C = 0.95
1.8 Ac. C = 0.5

$$C_c = \frac{[3 \times 0.45] + [1.8 \times 0.35]}{2.1} = 0.44$$


PATTERSON RD.
E 10.2A
E1
E2
4700
B 9.8A
B1
B2
C 2.5A
4725
4675
D 4.9A
D1
D2
A 3.6A
A1
A2
4650
MANOR AVE.
DRAINAGE PLAN
SCALE 1" = 200'
Prepared by :
NHPQ INC.

DEVELOPMENT OUTLINE

DEVELOPMENT PLAN

The character of Intermountain Bible College was related, in part, in the previous section in the "Statement of Need". However, this statement is concerned more with the academic character of the college than the physical plant. Therefore, some of the important considerations in the development of this plan are indicated herein.

As a result of longevity of the overall development of this project and the uncertainty of future finances, enrollment and physical needs, the plan presented is limited to only those improvements which will be required for the immediate future (5 years). Subsequent improvements and expansion will be presented for approval at later dates. A contemplated outline of the totally developed campus which may extend over a period of 15 years or more is enclosed for your review.

The immediate campus plan as shown will house the Bible College with a maximum enrollment of 170 students. Total development is not expected to exceed 300 students.

The following is a synopsis of the criteria used in the development of this project.

1. Maintain as reasonably possible a residential scale in the physical plant.

2. Shield parking from Patterson Road as much as possible with buildings and/or landscaping.

3. Maintain buffers between structures and adjoining properties.

4. Orient housing to take advantage of views across open space and across town.

5. Maintain areas which are geographically steeply sloping or areas of drainage as open space or areas of limited use by specialized improvements.

6. Provide for the isolation of married students housing from the educational area of the campus. Approximately 40% of the married people housed on campus do not participate in the College's educational program.

7. Locate immediate housing structure to allow flexibility in future housing and educational expansion.

8. Locate housing and educational facilities so that the property and related site improvements may be subdivided for financial purposes.

9. Provide an area isolated from the main campus for storage of school buses and a repair yard for student vehicles. The intent of which is to eliminate unsightly operations from the main campus area.

10. Provide apartment-type housing units which can be constructed with a minimum of capitol investment. The construction is to be financed in one of several ways, but will be able to proceed as smaller amounts of funds are available as compared to one large housing structure requiring a major capitol investment.

11. A shuttle will be provided to carry students between Intermountain Bible College and Mesa College to attend required classes.

12. Provide for future vehicular access to the site from 17th Street.

13. Provide for fencing of the canal at such time as it is determined that a hazard exists for children of married students.

14. Project maximum building heights:

Married Housing	-	3 Story	28 ft.
Housing	-	3 Story	35 ft.
Gymnasium	-		35 ft.
Education Bldg.	-	2 Story	26 ft.
Maintenance	-	1 Story	12 ft.

15. Develop the building designs to incorporate the following:

    Pitched roofs: eliminate roof drains, utilize less expensive roofing materials, and insure roof drainage.

    Value engineered wall systems to minimize the 10 year utility, maintenance and overall costs.

FINANCIAL PLANS

June 30, 1977

The present regular budget of Intermountain Bible College runs about $200,000 per year. In addition to this we raised, over a two year period, a total of $135,000 to pay for the original purchase price of $100,000 for the land plus interest, architectural, legal and printing costs. This was done with only printed materials and without field solicitation.

Beginning July 1st, I am to give more of my time to this phase of our expansion. As soon as present plans are approved, it is our intention to put two men, including myself, on the field to solicit churches and individuals over a five or six state area. I shall give full time to this after the selection of a new president, effective January 1st.

The proposed campus, with serious thought given to contingencies, is now scheduled to cost $1,600,000. This is scheduled to include promotional and fund raising costs.

SOURCES OF INCOME

The present campus surrounded by Elm, North 12th and Kennedy should produce $500,000 over and above present obligations against these buildings. The married and single housing will be apartment style on the east eight acres of the new campus. A survey line will be run to divide this area from the main buildings. We expect this housing to cost not more than $400,000 in the beginning stages. We anticipate raising 25% of this and selling Dormitory Revenue Bonds to cover $300,000 of the amount needed on this separated eight acres.

ANNUITY RESOURCES — We have been engaged in selling Annuity Contracts for some years. We place a two-year reserve in trust with the United States Bank and deed in trust sufficient real estate to pay off the Annuitants should we be unable to make these payments in the future. We anticipate placing the west twelve acres of the campus in trust with the United States Bank for the New Campus Annuities. Revenues from the book store, with a gross business of $175,000, from the Print Shop and from rentals already deeded in trust will assist greatly in making full payments semi-annually on our Annuities. We anticipate income from the sale of Annuities to be between $200,000 and $300,000 during the next three years.

