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File 1981-0012 Project Name: Northeast Christian Church Building and Day Care Center-Conditional Use
Date 10/16/01

Present	Scanned	
		A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided. **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**
X		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
X	X	***Mailing list to adjacent property owners**
		Public notice cards
		Record of certified mail
X		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**
X	X	***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	Action Sheet	X	X	Geotechnical Investigation
X	X	Review Sheet Summary	X		Building Location Plan- Revised 2/23/81
X		Review Sheets	X		Aerial Photo
X	X	Elevation Map			
X	X	Letter from Robert McClung re: requesting to change its original plot plan- 4//19/82			
X	X	Planning Commission Minutes - ** - 2/24/81, 3/31/81			
X		Development Application			
X		Public Notice Posting			
X	X	Letter from Clifford Purvis to Planning re: foundation walls – 2/16/81			
X		Development Schedule			
X	X	Impact Statement			
X	X	Building Heights Variation			
X	X	Vicinity Map			
X	X	Deed			

NORTHEAST CHRISTIAN CHURCH

1333 NORTH 23rd · GRAND JUNCTION, COLORADO 81501

"Because we care -- we share"

Impact Statement

The Building will be used as a general meeting for church activities.

A Pre School Children's Day Care Center will be operated in accordance with the state of Colorado and Grand Junction regulations. 30 children will be the maximum.

We have tried to project a general weekly use of the building and the auto traffic in the parking lot for one week. This will vary as some weeks have less activity than other weeks. We have tried to hit a high medium in or projection.

There are two entrances and exits to the church parking lot. To the South off of Cindy Ann and Walnut Streets, one and the other is off of 28 Road at Bookcliff. Flow of the traffic pattern is presented on plot plan.

Projected us of the parking lot:

DAY	ACTIVITY	# OF AUTOS	TOTAL AUTOS
Sunday	8:00 A.M. Service	60-80	
	10:00 A.M. Service	75-100	150-220
	5:30 P.M. Service	20-40	
Mondays	Office Activities	30	
	Day Care Center	60	120
	Multi-Purpose Bld.	30	
Tuesdays	Office Activities	20	
	Day Care Center	60	110
	Multi-Purpose Bld.	30	
Wednesday	Office Activities	20	
	TOPS	30	
	Day Care Center	60	170
	Bible Study	30	
	Choir	10	
	Bible Boys	20	
Thursdays	Office Activities	20	
	Day Care Center	60	
	Meetings	20	130
	Trailblazers	30	

LELAND A. GRIFFIN, ROBERT F. McCLUNG
MINISTERS – (303) 243-6672

Fridays	Office Activities	20	
	Day Care Center	60	110
	Multi-Purpose Bld.	30	
Saturdays	Many irregular meetings, Breakfasts, Weddings, etc.		40
	Additional New Activities for week.	50	
			950 autos a week

(Spread throughout day and evening.)

We will be building a 6 foot privacy, (chain link with inserts), along the East side of the property from Walnut Street to the canal. The fence will continure along the upper bank, (allowing enough for the road for canal equipment), to the West side of our property then South to the parking lot entrance. The six foot fence will also screen the one residential home on the South- there is already a six foot board fence on this property. A four foot chain link fence will then separate the church parsonage from the parking lot. Shrubs and grass will be planted along these fences and on the canal bank and in the two parking lot islands. Few tall trees can be planted in front of the building because they would shade our solar collecting panels. Low decorative trees will be used. We have the list from the Park Board Office and have been drawn into the plot plan. (There are presently willow and cottonwood trees on the property that will not be disturbed.

The irrigation ditch along the East side of the property will be maintained. Part will be piped and part will be cemented. We will pump water from the ditch into a sprinkler system for most of the church green areas. Also water will be piped to the church parsonage.

The Day Care Center playground and church recreation area directly behind the building will be fenced with a four foot fence on West and South, (6 foot perimeter fence already mentioned will inclose the other sides.) This will be grassed, and there are some trees already there. Most of the children in the Day Care Center will not spend any length of time in the playground as they will be very young.

The area on the North side of the canal will remain undeveloped for the time being.

The multi-purpose building will be made available to Intermountain Bible College for the basketball team. They are ½ miles West of our property off of Patterson Avenue, actually just down the canal. The church volleyball and basketball teams will be using the facility also. They will all be using the West entrances to the parking lot and building.

Please look over the church building plot plan, elevation map and building roof line to get the picture of our proposed plans.

NORTHEAST CHRISTIAN CHURCH

1333 NORTH 23rd · GRAND JUNCTION, COLORADO 81501

"Because we care - - we share"

Section 6 f. Building Heights Variation

(1) The Northeast Christian Church and Day Care Center wishes to request a Building Height Variation.

The building roof peak running east and west containing the Solar Heating collectors will be 36 feet above the ground level at the front of the building. (29 feet at the back of the building.) A 80 X 12 foot entry to the building will peak at 40 feet with a steeple of some kind above that.

The building is at the back of the lot against the Grand Valley Irrigation Canal, its' bank is 20 feet above our ground level at the front of the building. Directly behind the canal are barren cliffs going from 80 to 100 feet above our ground level. (The only low land across the canal the Northeast Christian Church itself owns.)

(a) The effect of the increased height on adjacent property. The closest property owner's home is about 40 feet to the east of our proposed structure. Our building would block about half of a West by Northwest wind. We would block the sunlight only during late summer afternoons on the backside of this neighbors house. The sun is lower in the sky in the winter, (further to the South), so our building would not affect him in the winter.

To the West the nearest house is about 140 feet to the West and 30 feet to the South and there should be no affect of light, air or ventilation.

To the North, the church owns the only low land available. All the rest are cliffs going 80 or more feet above our building land.

Note: The church owns the 103 X 160 foot corner of this property that is being developed and presently one of the ministers is living in this home.

(b) Off street Parking. Plot plan design shows 120 parking places, most of which are to the front of the building. Parking area is on a 4½% slope. It will be blacktopped. In the future, if more parking is needed, the 160 X 103 foot parsonage area can be cleared for parking of another fifty or so autos.

(c) Location and design of the structure with reference to fire, health and safety factors.

