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File 1978-0021

Date 8/1/00

Project Name: Northeast Christian Church

| | | |
|--|---------------------------------|---|
| P r e s e n t | S c a n n e d | <p>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.</p> <p>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.</p> <p>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.</p> |
| X | X | *Summary Sheet – Table of Contents |
| | | Application form |
| X | | 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) |
| <u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u> | | |
| X | X | Follow-Up Form |
| X | X | Review Sheets |
| X | X | Final Plat Application |
| X | X | Development Summary Form |
| X | X | Parking Lot Expansion |
| X | X | Twenty third Subdivision |
| X | X | Final Draft |
| X | X | Letter from Leland Griffin to City – 1/78 |
| X | X | Letter from Karl Metzner to Doug Hawke - 2/23/79 |
| X | | Improvement Survey |
| X | X | Planning Commission Minutes - ** - 2/22/78 |
| X | | Deed |
| | | |
| | | |
| | | |

...with Great Junction Development. Regulations not applicable indicate by n/a.

Twentythird Street Subdivision

\$290.00

Name and address of land owners and/or subdividers.

William H. Buttolph

name

name

2856½ Bunting Ave.

address

address

243-8936

business phone

business phone

business phone

Subdivision submitted Yes, portion _____
 between (15) copies submitted Yes date December 1, 1977

Conforms to Preliminary Plat? yes no

If so, list (add attached sheets if necessary) NA

The following check list shall be completed to insure that a copy of the essential information required by the subdivision regulations is included. (See regulations for detailed information).

- b. (2) Scale of Map x
- c. (1) Name of Subdivision x
- (2) Date x
- (3) Legal Description of Property x
- (4) Control points, dimensions, angles, bearings x
- (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances x
- (6) Streets and other rights-of-way - names and dimensions x
- (7) Location and Dimensions of easements x
- (8) Lots numbered and area of each lot in square feet x
- (9) Location and description of all monuments x
- (10) Statement of land ownership x
- (11) Dedication statement - easements, rights-of-way and public sites x

- (12) Surveyor or Engineer Certification
- (13) Appropriate certification blocks
- (14) Clerk and Recorder Certification Block

 x
 x
 x

Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record.
- (14) Proof of easement dedication
- d. (1) Improvements Guarantee
- (2) Composite Utility Plan

 x
 x
 x
 x

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations
- 27-3.2 Streets, Alleys and Easements
- 27-3.3 Blocks
- 27-3.4 Lots
- 27-3.5 Sidewalks
- 27-3.6 Irrigation systems and design
- 37-3.7 Public Sites Reservations and Dedications

 x
 x
 x
 x
 x
 NA
 NA

This application completed by:

Paragon Engineering, Inc.
name

_____ name

P. O. Box 2872, Grand Junction, Co.
address

_____ address

Thomas A. Logue
signature

12/1/77
date

Thomas A. Logue

DEVELOPMENT SUMMARY FORM

CITY OF GRAND JUNCTION

Date: December 1, 1977

Development Name: Twenty Third Street Subdivision

Filing ..

Location of Development: TOWNSHIP 1S RANGE 1W SEC 12 1/4 SE

Owner(s) NAME William H. Buttolph

ADDRESS 2856 1/2 Bunting

Developer (s) NAME Above

ADDRESS _____

| Type of Development | Number of Dwelling Units | Area* (Acres) | % of * Total Area |
|---------------------|-------------------------------|---------------|-------------------|
| () Single Family | _____ | _____ | _____ |
| () Apartments | _____ | _____ | _____ |
| () Condominiums | _____ | _____ | _____ |
| () Mobile Homes | _____ | _____ | _____ |
| (x) Commercial | N. A. | 1.95 | 97.0 |
| () Industrial | N. A. | _____ | _____ |
| () Other (specify) | _____ | _____ | _____ |
| | Street | _____ | _____ |
| | Walkways | _____ | _____ |
| | Dedicated School Sites | _____ | _____ |
| | Reserved School Sites | _____ | _____ |
| | Dedicated Park Sites | _____ | _____ |
| | Reserved Park Sites | _____ | _____ |
| | Private Open Areas | _____ | _____ |
| | Easements | _____ | _____ |
| | Other (Specify) | _____ | _____ |
| | Alleyway | 0.60 | 0.3 |

TOTAL

*By Map Measure

2.01

100%

Estimated Water Requirements 6250 gallons/day.

Proposed Water Source(s) City of Grand Junction

Estimated Sewage Disposal Requirement 5750 gallons/day.

