

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

land to west and south owned by D&RG Railroad

CONDITIONAL USE APPLICATION

- 1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

Zion Spanish
Assembly of God Church
Name

Name

Name

2863 Orchard, G.I.C.
Address

Address

Address

245-5120
Business Phone

Business Phone

Business Phone

Zion Spanish Assembly of God Church
Name of Development

Approx. (East of) 2863 Orchard Avenue, Grand Tct., P. 81501
Common Location of Development

Legal Description: W 396' of N2 NE4 NW4 SE4 Sec 7 1S 1E Exc. Beg. 40' S of NW Cor. NE4 NW4 SE4 NELY To A PT. 40' E of NW Cor W to NW Cor S to Beg. and Exc. W 1A.

- 2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.

- a) Title of development. Zion Spanish Assembly of God Church
- b) Zoning of property. RIC
- c) Location of property. East of 2863 Orchard Ave.
- d) Locations and dimensions of all structures, proposed and existing.
- e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
- f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
- g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
- h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
- i) Adjacent land uses and locations.
- j) Names and addresses of all adjacent property owners.
- k) Appropriate space for certification of approval by the president of Council and City Planner.

4" ASPHALT CURBING
ALT. 2.1. ADD

2 FACES
1/2" WEST

23 PARKING SPACES

PROPOSED
CHURCH BUILDING

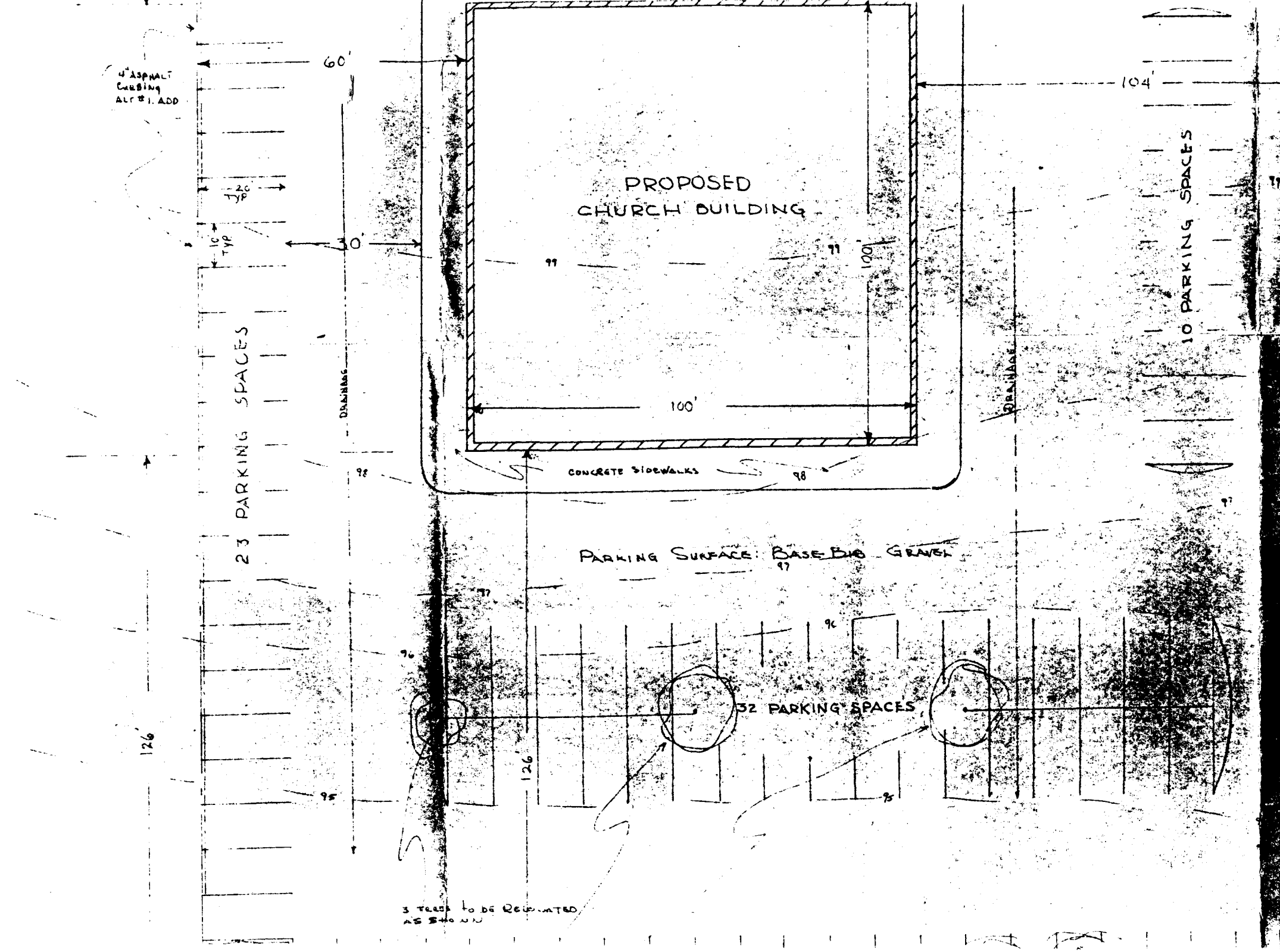
10 PARKING SPACES

CONCRETE SIDEWALKS

PARKING SURFACE: BASE BINDER GRAVEL

32 PARKING SPACES

3 TREES TO BE RE-PLANTED
AS SHOWN



Property Owners Surrounding the Proposed Church

| | Tax Schedule Number |
|--|---------------------|
| Louis G. & Irene DeRose 3120 F Road Grand Jct. Co. 81501 | 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 2868½ Orchard Ave Grand Junction, Co. 81501 | 2943-071-00-025 |
| Mary R Stough 2870 Orchard Ave Grand Jct. Co. 81501 | 2943-071-06-007 |

January 27, 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:

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 application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

| | | |
|------------------------|-------------------|----------------|
| DEPOT DEAL, a Colorado | <i>contact</i> | |
| Name Partnership | <i>Lee Miller</i> | Name |
| % Sam Haupt | | |
| P.O. Box 363 | | Address |
| Address | | Address |
| 243-8660 | <i>243-8660</i> | Business Phone |