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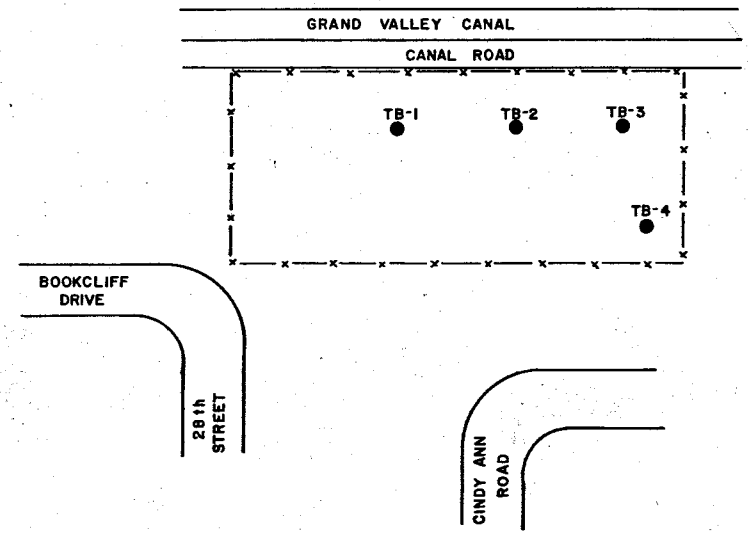
MINISTERS – (303) 243-6672

The Building is accessible from 28 Road and Cindy Ann, with the main East-West Street, Orchard Avenue, two blocks south. There are two fire exits from the front of the church auditorium, as well as, the fron door. The Day Care Center has two exits. The multi-purpose area has two exits, plus a hallway to a third. The backside of the building will be 6-8 feet under ground, and stairways are provided for these exits. The additional height to 45 feet will be for a relatively small area at the front entrance. There may be a third floor meeting room, about 30 X 12 feet, built in the future when additional funds are available, but again there will be exits at each end. A six foot chain link fence will be built on the upper side of the canal ditch bank to keep children from going to the canal. The Day Care playground at the Northeast back of the building will be fenced and grassed. Note improved health in next section under (d).

(d) Economic impact of the community.

It should tend to raise the economic value. The acerage has been used for a horse lot, often the grasshoppers spanned in this area have given the neighbor's gardens problems. There are two buildings, somewhat delapidated, that will be removed, cleaning up an eye sore of sorts. Barbed wire fence will be removed. The seep ditch that will be tiled to drain off the water underground, will remove an area of stagnet marshy water, cutting down misquitos, etc. The canal ditch bank will be cleaned up and sodded, and landscaped where it has been just a tangled mess.

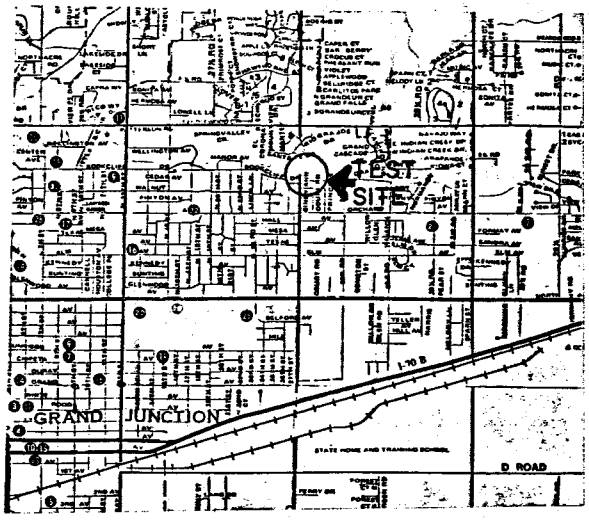
(2) Air traffic pattern will not be affected as the shale hills directly behind the building will be at least 50 feet higher than even our steeple.



LOCATION MAP

SCALE: 1" = 100'

NOTE: ALL TEST BORE LOCATIONS ARE APPROXIMATE.



VICINITY MAP

SCALE: 1" = 4000'

FIGURE 1

ARMSTRONG ENGINEERS and ASSOCIATES, INC.
ENGINEERING • SURVEYING • SOILS AND CONCRETE TESTING
861 ROOD AVENUE – GRAND JUNCTION, COLORADO 81501 – (303) 245-3861

SCALE	As Shown
DATE	2/ /81
DRAWN BY	PAP
CHECKED BY	
DATE OF SURVEY	2/5/81

GEOTECHNICAL INVESTIGATION
CINDY ANN ROAD CHURCH

SHEET 1 of 2

JOB NUMBER 813214

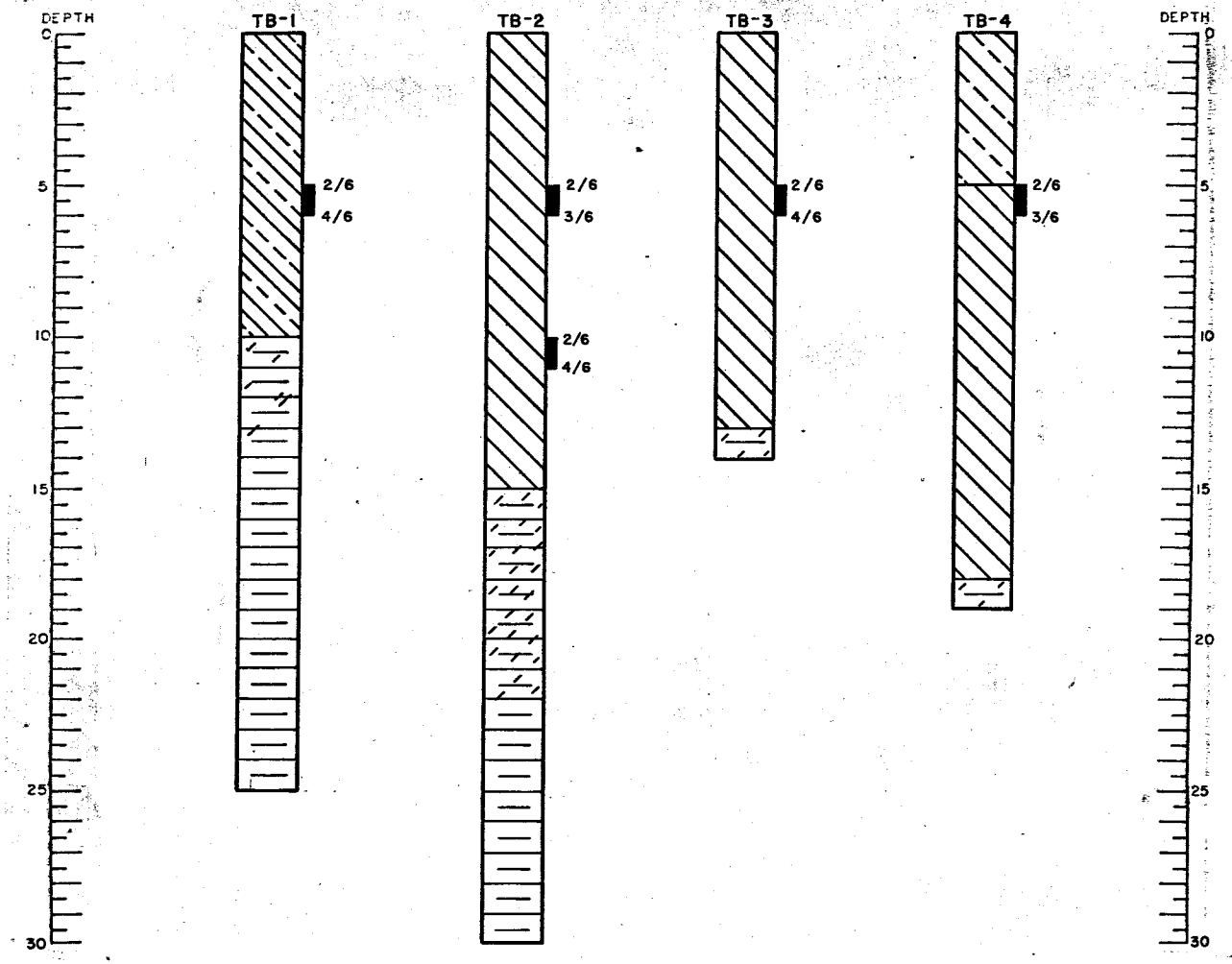
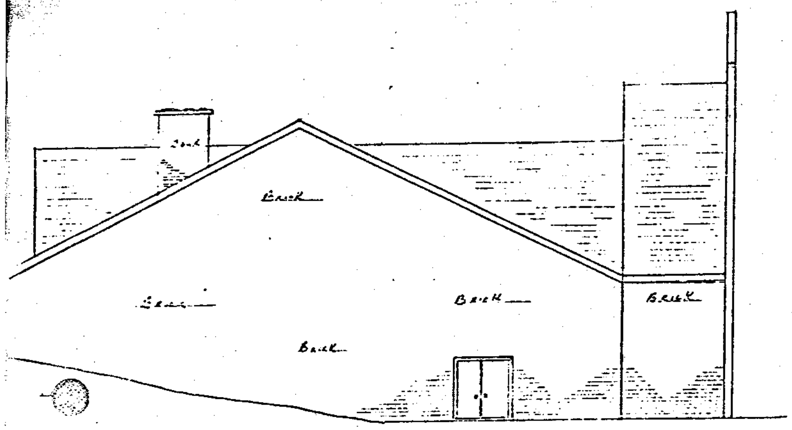