ACTION:

Planning Commission Recommendation

Approval ()

Disapproval ()

Remarks _____

Date _____, 19____.

City Council

Approval - ()

Disapproval ()

Remarks _____

Date _____, 19____.

Note: This form is required by C.R.S. 106-3-37 (4) but is not a part of the regulations of the City of Grand Junction.

TWENTY-THIRD AND A REPLAT OF LOTS 16 AND 15 AND

LOT II ARCADIA VILLAGE REFILING

22nd STREET

PAVE ALLEY

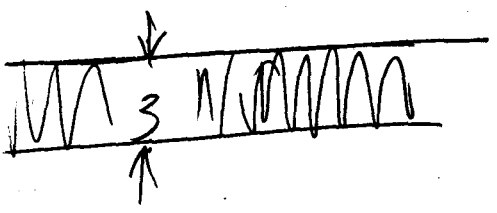
Fence Here

20' ALLEY

DRAINAGE EASEMENT

LOT I
0.520 AC.

LOT
0.28



CITY MONUMENT

31.53'
S 89° 57' 00" E

N 00° 02' 51" W 67.00'

N 89° 57' 00" W 125.19'

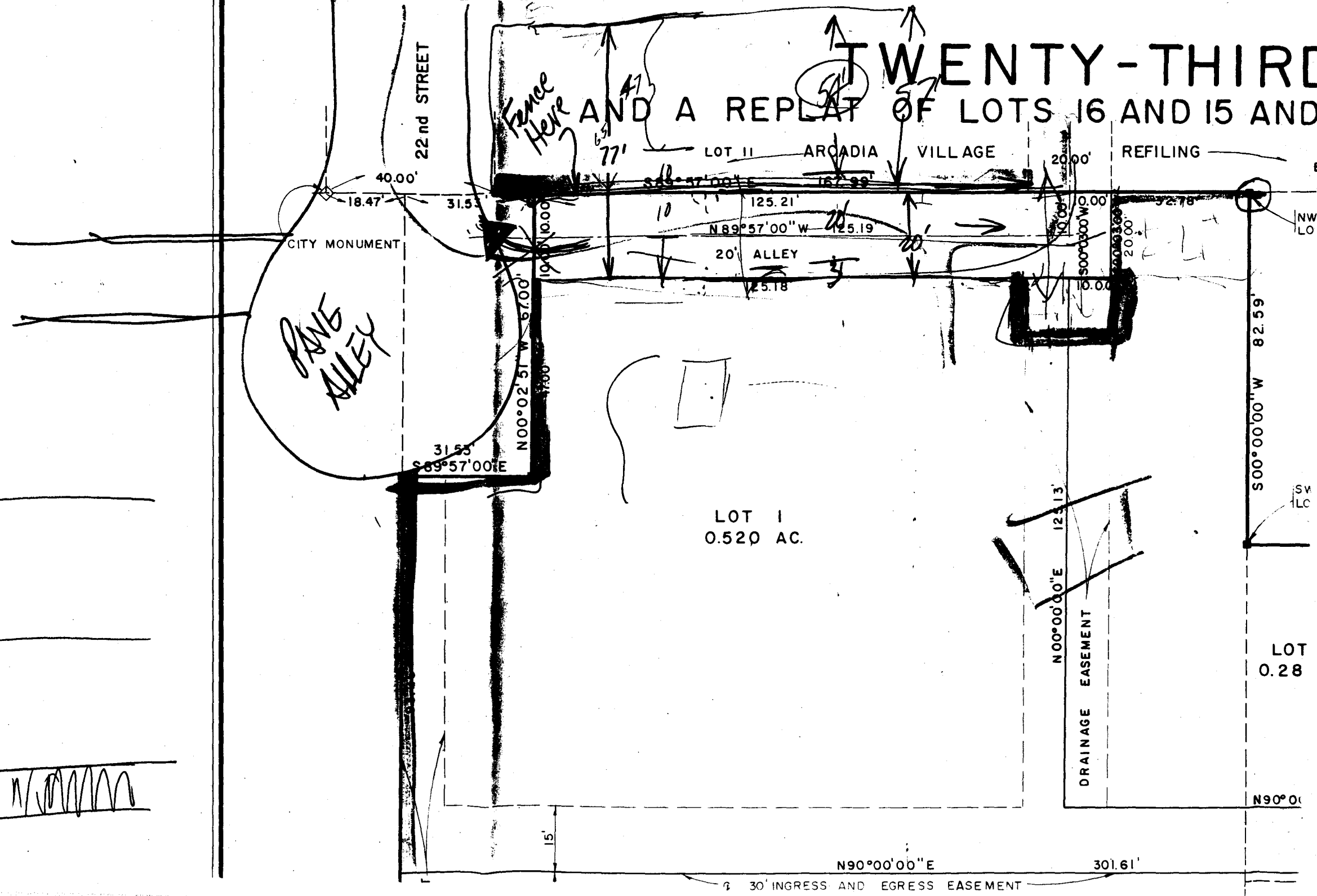
N 00° 00' 00" E 125.13'

