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File		1978-0001							
Date		7/24/00 Project Name: Zion Spanish Family of God							
PS		The will be the second of the							
r	- 1	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There							
S	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been							
	n	included.							
n t		Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a guide for the centents of each file.							
		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							
+	\dagger	Application form							
	7	Receipts for fees paid for anything							
+	+	*Submittal checklist							
+	+	*General project report							
+	\dagger	Reduced copy of final plans or drawings							
+	+	Reduction of assessor's map							
	+	Evidence of title, deeds							
\top	1	*Mailing list							
	寸	Public notice cards							
		Record of certified mail							
		Legal description							
	_	Appraisal of raw land							
	4	Reduction of any maps – final copy							
	4	*Final reports for drainage and soils (geotechnical reports)							
	4	Other bound or nonbound reports							
-	4	Traffic studies							
	+	Individual review comments from agencies *Consolidated review comments list							
+	+	*Petitioner's response to comments							
-+-	\dashv	*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							
	\perp	expiration date)							
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
	_								
	X	Follow-Up Form							
X	_	Review Sheets							
_	X	Conditional Use Application							
_	X	Property Owners Surrounding the Proposed Church							
4	X	Planning Commission Minutes - ** - 1/25/78							
7		Power of Attorney							
X	X	Letter from Karl Metzner – 1/27/78							
X	X	Letter from Karl Metzner – 3/6/78							
X	V	SME PLAN							
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+	\dashv								
Щ-	1								

Adjacent Land Owners

-Puffer Belly Station Santy's Stop - A Restaurant

2945 143 37 011
Novella Manuel
212 South Ave.
Grand Junction, Colorado

2945 143 36 946 City of Grand Junction Grand Junction, Colorado

2945 143 37 001 Foresight Investments 141 North 3rd Grand Junction, Colorado

2945 143 36 001
Paul Kuykendall and
Marjorie Montgomery
929 Ouray Ave.
Grand Junction, Colorado

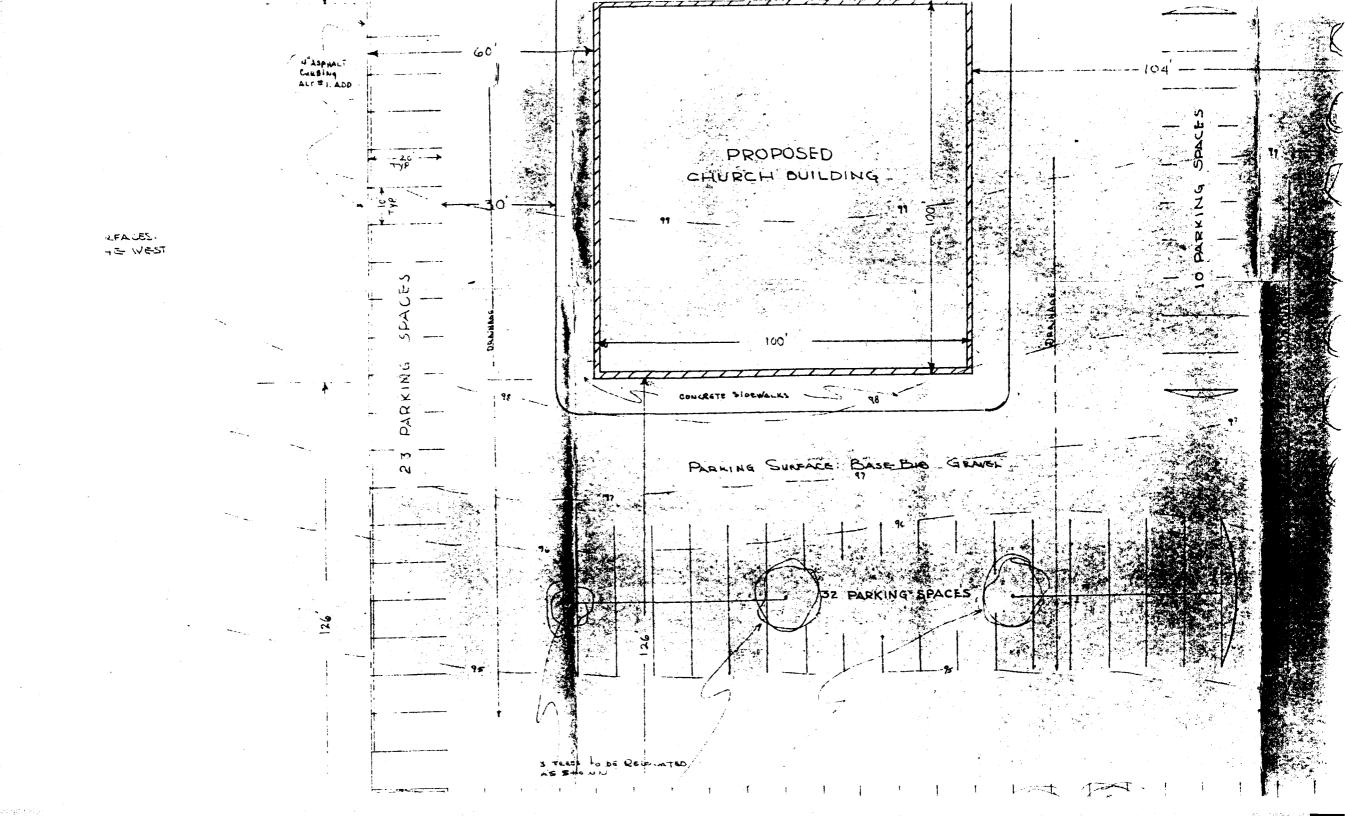
2945 154 30 002 United Biscuit Co. 245 S. 1st Street Grand Junction, Colorado