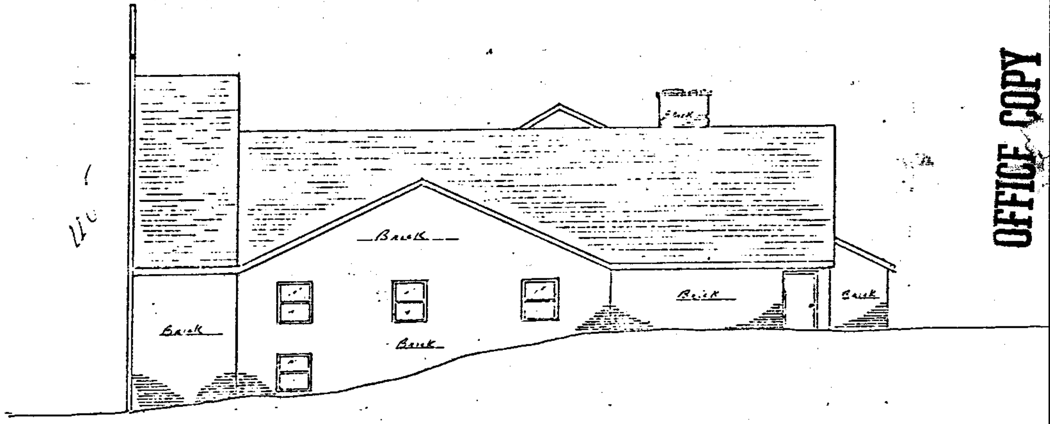
FIGURE 2

ARMSTRONG ENGINEERS and ASSOCIATES, INC.
ENGINEERING • SURVEYING • SOILS AND CONCRETE TESTING
861 ROOD AVENUE – GRAND JUNCTION, COLORADO 81501 – (303) 245-3861

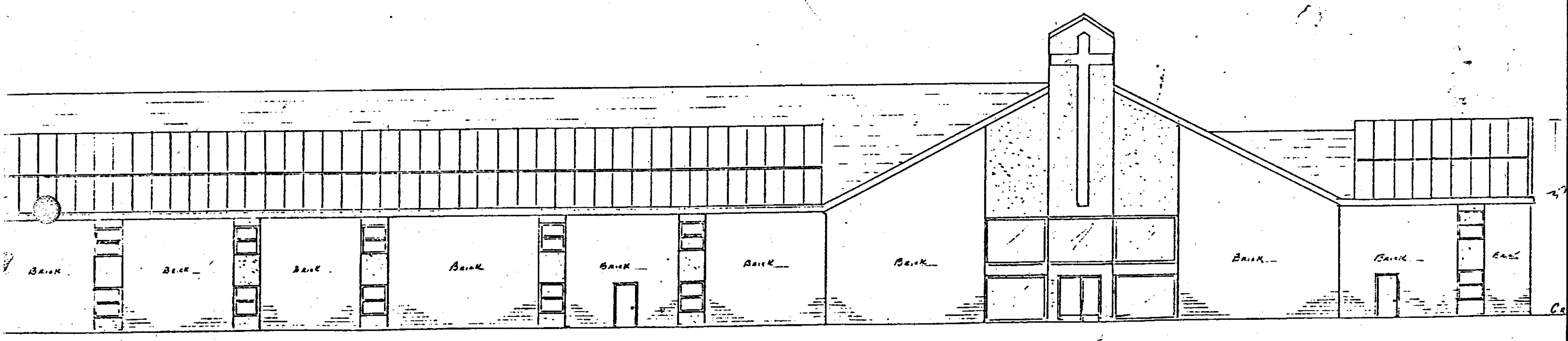
SCALE: As Shown	GEOTECHNICAL INVESTIGATION
DATE: 2/ /81	CINDY ANN ROAD CHURCH
DRAWN BY: PAP	
CHECKED BY:	SHEET 2 of 2
DATE CHKD: 2/5/81	JOB NUMBER 813214



Left (West) Elevation 1/8" = 1'



Right (East) Elevation 1/8" = 1'



Northeast Christian C
1/8" = 1'

NORTHEAST CHRISTIAN CHURCH
1333 NORTH 23rd · GRAND JUNCTION, COLORADO 81501
"Because we care -- we share"

DEVELOPMENT SCHEDULE

NORTHEAST CHRISTIAN CHURCH AND DAY CARE CENTER
580 28 Road
Grand Junction, Colorado 81501

Ground breaking: Mid March

Contractor wishes to begin about May 1, 1981.