S 00° 00' 00" W 82.59'

N 90° 00' 00" E

301.61'

30' INGRESS AND EGRESS EASEMENT



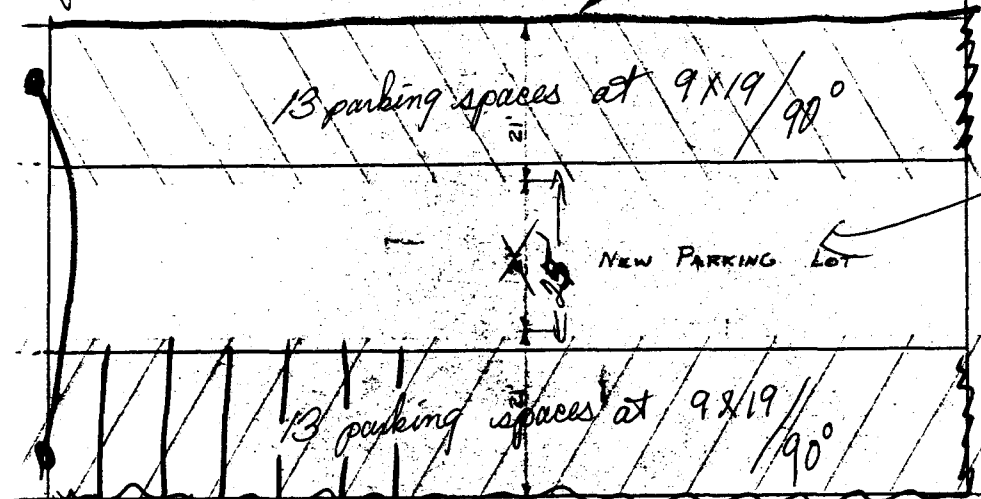
maintain
15' setback
w. no parking.

Wilkins, Clarence E.
1349 N. 22nd Street
Grand Junction, Colorado

install visual
screening along
N. property line.

ALLEY

EXISTING Parking Lot



what is proposed
surfacing of lot?

chain

Existing Parking Lot
show layout of
existing parking

25' alley dedicated
in 23rd St. Sub.

Number blocks
in link (open)

File, Gene
2364 Hill Ct.
Grand Junction

no parking
in alley

Northeast Christian Church
1323 N. 23rd Street

23rd STREET

FINAL DRAFT

April 14, 1978

PROPOSED PARKING REQUIREMENTS

Section 5. PARKING AND LOADING

- a. Unless otherwise provided, as in an organized parking district, purchased or leased, off-site parking, or otherwise acceptably arranged, the minimum standards for off-street on-site parking requirements shall be mandatory for all new construction and expansions of existing uses unless a hardship can be clearly demonstrated.
- b. In unusual circumstances, such as those cases listed below where the parking requirements create an extreme hardship, a reasonable reduction may be requested. In such cases where the petitioner and the Planning Staff do not agree, the City Planning Commission shall hear the request, act upon it and send it to the City Council for final action. Examples of hardships which may be considered are as follows:
 - (1) Uses, where many employees or tenants do not own or drive vehicles due to age or other reasons.
 - (2) Uses, where the multiple use parking requirements may be inappropriate due to differing peaks of demand.
 - (3) Uses, where the multiple use parking requirements may be inappropriate due to the related nature of the uses needing the off-street parking.
 - (4) Uses, which operate on shifts where the actual demand at any one time would be less than a demand calculated on the total number of employees.
 - (5) Uses, which if more than substantially damaged cannot reasonably provide the additional parking required by this ordinance if the use would be reconstructed.
- c. Employee parking shall be addressed and accommodated off-street for all categories, except where employee parking is specifically addressed and required in the minimum standards. The amount of employee parking and the distance it may be located from the proposed use shall be determined from information obtained through a statement of impact. The statement of impact shall address such things as:

- (1) Type of use
- (2) Number of employees (perceived)
- (3) Square feet of Sales Area, Service Area, etc. (as requested)
- (4) Parking spaces proposed on-site
- (5) Parking spaces proposed off-site
- (6) Hours of operation
- (7) Administration (enforcement and maintenance)

d. All petitioners should be advised that in unusual or extreme circumstances, a petitioner may be asked to provide more than the minimum number of required parking stalls.

e. The following are minimum standards for parking spaces to be maintained in connection with the buildings and uses indicated. In those instances where there are clearly identified multiple uses within a structure, the minimum standards shall apply to each use, resulting in a total parking requirement when summed.

| <u>USE</u> | <u>PROPOSED PARKING REQUIREMENTS</u> |
|---------------------------------------|---|
| a) Theaters | one space per each four seats (designed seating capacity) |
| b) Bowling Alleys | four spaces per lane |
| c) Elementary and Junior High Schools | two spaces per each classroom |
| d) High Schools | one space per each four persons (designed capacity) |
| e) Day Care and Nursery Schools | one and one-half spaces per employee |
| f) Hospitals | one space per each two bed + two spaces per each three employees per employee shift |
| g) Nursing Homes | one space per each four beds one space per each three employees per employee shift |
| h) Hotels | one space per unit |
| i) Motels | one space per unit |
| j) Boarding Houses | one space per unit + one space per owner/manager |
| k) Clubs/Lodges | one space per each three persons (designed capacity) |

USEPROPOSED PARKING REQUIREMENTS

| | |
|---|---|
| l) Dormitories/Fraternities/ Sororities | one space per each two beds |
| m) Offices, Banks, Medical-Dental Clinics, and Government Offices | one space per each 300 square feet of floor area |
| n) Restaurants | one per three seats (designed seating capacity) |
| o) Bars/Nightclubs | one space per each two persons (designed capacity) |
| p) Mortuaries | one space per each five persons (designed capacity) |
| q) Retail Sales/Services | |
| 1) High Volume Retail Sales (Consists of supermarkets, clothing and department stores, hardware, building supplies, and similar uses) | one space per each 200 square feet sales area |
| 2) Low Volume Retail Sales (Consists of furniture/appliance sales, repair shops, nurseries, greenhouses, and similar uses) | one space per each 250 square feet sales area |
| r) Service Business (consists of beauty/barber shops, animal hospitals, frozen food lockers, laundries, and similar uses) | one space per each 300 square feet gross floor area (includes employee parking) |
| s) Vehicles Sales (such as auto- mobile dealerships, used car sales, recreational vehicle sales, etc.) | an area = to 10% of the display area |
| t) Wholesale Business | employee parking plus 10% of total employee stalls for visitor parking |
| u) Warehousing | employee parking only |
| v) Industrial/Manufacturing | employee parking plus 10% of total for visitor parking |
| w) Residential | two spaces per dwelling unit |
| All Condition Uses (drive-in, auditoriums, trade schools, colleges, churches, etc.) | to be determined in conjunction with conditional use process. |

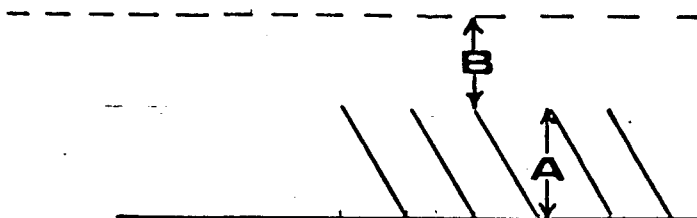
1. Space dimensions...(See table)
2. Applicability...In the case of a use not specifically mentioned, the off-street parking standards for a similar use shall apply.
3. Mixed uses...In the case of mixed uses, the total area shall be the sum of the standards for the various unrelated uses.
4. Location...The parking area should be provided on the same property as the principal building wherever possible. ~~In business, commercial, and industrial districts the parking may be within 200 feet of the property, but within a zone district permitting such parking use. Such~~ Separate parking lots shall be maintained as long as the principal buildings or uses are maintained. Parking spaces in residential districts shall not be in a front yard setback as required by setback regulations.
5. Use of off-street parking by another building...No part of an off-street parking space identified for any building or use shall be included as a part of an off-street area for another building or use, unless it is demonstrated such uses do not conflict with each other.