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land to west and south owned by D&RG Railroad

CONDITIONAL USE APPLICATION

		oplicable indicate	e by NIA.	ii quescion not
	Name a	and address of pro	operty owners and/or	Developers.
	Zion -	Spanish ly of God Church		
		Name	Name	Name
	<i>2863</i> Ac	Or Jury 6 I.C.	Address	Address
	245- Busir	ess Phone	Business Phone	Business Phone
			sembly of God	
	Common	Fox. (Fast of) 2863 Location of Deve	Orhacl Avenue, Colopment	Frond Jet, Co. 81501
5 of N to Beg	2) Si	te Plan Requirements scale of 1" = 20 ollowing information	ents - 15 copies of a $^{\prime}$ and on a 24" $_{x_{\circ}}$ 32" ion.	
	a) b) c) d)	Location of pro	operty. Fast of a	ssembly of God Church 1863 Orchard Ave. uctures, proposed and
	e)	Screening and I	ity of all proposed a	ntifying the type, loca nd existing landscaping
	f)	A Traffic circu of drives, par		location and dimensions kways, streets, and
	g)	A drainage plan and ultimate of	n showing proposed on Ef site disposal.	site drainage system
	h)	easements, dite	ches, extreme slopes	ations such as existing etc.
	i) j) k)	Names and address Appropriate spa	uses and locations. esses of all adjacent ace for certification ouncil and City Plann	of approval by the



Property Owners Surrounding the Propsed Church

Louis G. & Irene DeRose 3120 F Road Grand Jct. Co. 81501	Tax Schedule Number 2943-074-00-003
Ruth A Cheskaty 336 Chipeta Ave Grand Jct. Co. 81501	2943-074-00-009
School District	2943-074-00-942
Zion Spanish Assembly of God	2943-074-00-007
George & E. Vezakis 2868 Orchard Ave Grand Jct. Co. 81501	2943-071-00-026
Vernon & Ann Kepford 2866 Orchard Ave Grand Jct. Co. 81501	2943-071-00 - 028
Roy E & B.A. Fassnacht $2868\frac{1}{2}$ Orchard Ave Grand Junction, Co. 81501	2943-071-00-025
Mary R Stough 2870 Orchard Ave Grand Jct. Co. 81501	2943-071-06-007

Mr. David Garza, Pastor Zion Spanish Assembly of God Church 2863 Orchard Avenue Grand Junction, CO 81501

RE: File # 1-78 - Proposed Conditional Use for Church

Dear Mr. Garza:

The Grand Junction Planning Commission, at their regularly scheduled meeting of January 25, 1978, approved the Conditional Use proposal for the Zion Spanish Assembly of God Church. Approval was subject to the following:

- 1) Power of attorney for full half street improvements for Orchard Avenue.
- 2) A drainage easement be recorded on the rear portion of the property located at 2863 Orchard Avenue for the purpose of an on site detention of storm drainage.
- 3) Remove obstructions at exits from parking lot.
- 4) Adequate fire protection to City Fire Department standards must be provided.
- 5) In the landscaping plan, replace Aspen trees with an acceptable substitute, screening planting shown should be closer together to form an effective screen. Relocating apple trees in the parking lot is not recommended.