We will be doing some on site preparation with volunteer church labor during February, March and April.

The contractor has said he expects this to be a seven or eight month project. We hope to be in around Thanksgiving time, but it probably will be January 1, 1982.

Douglas C. Sawtelle
2886 Walnut
Grand Jct., Co. 81501
12-81

Joyce C. Cleveringa
571 Court Road
Grand Jct., Co. 81501
12-81

John E. Phillips
573 Court Road
Grand Jct., Co. 81501
12-81

Albert M. Hall
575 Court Road
Grand Jct., Co. 81501
12-81

Randy M. Binkley
2808 Bookcliff
Grand Jct., Co. 81501
12-81

Michael G. Anderson
567 Cindy Ann Road
Grand Jct., Co. 81501
12-81

Christian Olesen
566 Cindy Ann
Grand Jct., Co. 81501
12-81

James F. Ramsey
124 Mantey Hights Drive
Grand Jct., Co. 81501
12-81

Gary G. Ulibarri
2630 Bookcliff
Grand Jct., Co. 81501
12-81

Rick Watts
2615 Bookcliff Ave.
Grand Jct., Co. 81501
12-81

Egil A. Aaeng
565 28 Road
Grand Jct., Co. 81501
12-81

GEM Builders
P.O. Box 2185
Grand Jct., Co. 81502
12-81

Edith Kemper
1182 Jackson Avenue
Pueblo, Co. 81004
12-81

Robert McClung
572 - 28 Road
grand Junction, Co.
12-81

Daniel Jordan
3026 Cline Ct.
Grand Junction, Co.
12-81

GEOTECHNICAL INVESTIGATION
NORTHEAST CHRISTIAN CHURCH

1333 NORTH 23 STREET
GRAND JUNCTION, COLORADO

Prepared for: Mr. Clifford Purvis
Agent for
Northeast Christian Church

Job # 813214

February, 1981

TABLE OF CONTENTS

INTRODUCTION

This study was conducted to establish the suitability of the proposed site for the construction of a masonry church and to determine the best types and depth of foundation structures and design criteria thereof. The test borings were drilled within the building platform of the proposed structure as pointed out by Mr. Purvis. Data from our field and laboratory work are summarized on Figures #1 through #6 and Table #1 attached.

PROPOSED CONSTRUCTION

We understand that the proposed structure will be a combination of a single and dual story masonry church, the specific details of which were not yet available at the time of this investigation.

For the purpose of our analysis, we assumed maximum column loads on the order of 40 KIPS and wall loads of 5,000 lbs per linear foot.

If final designs vary from these assumptions, Armstrong Engineers and Associates, Inc. should be advised to permit re-evaluation of our recommendations and conclusions.

SITE CONDITIONS

The site is located to the north of E½ Road and Bookcliff Drive and between 28th and Cindy Ann Streets in Grand Junction, Colorado as shown on Figure 1. The area of the site is located directly south of the deeply eroded Mancos Shale Cliffs. The

Grand Valley Canal runs in an east-west direction on the north edge of the property. Deep deposits of brown moist clay overlays weathered and firm shale respectively. Although no pronounced water table was encountered, the soil was found to be very moist and the clay in an almost plastic state. Vegetation located on the site also indicated the ready availability of water and a wet soil condition and included cottonwoods, various milkweeds and cattails in a low ditch. It is conjectured that the soil is kept permanently moist and/or wet by seepage from the Grand Valley Canal crossing the site to the north and at a higher elevation. The site slopes moderately toward the south at a 2 to 5% grade.

SUBSOILS

Our test borings showed the subsoils to be silty clays and clays overlaying weathered and firm Mancos shale. The depth to weathered Mancos shale varied from 10 to 18 feet and to firm shale from 22 to 25 feet. Laboratory consolidation tests were performed on three (3) of the soil samples obtained during the field work. Presumably because of the preswelled conditions of the samples only slight swelling and or consolidation occurred when additional water was added. See figures 4 through 6. Unconfined compression test conducted on an additional soil sample produced a yield strength of 1652 lbs/sq.ft. Using the unified soil classification system the proponderance of the soils tested classified as low compressible clays.

Free standing ground water was not observed in any of the test holes drilled during the short stay on the site, but all soils encountered were moist to wet in consistancy.

FOUNDATIONS

We have considered several types of foundations for the proposed masonry structure, including spread footings, structural mats, drilled piers, and driven piling. Founding the

structure upon spread footings supported by the moist, soft and yielding clay substructure involves an unacceptable high risk. Founding the structure on drilled piers would reduce this risk, but not eliminate it entirely. We believe considering safety, economy, and the ever present risk of movement involved in any type of foundation founding the structure on driven end bearing piles would reduce the risk of foundation movement. The foundation criteria included herein is for driven end bearing piles only. However, should you decide upon a higher risk alternative, such as drilled piers, we would be glad to discuss the criteria for them with you. The piles and the voided stem walls, acting as grade beams, must be tied together by continuous reinforcement to assure continuity of load distribution and to prevent individual punching shears. Due to prevailing frost conditions, all stem walls must be placed at a minimum depth of three (3) feet below the natural or finished grade of the supporting soil. It is further recommended that the foundation around the total structure be balanced as closely as possible in order that the supporting piles is uniformly loaded to within 1 KIP at all points. We recommend that all piles be designed using the currently accepted wave equation. Due to the critical nature of assuring adequate pile support, it is necessary that the driving of each pile be closely supervised and that the structural integrity and set be certified by a registered professional engineer. Using the test borings as a guide, an average pile length of 20 to 25 feet may be projected.

FLOOR SLABS

We believe the most practical type of floor would be a floating slab-on-grade. For slab-on-grade construction, we suggest the following:

1. Place a minimum of 6" of compacted structural fill beneath the slab compacted to a minimum of 90% maximum dry density (ASTM D-698).

2. Provide moderate slab reinforcement and carry the reinforcement through the interior slab joints, but not to foundation walls or load bearing walls.

3. Omit under slab plumbing. Where such plumbing is unavoidable, pressure test it during construction to minimize the possibility of leaks that result in foundation wetting. Utility trenches should be compacted to a minimum of 95% maximum dry density as determined by ASTM D-698.

PAVED AREAS

Based on the results of our field and laboratory studies, we believe a minimum of 6 inches of the on-site clays and silty clays should be scarified, wetted and mixed, and then compacted to a minimum of 95% of maximum dry density as determined by ASTM D-698. The basecourse placed over the prepared subbase should be a minimum of 6 inches and compacted to 100% of maximum dry density as determined by ASTM D-698. A minimum of 2 inches of asphaltic concrete should overlie the basecourse.