Joint parking facilities...The off-street parking requirements for churches, auditoriums, clubs or lodges may be supplied with other off-street facilities, provided other uses such as business offices, retail stores, manufacturing, or wholesale buildings, whose operations are not normally conducted during the same hours, subject to:

- (a) Off-street parking designated for joint use shall not be more than 200 feet from the property or use it is intended to serve, except that employee parking may be further if it can be reasonably used.
- (b) A business may purchase or long term lease off-street parking from a parking entity (public or private) to satisfy required parking minimums. Purchased or leased parking will be considered appropriate if it is within 200 feet of the property and can be demonstrated not to have an adverse affect on the existing parking supply.
- (c) Sufficient evidence shall be presented to demonstrate that there will be no substantial conflict in any joint parking arrangement.
- (d) Evidence in the form of a written agreement between the owners (or other parties of interest) of the structures or uses for which joint parking arrangements are proposed shall be presented with the application for a building permit and a copy of said agreement shall be maintained in the files of the Building Official.

6. Plan of Parking Areas...For any parking area, plans should be submitted to the Building Inspector, Traffic Engineer, and City Planner for investigation and recommendation.
7. When an area provides parking spaces for more than 15 cars, at least 5% of the total area shall be used for landscaping and/or aesthetic treatment requiring staff approval.
8. For each boundary line of a business parking area abutting directly on a residential use, there shall be a wall, screen fence, or screen planting of a year-round nature, of six feet high except where setback requirements would limit it.
9. Multiple Family, Business, Commercial, and Industrial Uses shall be constructed and operated so as not to increase curb parking in residential areas.

| PARKING ANGLE & STALL WIDTH | A STALL DEPTH | B AISLE WIDTH |
|--------------------------------|------------------|------------------|
| <u>0°</u> | | |
| 9.0 - ft. stall | 9.0 | 12 |
| 9.5 - ft. stall | 9.5 | 12 |
| 10.0 - ft. stall | 10.0 | 12 |
| <u>30°</u> | | |
| 9.0 - ft. stall | 18.0 | 11 |
| 9.5 - ft. stall | 18.0 | 11 |
| 10.0 - ft. stall | 20.0 | 11 |
| <u>45°</u> | | |
| 8.5 - ft. stall | | 13 |
| 9.0 - ft. stall | 20.0 | 12 |
| 9.5 - ft. stall | | 11 |
| <u>60°</u> | | |
| 8.5 - ft. stall | | 18 |
| 9.0 - ft. stall | 21.0 | 16 |
| 9.5 - ft. stall | | 15 |
| <u>75°</u> | | |
| 8.5 - ft. stall | | 25 |
| 9.0 - ft. stall | 19.5 | 23 |
| 9.5 - ft. stall | | 22 |
| <u>90°</u> | | |
| 8.5 - ft. stall | | 28 |
| 9.0 - ft. stall | 18.5 | 25 |
| 9.5 - ft. stall | | 24 |



NORTHEAST CHRISTIAN CHURCH

1333 NORTH 23rd · GRAND JUNCTION, COLORADO 81501

"Because we care -- we share"


January, 1978

To Whom It May Concern:

The Northeast Christian Church would like to have an extended use permit so that the lot which is diagrammed on the enclosed paper could be used for Sunday parking. At present many of our people must park on 23rd St.; and we feel that the availability of more parking off street would increase the safety factor for our people, and the people who live in the surrounding community. Since the land is adjacent to our property, and not presently in use as a city park; we feel that our maintenance of the lot could mutually benefit Northeast Christian Church and the city of Grand Junction.

Please contact Doug Hawke, Chairman of the Trustees, if you have further questions. His home phone is 242-4959. Thank you.

Yours Truly,



Leland A. Griffin, Minister

LELAND A. GRIFFIN, MINISTER
(303) 242-7977

Subdivision CONDITIONAL Use - Church Parking Lot

Date 3 Feb 78

Item # 21-78

Petitioner

Rec: NE Christian Church
22nd St E of the NE Christian Ch.

Review Agencies Comments

City Eng. - supports attempt
to reduce on street
parking on 23rd St.
Connection w. 22nd
MIGHT encourage
through traffic. Lot
is low lying & collects
STORM RUNOFF. Lot should
be graveled or paved.

Review Agencies Comments

alley clear & discourage
through traffic. (Chain should
remain)

~~STAFF~~

Staff. - screen fence
to north might be
desirable. No parking
in the 1st 15' from
22nd. Erect barrier
of some type to keep

Action Taken

P.C. Approved 22 Feb 78

C.C. Tabled 16 Mar 1978

Comments

Action Taken

P.C. _____

C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

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