This item will be heard before the Grand Junction City Council on February 15, 1978 at 7:30 p.m. in the City Council Chambers. If you have any questions concerning this item, please contact our office prior to this date.

Sincerely,

Karl G. Metzner Planner I

KGM:dlw

March 6, 1978

Mr. David Garza, Pastor Zion Spanish Assembly of God Church 2863 Orchard Avenue Grand Junction, CO 81501

RE: FILE #1-78 - PROPOSED CONDITIONAL USE FOR CHURCH

Dear Mr. Garza:

Enclosed is the Power of Attorney form as required by the approval of the conditional use. Please have it signed by the property owner(s), notarized, and returned to our department.

Also, please remember that a drainage easement will be required over the rear portion of the property to the west of the proposed church. This easement should be drawn up by your attorney and submitted at the time you request your building permit.

Karl Metzner Planner I

KM:bc

Enclosure

CONDITIONAL USE APPLICATION

 1) 15 copies of this a applicable indicate 	application required.	If question not
applicable indicate	Dy Intern	
Name and address of pro	operty owners and/or De	velopers.
	to tact	
DEPOT DEAL, a Colorado	Lee Miller \	
Name Partnership	Name	Name
% Sam Haupt		
P.O. Box 363		
Address	Address	Address
243-8660	243-8660	/
Business Phone	Business Phone	Business Phone

Santy's Stop Inc. Name of Development

Pufferbelly Station (Rio Grande Railroad Depot) 337 Jouth 1st., Common Location of Development Grand Junction, CO

Legal Description:

- Site Plan Requirements 15 copies of a proposed site plan at 2) a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.
 - Title of development. a)
 - Zoning of property. b)
 - Location of property. c)
 - d) Locations and dimensions of all structures, proposed and existing.
 - Screening and landscaping plans identifying the type, locae) tion and quantity of all proposed and existing landscaping and screening.
 - A Traffic circulation plan showing location and dimensions f) of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
 - A drainage plan showing proposed on site drainage system g) and ultimate off site disposal.
 - h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
 Adjacent land uses and locations.
 - i)
 - Names and addresses of all adjacent property owners. j)
 - Appropriate space for certification of approval by the president of Council and City Planner.



March 30, 1978

Depot Deal c/o Sam Haupt P. O. Box 363 Grand Junction, CO 81501

RB: FILE #28-78 CONDITIONAL USE - LIQUOR LICENSE

Dear Mr. Haupt:

The Grand Junction City Planning Commission, at their regularly scheduled meeting, March 28, 1978 recommended approval of the Conditional Use with the stipulation that:

- 1. Parks and Recreation comments be addressed.
- 2. Work with City Utilities on items concerning trash pick-up and water and sewer lines.
- Work out access with City Planning, City Engineering, Colorado State Highways, and Rio Grande Railroad.

This item will be on the Grand Junction City Council Agenda April 19, 1978 at 7:30 p.m. Please contact us if you have any comments or questions concerning this approval.

Sincerely,

Kathy F. Lofink / cji

Planner I

KFL:bc

Subdivision Conditional Us	e - Zion Spanish assembly of God
Date /2/19/77 Ite	om # 1-18
Petitioner Zion Spanish	assembly of Cool Cheuch 3 Dichard.
east of 286	3 Elichard.
EngueBoview Agencies Comments	Review Agencies Comments
O Power of attny for full	(3) Parks & Rec- If maintenance is
1/2 street improvements	voluntary, consider elimination
for the Rd.	of grass in favor of dryland landerage
No ditch exists 3. of	- Choice of Aspen Trees are questionable
property. On site	Substitutes would be lurgle lated Plum
detention will be	Collen viente Tree, or Sunburst Howay Locust.
required. Question why	Russianolives would also bed good.
circle drive width varys	-Screening should have plantings closer
from 28 to 25: Remove	together if two screening is desired
obstructions at exits.	- Relocating apple trees in the
	parking lot is not recommended.
@Fire Dept 2 hydrauts	- They do not transplant easily and
required within 300'	are messy, there are better
of the Orchard ave	alternatives.
entrance	
Action Taken	
P.C. approval 1/25/18	Action Taken P.C.
C.C. approved 15 Feb 18	C.C
Comments	Comments
P. of A. for full half st. impeacement	Drainage Kroblem Should be Solved
on occhard @ Drainage Languer	upon approval.
& Move obstruction at exit	
from parking lots & adequate	
file protestion & riplan	
aspen tous with a couptable	
	IRED FROM DEVELOPER reement Title Investigation
Drainage Landscapin	