WETTING OF FOUNDATION SOILS

Wetting of foundation soils always causes some degree of volume change in the soils and should be prevented during and after construction. Methods of doing this include compaction of "impervious" backfill around the structure, provision of an adequate grade for rapid runoff of surface water away from the structure, and discharge of roof downspouts and other water collection systems well beyond the limits of the backfill.

GENERAL INFORMATION

Our exploratory borings were spaced as closely as feasible in order to obtain a comprehensive picture of the subsoil conditions; however, erratic soil conditions may occur between test borings. If such conditions are found in exposed excavations, it is advisable that we be notified to inspect the foundation excavation. The field work was conducted by Rita Repca.

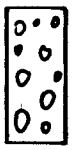
ARMSTRONG ENGINEERS AND ASSOCIATES, INC.

Raymond Hansen, PE
Chief Geotechnical Engineer

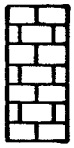
Approved by:

Edward A. Armstrong, PE-LS
President

Topsoil



Cobbles



Limestone

Asphalt w/ Base Course

Boulders

Very hard igneous or Metamorphic rock, i.e.; Granite, Schist, Gneiss, Quartz, etc.

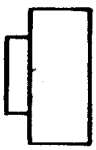
Fill (Non-specific)

Weathered Zone

Concrete

Clay

Siltstone



Undisturbed Shelby Tube Sample

Silt

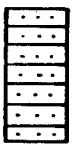
Claystone

2 inch diameter Drive Sample (The Symbol 4/12 indicates that 4 blows of a 140 lb. hammer falling 30 inches were required to drive Sampler 12 inches.

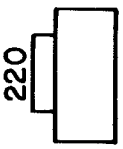
Sand

Shale (Interbedded Sandstones, Siltstones and Claystones).

Gravel



Sandstone



Indicates that a permeability of 220 feet/year was determined for the interval shown.

COMBINED SYMBOLS INDICATE THAT THE SOIL IS COMPOSED OF MORE THAN ONE SOIL TYPE.

EXAMPLES:

Silty Sandy Gravel (Note the greater concentration of the gravel symbol)

Silty Clay (Note the greater concentration of the clay symbol)

Clayey Sand (Note the greater concentration of the sand symbol)

Practical Rig Refusal

Water Table and number of Days after Drilling

Hole caved in at depth indicated

FIGURE 3

Soils Legend & Notes

ARMSTRONG ENGINEERS
ENGINEERING-SURVEYING
CONCRETE & SOILS TESTING

#813214
TB-1 at 5'

ARMSTRONG ENGINEERS & ASSOCIATES

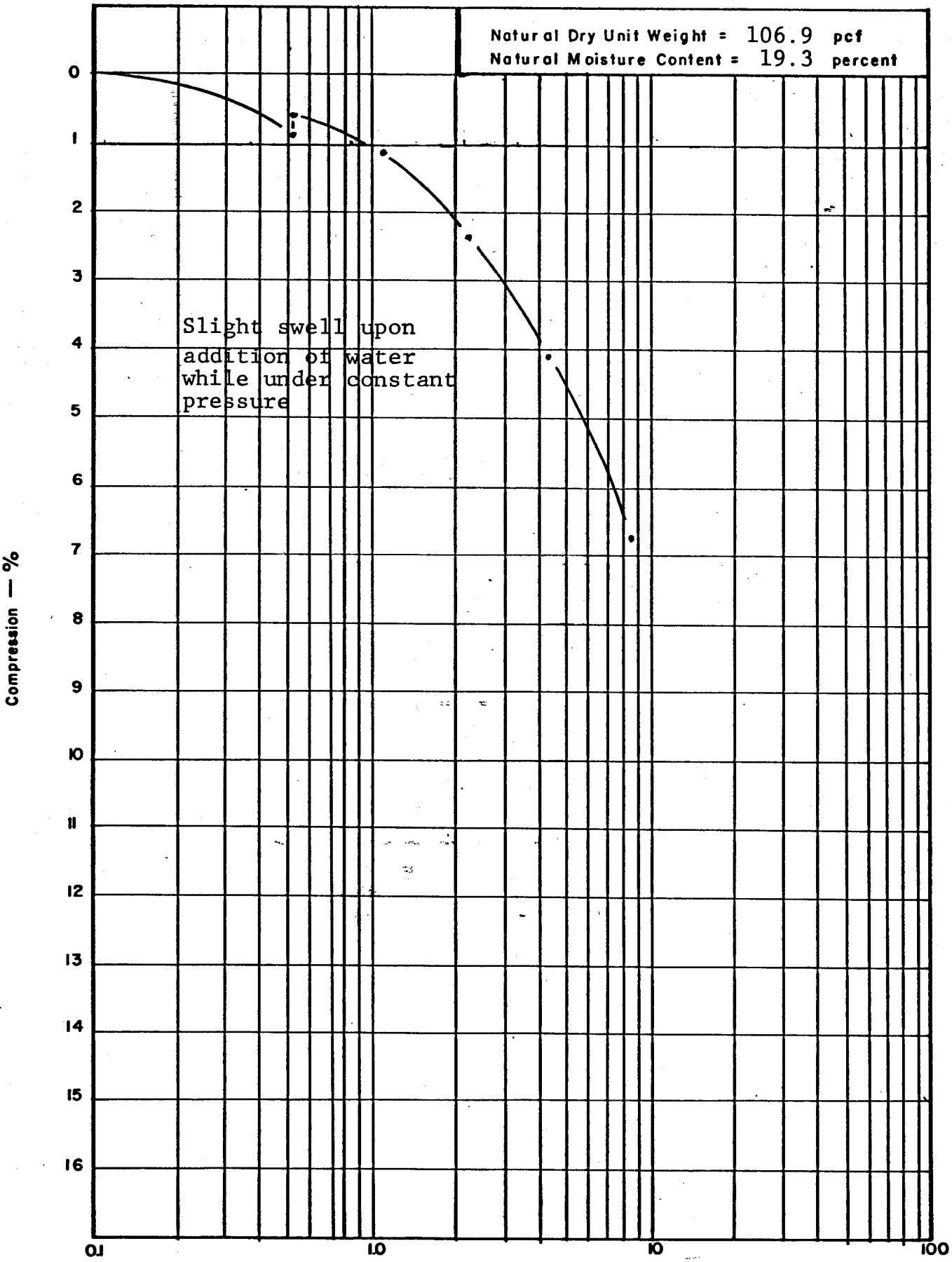


Figure 4

Swell-Consolidation Test Results

#813214
TB-2 at10½'