| Business Phone | Business Phone | Business Phone |

Santy's Stop Inc.

Name of Development

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

Legal Description:

2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.

- a) Title of development.
- b) Zoning of property.
- c) Location of property.
- d) Locations and dimensions of all structures, proposed and existing.
- e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
- f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
- g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
- h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
- i) Adjacent land uses and locations.
- j) Names and addresses of all adjacent property owners.
- k) Appropriate space for certification of approval by the president of Council and City Planner.

copy of office

March 30, 1978

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

RE: 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.
3. 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/cjr

Kathy F. Lofink
Planner I

KFL:bc

Subdivision Conditional Use - Zion Spanish Assembly of God
 Date 12/19/77 Item # 1-78
 Petitioner Zion Spanish Assembly of God Church
east of 2863 Orchard.

Engineer/Review Agencies Comments

① Power of atty for full 1/2 street improvements for ~~Orchard~~ Rd. No ditch exists S. of property. On site detention will be required. Question why circle drive width varies from 28' to 25'. Remove obstructions at exits.

② Fire Dept. - 2 hydrants required within 300' of the Orchard Ave entrance

Review Agencies Comments

③ Parks & Rec - If maintenance is voluntary, consider elimination of grass in favor of dryland landscaping. - Choice of Aspen trees are questionable. Substitutes would be: Purple Laced Plum, Golden ~~Robin~~ Tree, or Sunburst Honey Locust. Russianolives would also be good. - Screening should have plantings closer together if true screening is desired. - Relocating apple trees in the parking lot is not recommended. - They do not transplant easily and are messy, there are better alternatives.



Action Taken

P.C. approval 1/25/78
 C.C. approved 15 Feb 78

Comments

① P. of A. for full half st. improvement on orchard ② Drainage easement ③ Move obstruction at exit from parking lots ④ Adequate fire protection ⑤ replace aspen trees with acceptable substitute

Action Taken

P.C. _____
 C.C. _____

Comments

Drainage Problem Should be solved upon approval.



ITEMS REQUIRED FROM DEVELOPER

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