

Jehovah's Witnesses of Grand
Junction, Bookcliff Heights
Congregation
476 - 28 $\frac{1}{2}$ Road
Grand Junction, Colorado 81501
January 29, 1981

City County Development Department
West Court House Annex
314 S. 6th St.
Grand Junction, Colorado 81501

Subject: Impact Statement.

Dear Sirs:

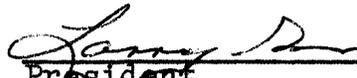
We are making application to have the property of the Kingdom Hall of Jehovah's Witnesses located at 476 $\frac{1}{2}$ - 28 $\frac{1}{2}$ Road, rezoned from RC-1 to I-1. We are endeavoring to sell the property so that we can build new and larger facilities to accommodate the growth in the congregation. Since the market for property to be used for religious purposes is extremely limited, we would like to make the property available for the light industrial market. Several realtors have suggested that the best use for the subject property would be light industrial.

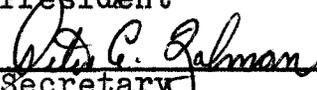
The Kingdom Hall property is adjoined on the east by industrial property that extends on eastward along Highway 6-24 for several blocks. Starting with the south boundary of the Kingdom Hall property, there is industrial property on both sides of 28 $\frac{1}{2}$ road to Highway 6-24. So changing the Kingdom Hall property to industrial should have little effect on the neighborhood.

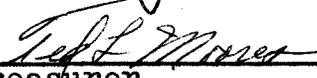
The property is accessible from either 28 $\frac{1}{2}$ Road or Gunnison Ave., with primary access being from 28 $\frac{1}{2}$ Road. It is unlikely that an industry would generate any more traffic than what results at present from approximately fifty families arriving and departing the premises several times a week.

We are not aware of any circumstances resulting from rezoning the property to I-1 that would adversely affect the area.

Respectfully yours,



President


Secretary


Treasurer

Bookcliff Heights Congregation
of Jehovah's Witnesses
476 - 28 $\frac{1}{2}$ Road
Grand Junction, Colo. 81501

March 10, 1981

City-County Planning Department
Mesa County Court House
Grand Junction, Colo. 81501

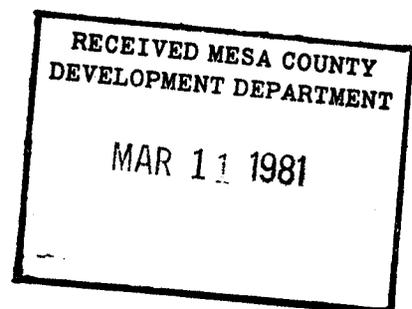
Dear Sirs:

In response to your request we are furnishing a statement as to whether we intend to appeal the ruling on our petition to have the Kingdom Hall of Jehovah's Witnesses, located at 476 28 $\frac{1}{2}$ Road, rezoned to light industrial.

We do not intend to pursue the matter any further at this time.

Respectfully yours,

Peter C. Zolman
Peter C. Zolman
Secretary



Charles W. & Maria E Brumbaugh
1725 N. 21st St.
Grand Jct, CO 81501
11-81

Wallace & Muriel Corn
3001 N. 12th
Grand Jct, CO 81501
11-81

Vera May McCoy
Box 19
Tollgate
Sisters, Oregon 97759
11-81

F.M. & W.H. Williams
2851 Hill Ave.
Grand Jct, CO 81501
11-81

Goodwill Industries
475 28 $\frac{1}{2}$ Rd.
Grand Jct, CO 81501
11-81

Loriene Jarrell
203 Little Park Rd.
Grand Jct, CO 81503
11-81

Robert S. Ekmark
477 $\frac{1}{2}$ 28 $\frac{1}{2}$ Rd.
Grand Jct, CO 81501
11-81

Patricia & Ernest Trujillo
477 28 $\frac{1}{2}$ Rd.
Grand Jct, CO 81501
11-81

W.G. Jacquelyn DeVincentis
475 $\frac{1}{2}$ 28 $\frac{1}{2}$ Rd.
Grand Jct, CO 81501
11-81

A.R.
3-3-81

Jehovah's Witnesses of
Grand Junction
Book Cliff Heights Congregation
476 - 28 $\frac{1}{2}$ Road
Grand Junction, Co.
11-81

Ted Mooney
638 Oxbow Rd.
Grand Junction, Co.
11-81

REVIEW SHEET SUMMARY

FILE# 11-81

ITEM Rezone R1C to I-1

DATE SENT TO REVIEW DEPT. _____

Final

DATE DUE 2/13/81

PETITIONER Ted Moores - 638 Oxbow Rd., G.J.

LOCATION 476 - 28 1/2 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/6/81	City Fire	This office would not have any objection to this rezone.
2/11/81	Ute Water	No objections.
2/11/81	G.J. Drain	O.K.
2/13/81	City Util. (Patterson)	None
2/13/81	City Engineer (Ron Rish)	No comments on the rezoning.
2/17/81	Trans. Eng. (Bragdon)	No Comments.
2/17/81	Staff Comments:	Applicant should be aware that a church will be a non-conforming use if this is rezoned to I-1.
2/24/81		FRANK/PRICE PASSED 6-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL DENIAL OF #11-81, REZONE R1C TO I-1, BETWEEN HILL AVENUE AND GUNNISON AVENUE, BECAUSE REZONING A PARCEL OF LAND FOR THE SOLE REASON OF RESALE AND TO HELP THE LANDOWNER SELL THIS LAND IS NOT A VALID REASON TO REZONE PROPERTY.

Acres 156
Units _____
Density _____

CITY ACTION SHEET

File # 11-81
Zone RIC

Activity Remove RIC to I-1
Phase Final
Date Submitted 2/2/81
Date Mailed Out 2/3/81
Date Posted _____
Legal Ad Date _____
Date Neighbors Notified--
Planning Commission 2-20-81

Date Neighbors Notified--
City Council _____
Date CIC Legal Ad _____
Hearing Date--
Planning Commission 2/24/81
Hearing Date--
City Council _____
10 Review Period-Return By 2/13/81

Review Agencies

Send

- COUNTY ROAD DEPARTMENT
- MOUNTAIN BELL
- PUBLIC SERVICE COMPANY
- FIRE
- IRRIGATION _____
- DRAINAGE G.J.
- SEWER _____
- WATER (UTE) CLIFTON)
- FLOODPLAIN _____
- CITY ENGINEER

- CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- ENERGY OFFICE
- TECH REVIEW
- WATER AND POWER RESOURCES
- Comp.

Common Location East of 28.5 Road, between Hill Avenue and
Thurston Avenue

Board	Date	Comments
<u>G.J.P.C.</u>	<u>2/24/81</u>	<u>Rec. Denial for: Spec. Remove only</u>

Staff Comments

On 3/4/81 I spoke to Larry see letter on 3/11/81
Joss & he said that they (see letter)
wish to be pull from the
agenda-a letter to park commission

Original Documents

- Improvement Agreement
- Improvement Guarantee
- Covenants
- Development Schedule