ARMSTRONG ENGINEERS & ASSOCIATES

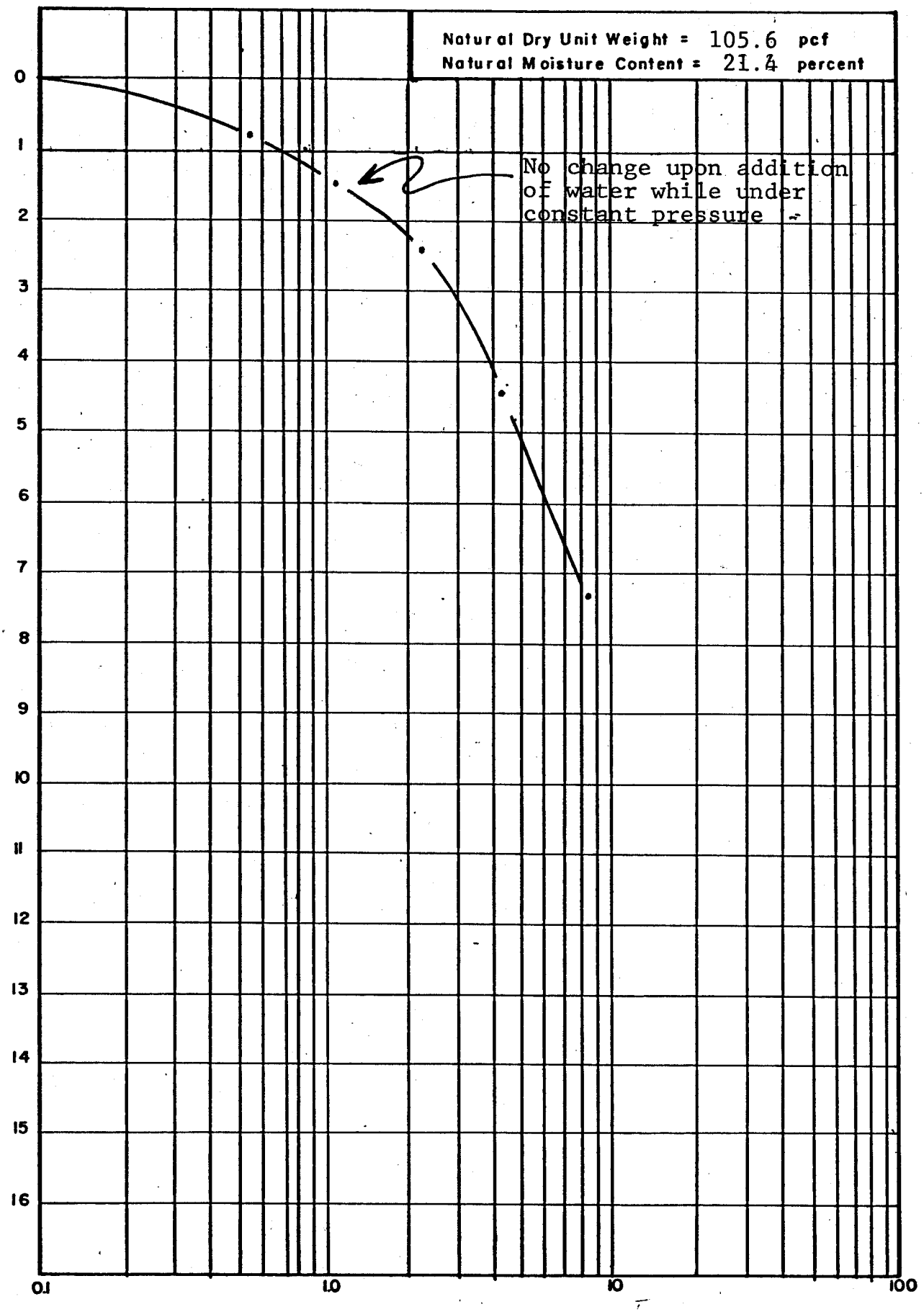


Figure 5

Swell-Consolidation Test Results

#813214
TB-4 at 5½'