Upon the basis of the proposed sale of the proposed sale of the property now owned, the Bonds and Annuities, we foresee the need for raising $600,000 in cash and pledges over the next two years of 1978 and 1979. Construction on married housing would probably come first in 1978. We anticipate major construction on the main college buildings in 1979.

Respectfully submitted,

Erskine E. Scates

Erskine E. Scates, President
INTERMOUNTAIN BIBLE COLLEGE

INTERMOUNTAIN BIBLE COLLEGE

Initial 5 year Development Outline

1. Education Building

    1.1. Administration

        1.1.1. Reception
        1.1.2. Offices
        1.1.3. Workroom
        1.1.4. Faculty Offices

    1.2. Classrooms

        1.2.1. 2 large
        1.2.2. 3 small
        1.2.3. Adequate storage with each room

    1.3. Library

    1.4. Gymnasium

        1.4.1. Locker rooms

    1.5. Student Center

        1.5.1. Laundry
        1.5.2. Lounge
        1.5.3. Canteen
        1.5.4. Storage

    1.6. Cafeteria

        1.6.1. Multi-purpose area

    1.7. Multi-purpose Room

        1.7.1. Music practice rooms
        1.7.2. Stage

2. Housing (Mens)

    2.1. 24 men (4 units)

3. Housing (Womens)

    3.1. 36 women (6 units)

4. Married

    4.1. 6 efficiencies
    4.2. 6 efficiencies with study

5. Maintenance Building

   5.1. Storage
   5.2. 6 vehicles
   5.3. Maintenance yard

6. Childrens Recreation

   6.1. Protected and isolated for married students children.

INTERMOUNTAIN BIBLE COLLEGE

Total Development Outline

1. Education Building
    1.1. Administration
        1.1.1. Reception
        1.1.2. Offices
        1.1.3. Workroom
        1.1.4. Faculty Offices
    1.2. Classrooms
        1.2.1. 4 large
        1.2.2. 6 small
        1.2.3. Adequate storage with each room
    1.3. Library
    1.4. Gumnasium
    1.5. Student Center
    1.6. Cafeteria
    1.7. Multi-purpose Room
2. Chapel
    2.1. Seating for 300
3. Housing (Mens)
    3.1. 10 units
4. Housing (Womens)
    4.1. 15 units
5. Married
    5.1. 30 efficiencies
    5.2. 10 efficiencies with study
6. Maintenance Building
7. Openspace
    7.1. Baseball
    7.2. Tennis

8. Childrens Recreation

ENROLLMENT AND PARKING

Enrollment On Campus Students	1975	1980	1995
Men	18	24	60
Women	32	36	90
Married	28	24	80
TOTAL	78	84	230
Commuter Students	57	86	70
Staff	15	20	35

Future Parking Requirements Based on Current Usage

Parking			
Parking Units for on Campus Students	26 (33% of on campus students)	27	76
Parking Units for Staff	15 (100% of staff)	20	35
Average Maximum Parking Demand	50 (37% of enrollment)	63	111
Visitor Spaces	-	25	25
TOTAL	50	88	136
Code Requirements (1 space for 4 students and staff)	34	48	75

DEVELOPMENT SCHEDULE

(First 5 Years)

1978 Through 1983

1978 - 1981	Married Housing
1979 - 1980	Education Building
1979 - 1981	Single Housing
1980	Service Road and Maintenance Building

WATER & SEWAGE

INTERMOUNTAIN BIBLE COLLEGE

WATER USE AND SEWAGE FLOW

Total Development

Unit	Water Use GPD	Sewage Flow GPD
Dormitories	11,250	8,438
Married Housing	9,500	7,125
Chapel	600	450
School and Administrative use by off-campus students and staff (cafeteria and gym) (gym flows for all students)		
Totals	24,975	18,988
Say	25,000 GPD	19,000 GPD

DORMITORIES

To simplify calculation for the 150 people residing in single housing, a water consumtive use of 75 GPD and sewage flow at 75% of use.

Water:

150 x 75 = 11,250 GPD

Sewage:

150 x 75 x 0.75 = 8,438 GPD

These values pertain to the total use and sewage flow for the on-campus single residents.

MARRIED HOUSING

30 - efficiencies
Assume 2 people per unit at 100 GPD and 75% return of consumed water.

Water:

2 x 30 x 100 = 6,000 gal/day

Sewage:

2 x 30 x 100 x 0.75 = 4,500 GPD.