ARMSTRONG ENGINEERS & ASSOCIATES

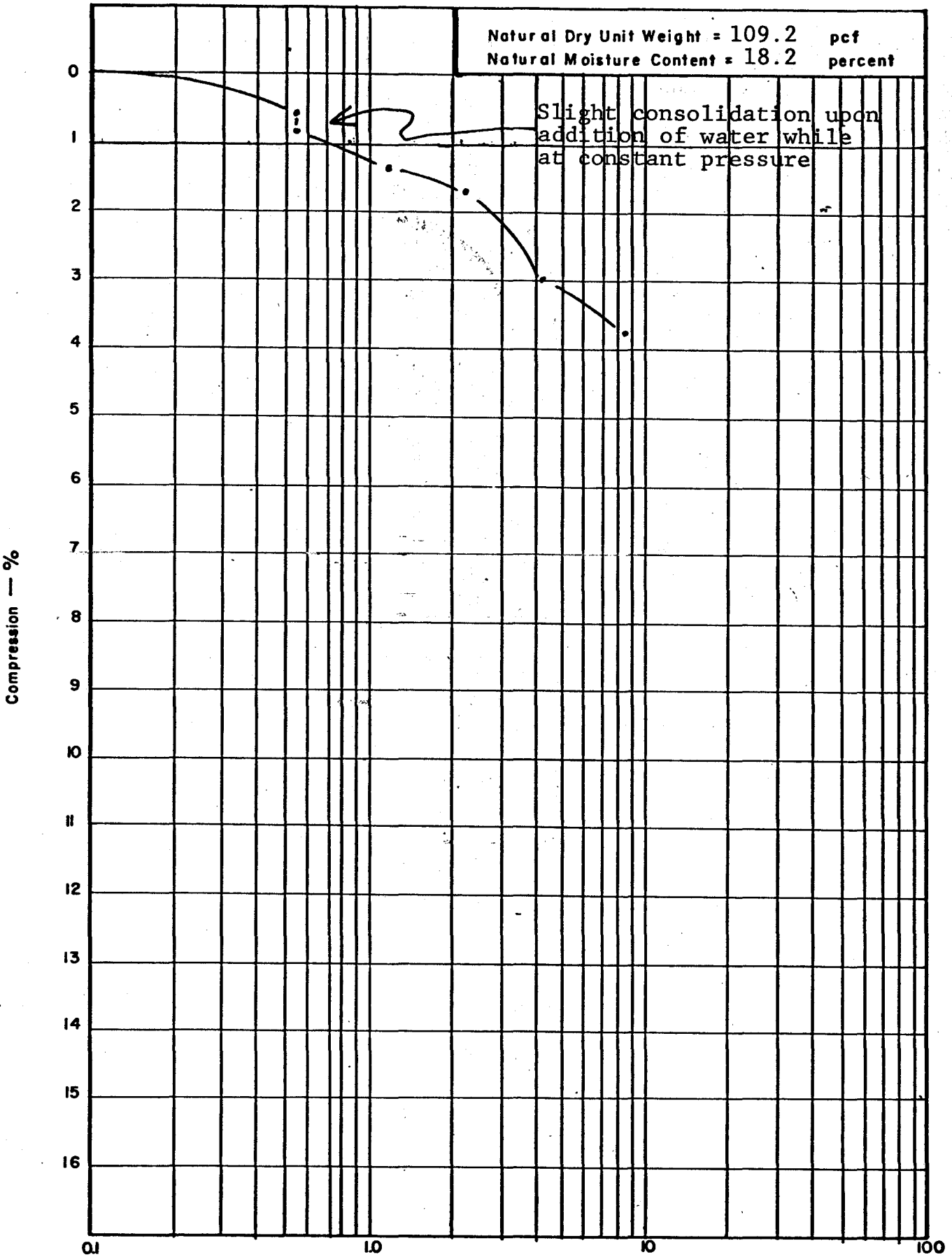


Figure 6

Swell-Consolidation Test Results

JOB NO. 813214

ARMSTRONG ENGINEERS AND ASSOCIATES

TABLE 1

SUMMARY OF LABORATORY TEST RESULTS

HOLE	DEPTH (FEET)	NATURAL MOISTURE (%)	NATURAL DRY DENSITY (PCF)	ATTERBERG LIMITS		UNCONFINED COMPRESSIVE STRENGTH (PSF)	DIRECT SHEAR TESTS QUICK, UNDRAINED		% PASS. #200 SIEVE	SOIL TYPE	STD. PENT. TEST
				LIQUID LIMIT (%)	PLASTICITY INDEX (%)		Ø	COHESION C			
TB-1	5	19.3	106.9			1652				CL	
TB-2	5½			32	14				94.8	CL	
TB-2	10½	21.4	105.6	49	26				70.4	CL	
TB-3	5½	17.5	108.4							CL	
TB-4	5			27	6				72.2	CL-ML	
TB-4	5½	18.2	109.2							CL	

REVIEW SHEET SUMMARY

FILE# 12-81

ITEM Cond. Use — DATE SENT TO REVIEW DEPT. _____

Final — DATE DUE 2/13/81

PETITIONER Robert McClung - 572 - 28 Rd., G.J.

LOCATION 28 Rd. and So. of Grand Valley Canal

DATE REC.	AGENCY	COMMENTS
2/6/81	City Fire	Complete set of Building Plans must be submitted to the Fire Department show building size, type of construction. If Day Care Center is to be Lic. by State of Colorado. Must meet the Life Safety Code 101. Water flow survey and hydrant placement agreement most be computed before building Permit.
2/9/81	Parks/Rec.	A mixed hedge of the Dwarf Winged Euonymus (very good choice) and Tamarix Juniper or Broadmoor Juniper or other medium height spreader would offer a nice contrast. In color and texture as well as something for the winter months.
2/10/81	Pub. Serv. Elect. & Gas	Electric: No objections. PSCO has overhead electric line that crosses future recreation area. DM 2/5/81 Gas: No objections. 2/5/81
2/11/81	Mt. Bell	We have no objections.
2/13/81	City Util. (Patterson)	Utilities are not shown. Where will water and sewer services be connected?
2/17/81	G.J. Irrg.	In the past, this area has been troubled with a high water problem. Between lining the lower bank of the Canal and a drain ditch below the canal, some of the problems have been alleviated. As the plans for construction call for a 6 foot or 8 foot cut near the Canal, the chance of an uncontrollable amount of water opening up is very great. It seems to me that if a reversal in the location of the building and parking area could take place it would relieve some of the hazard of a water problem. In the past, the Grand Valley Irrigatic Company has spent a great deal of money on lining in this area and checking ground water and have found that lining isn't the complete answer as water comes from the aquifer farther north and surfaces below the Canal. The Grand Valley Irrigation Company can not promise there will not be a problem with the wate table in this area.

Continued on Page 2

2/17/81	City Eng. (Ron Rish)	The driveway entrance details shown are not acceptable. Standard concrete aprons in accordance with ST-1 are required. The intersection of 28 Rd. and Bookcliff Ave. should be modified as I have shown on the attached sketch to provide for continuous public sidewalk and a continuous gutter line to accomodate street sweeping and to make it clear to motorists that this is a private driveway and not part of the public street system. All modifications and construction in the street right-of-way will require a "curb cut" permit and review of the plan details by the City Engineer.
2/17/81	Trans. Eng. (Bragdon)	Main Entrance design could give the impression that 28 Rd. continues across Bookcliff Ave. This entrance is also outside of the property line.
2/17/81	Staff Comments:	1) Lighting in parking lot and in other areas should be sensitive to the surrounding residentail uses; that is down directed lighti or similar. 2) Recommend Honey Locust or other trees be planted in parking lot medians and at the entrance on Bookcliff. Will playground/rec. area be open to neighborhood? 3) As the proposed sign will be large for a residential area, what will it be made of? Will it be lighted? Recommend that it not be lighted. 4) Will Handicapped entrance be at ramp in rear? If so, handicapped parking should be adjacent rather than in front.
2/24/81		SIMONETTI/RINKER PASSED 5-1 (PICKENS AGAINST) A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCI OF THE CONDITIONAL USE, CHURCH BUILDING AND DAY CARE CENTER, SUBJECT TO STAFF COMMENTS AND THE REALIGNMENT OF CINDY ANN ROAD; THAT THE PETITIONE BE REQUIRED TO PLACE A WOODEN FENCE ALONG THE ADJACENT RESIDENTIAL PROPERTIES, TO THE CANAL.
3/31/81		SIMONETTI/RIDER PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE HEIGHT VARIANCE TO 36 FEET FOR THE CHURCH BUILDING AND DAY CARE CENTER.

NORTHEAST CHRISTIAN CHURCH

1333 NORTH 23rd · GRAND JUNCTION, COLORADO 81501

"Because we care -- we share"

FEBRUARY 21, 1981

REVIEW SUMMARY RESPONSE

CITY FIRE
A complete set of Building plans will be made available before we get our building permit. Because of a time limitation we were working toward the special use zoning and that we met those requirements. We understand that we are in the Fruitvale Water District and will contact them about the fire hydrant and get back to Fire Dept.

PARKS/REC
We will be adding the recommended bushes to our hedges. We have also added a hedge along the east side of our property that was not shown in the original plot plan.

CITY UTIL.
We will be contacting them for their recommendations. We are in the Fruitvale Water District we have been told.

G. J. IRR. See attached report.

~~COL. ST. HIGHWAYS~~ (This does not apply to our application.)

CITY ENG.
A new plot plan has been prepared incorporating the recommendations of Mr. Rish. We realize that curb cut permits are required and will take such steps as required.

TRANS. ENG.
The modifications as requested by Ron Rish of City Engineering should solve much of the problem. We could erect a sign if you feel it is needed. It is true that we are using a part of the 28 Rd. easement for the entrance. Our neighbor on the west is interested in getting this easement vacated. This seems to be a logical step with a 100 foot cliff directly ahead across the canal; and with 28¼ Rd. completed. We will be checking back at a later date about this.

STAFF COMMENTS
1) We will use down directed lighting of somekind.
2) We will have to use low trees in the parking lot because of the solar collectors on our building. Please note trees and placement on new plot plan.
3) ~~We will move the sign onto the parking lot island immediately be-~~ ~~hind the present street light which should illuminate the sign.~~
4) There will be no steps into the front of the building.

LELAND A. GRIFFIN, ROBERT F. McCLUNG
MINISTERS – (303) 243-6672

NORTHEAST CHRISTIAN CHURCH

1333 NORTH 23rd · GRAND JUNCTION, COLORADO 81501

"Because we care - - we share"

Response to Grand Valley Irrigation review.

The Northeast Christian Church building has been placed on our property as shown on the plot plan for several reasons.

1. By placing the building toward the back of the land next to the Grand Valley Canal it will give the building higher visibility with out blocking the view, sunlight or ventilation of the neighboring private homes. The national Monument is to the west and the Bookcliffs and Grand Mesa northeast and east. In the present site the only view blocked is the canal bank itself and the lower part of the barren shale cliffs north of the canal.
2. Reversing the parking lot and the building would place the building next to seven homes where in the present site only one or two homes would be near the building. By placing the building back against the canal bank (actually 20' from it on the west end and 60' on the east end) removes the building from the housing addition to a great degree.
3. Psychologically it is best to have a church parking lot in front of the building instead of behind it. People want to go where they know people are. They are very conscious of the fact that there are already people in the building as seen by the autos in the parking lot.

Concerning the problem of water seepage from the Grand Valley Canal. We are working with the Grand Junction Drainage Company toward installing an eight inch drainage tile near the base of the Grand Valley ditch bank. It will be installed by the drainage company as their experience in the situations has proven the most effective. The tile will be all the way across our property.

A simular drainage tile-covered by gravel was installed in the housing addition adjoining our property to the east. Mr. Albert Hill, who resides at 575 Court Road, next to the canal bank approximately even up with the proposed building site, tells me that he has no water problem in his basement. We understand the consern of the Grand Valley Canal personal and appreciate their warning. Our own building committee has voiced some of the same concerns. We feel that the proposed site can be adequately protected through the afor mentioned drainage tile and the builders waterproffing and tile at the footer line as outlined in his letter attached to this report.

Concerning the depth of the the cut into the land. The deepest cut will be where the building is about sixty feet from the canal. On the west end where the building is 20-25 feet from the base of the canal the cut into the land is only 2-3 feet as the land slopes rapidly down in a westerly direction. Note typo elevationphoto in the packet. (The outline of the building is only general and not accurate. The Plot Plan shows the exact location. However, you might note that where the building is closest to the canal, the canal bank is twice as thick as it is most everywhere else in the area.)

A report from Armstrong Engineering has been provided. We had not informed them of the drainage tile to be installed or that the irrigation water would be piped to a point below the building. However we will be following their recomendations.

LELAND A. GRIFFIN, ROBERT F. McCLUNG
MINISTERS – (303) 243-6672

Acres 4.1 | CITY ACTION SHEET | File # ~~12~~-81

Units ______

Density ______ | Zone R1C

Activity Cond Use-

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 day Review Period-Return By 2.13.81

Review Agencies

Send

___ COUNTY ROAD DEPARTMENT
✓ MOUNTAIN BELL
2 PUBLIC SERVICE COMPANY
✓ FIRE
✓ IRRIGATION G.V.
✓ 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 Rd & So. of the Grand Valley Cannal

Board	Date	Comments
GJPC	2/26/81	Appd - subject to staff & review comments & that the petitioner provide a wooden fence along the eastern boundary which abutts the res. & work out the alignment on the entrance to Cindy Ann.
CIC	3/18/81	Appd on C.A. sub to PC, staff & review comments.
GJPC	3/31/80	appd of a ht. variance.
CIC	4/15/81	Approved on CA subject to staff, review, PC comments

Staff Comments

Prefer wood fence on East
* Need to send out ht. variance for March Mtg.

Original Documents

___ Improvement Agreement
___ Improvement Guarantee
___ Covenants
___ Development Schedule

NORTHEAST CHRISTIAN CHURCH

File CU

1333 NORTH 23rd · GRAND JUNCTION, COLORADO 81501

"Because we care - - we share"

April 19, 1982

ok'd
per GJPC
5/11/82

Mr. Don Warner
City Building
Grand Junction Planning Department
Grand Jct., CO 81501

Dear Mr. Warner:

The Northeast Christian Church, which is building its new building at 2001 Patterson Road, (27½ Road and F Road), would like to request a change from its original plot plan concerning the screening fence on the west side of the church property.

The Planning Department requested that we plan to build a six foot wood screening fence along the 404 foot west boundary of our property. The reason, as I remember it, is that the sheep pasture to the west is potentially a residential area.

The NECC Building Committee has asked me to contact you about a variance from the wood to a chain-link fence.

1. The South 100 feet, (approximately), of this fence line is the playground for our Day Care Center for preschool children. This is the major reason for asking for a chain-link fence. Day Care workers in other centers have told us of problems with board fences. Children playing along the fence, nails, splinters and fingers in the cracks. Then, after a few years there is the problem of replacing boards that come loose and fall out. We would like to eliminate this problem from the very beginning. There are enough things for the Day Care Center people to do without this added concern.

2. We have indicated that we will be planting a hedge along this property line, made up principally of Dwarfed Winged Burning Bush and Broadmoor Juniper. This should serve well as a buffer.

3. There is already an existing 6 foot chain-link fence installed just last fall on this property line owned by Western Slope Gas Company. This is the first 45 or 90 feet depending upon measuring from the road or the property line.

LELAND A. GRIFFIN, ROBERT F. McCLUNG
MINISTERS – (303) 243-6672

4. The church property is on the ridge of the Manly Hieghts area. The west winds are quite strong here. It is not unusual for this wind to blow down solid wood fences. Volunteer workers around churches are exceedingly slow about making repairs and I don't see that our people are any different.

Our building Committee feels that the more feesable and practical type of fence would be the chain-link type. 1)Sincer there is already chain-link fence on part of it; 2) children's safety; 3) the hedga and 4) future maintenance problems.

We would appreciate your consideration on this matter.

Sincerely,

Robert McClung

Robert McClung
Office: 243-6672
Home: 243-0773

RM:cf