Married Housing cont:

10 - efficiencies with study
Assume 3.5 people per unit at 100 GPD and 75% return of consumed water.

Water:

3.5 x 10 x 100 = 3,500 GPD.

Sewage:

3.5 x 10 x 75 = 2,625 GPD - Say 2,650 GPD.

OFF CAMPUS

Water usage for students residing off-campus and staff.

Water:

130 people at 20 GPD and 75% return of consumed water. (Includes Gymnasium and Cafeteria).

130 x 20 = 2,600 GPD

Sewage:

130 x 20 x 0.75 = 1,950 GPD.

GYMNASIUM USE FOR REMAINDER OF RESIDENTS

Assume 5 GPD and 100% return of consumed water.

Water:

205 x 5 = 1,025 GPD.

CHAPEL

Seating for 300 people. Assume 2 GPD and 75% return of consumed water.

Water:

300 x 2 = 600 GPD.

Sewage:

200 x 2 x 0.75 = 450 GPD.

LANDSCAPING

LANDSCAPING

The landscaping plan for this project in its initial stages shall be limited to the areas around the structures and areas indicated on the development plan. In the interest of water conservation and maintenance cost, dry landscaping shall be used to a large extent and areas not being utilized in this first increment of development shall not be landscaped.

Landscaping materials to be utilized are as follows:

Shade and ornamental trees-		Sugar Maple, Shade master, Locust, Sycamore, Green Ash, Globe Willow, White Birch, Flowering Cherry, Bradford Pear.
Evergreen -		Austrian Pine, Colorado Blue Spruce, Pfitzer Juniper, Mugo Pine, Tommy Juniper.
Grass -	Mixture -	70% Kentucky Blue Grass 15% Creeping Red Fescue 10% Perrenial Rye 5% White Clover
Ground Covers -		Seadum, Periwinkle, Wiltoni Juniper

Landscaping rocks and gravel

August 3, 1977

Mr. Erskine E. Scates, President
Intermountain Bible College
1420 North 12th Street
Grand Junction, CO 81501

RE: REVISION TO INTERMOUNTAIN BIBLE COLLEGE PD-8
FILE #52-77

Dear Mr. Scates:

The Grand Junction Planning Commission, at the continuation of their regularly scheduled meeting on July 28, 1977, approved the revised plan for Intermountain Bible College - PD-8. Approval was subject to the following conditions and stipulations.

A) Right-of-way/easement designation for canal to be coordinated with Grand Valley Irrigation.
B) Entry to have no permanent construction in right of way.
C) Fire hydrants and water line sizes as required by City Fire Department.
D) Erosion control measures to be used where necessary during or after construction.
E) Planning Commission to have review of final building design and specific landscaping prior to issuance of building permit.
F) Soil tests should be done for parking lots as well as buildings.

This item will be heard before the Grand Junction City Council on August 17, 1977. If you have any questions concerning this approval, please contact us prior to this date.

Yours truly,

Karl G. Metzner
Planner I

KGM:bc

cc: John Quest

Western Capital
Development Corporation

August 31, 1987

Mr. Mike Sutherland
Development Coordinator
Planning Department
City of Grand Junction
559 White, Room 60
Grand Junction, Co. 80501-2643

Dear Mr. Sutherland:

Per our telephone conversation of Friday, August 28, I am enclosing a site plan for the former Intermountain Bible College property, which our firm now owns. There are no revisions to the site plan at present, nor are any contemplated in the foreseeable future. It should be noted, however, that a gravel parking lot exists along the south side of the two story building.

Our plan for the property is as follows:

1. Fourteen units were originally finished as apartments. We plan to redecorate these units on an as needed basis.
2. Three units were virtually finished as apartments, but kitchen cabinets and sinks were omitted, although the rough-ins exist in the partitions. We will complete these units.
3. Six units were left essentially without partitions, but in some cases do have closets, bathroom walls and toilet facilities, and/or kitchen facilities. Again, the rough-ins exist for any facilities that were not originally completed. We will complete these units as apartments.

When we have completed the above work, the project will contain 23 two-bedroom apartments. Our plans call for leasing the units on no less than a month-to-month lease. To date, the existing units which have been leased have all been leased for no less than 6 months.

Per my discussion with Mr. Karl Metzner of your office, last December, the Planning Department had determined that the property may be used for apartments as presently constituted.

I trust that this information is sufficient to expedite our building permit for the work described above and on the plans which have been submitted to the City for approval.

Very truly yours,

Robert H. Murphy
Vice President, Construction

333 South Allison Parkway, Suite 301
Lakewood, Colorado 80226
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