

# Table of Contents

File 1981-0046

Project Name: 539 28 1/2 Rd – Church of Christ Addition of Church – Cond. Use

Date 1/3/02

P r e s e n t	S	<p>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.</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>
		<b>*Summary Sheet – Table of Contents</b>
		Application form
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X	X	Review Sheet Summary			
X		Review Sheets			
X		Conditional Use Application			
X	X	Impact Statement			
X		Traffic Circulation Plan			
X		Grading-Drainage Map (Existing)			
X	X	Site Plan			
X	X	Planning Commission Minutes - ** - 4/28/81			
X		Development Application			
X		Public Notice Posting			
X		Deed			
X		Development Schedule			

IMPACT STATEMENT

The proposed addition in question will have no area impact from any standpoint of neighborhood visibility, sewer over-load, traffic imparment, ect.

Exterior appearance will match existing structure.

#46-81 Gene Turley  
535 Willow Rd.  
Grand Junction, Colorado

#46-81 Omer P. Gabelman  
2173 Buffalo dr.  
Grand Junction, Colorado

~~CRIST OF CRIST~~

#46-81 Harold Sommers  
2844 1/2 Texas  
Grand Junction, Colorado

#46-81 Vincent Luze  
2537 W 6250  
Grand Junction, Colorado

#46-81 Gene Turley  
535 Willow Rd.  
Grand Junction, Colorado

#46-81 James Erven  
536 1/2 Normandy Way  
Grand Junction, Colorado

#46-81 O. F. Ragsdale  
545 - Pinyon  
Grand Jct CO 81501

#46-81 Ruth Stewart  
2844 Texas  
Grand Junction, Colorado

#46-81 Elizabeth Miller  
2013 Mesa Ave.  
Grand Junction, Colorado

70'

EXISTING  
STRUCTURE

27'

31'

PROPOSED  
ADDITION

16'

45'

60'

OFFICE COPY

# 46-81

28 1/2 RD

MESA AVE

Trailer

↑  
direction?

REVIEW SHEET SUMMARY

FILE# 46-81

ITEM Addition to Church

DATE SENT TO REVIEW DEPT. \_\_\_\_\_

DATE DUE 4/14/81

PETITIONER O.F. Ragsdale, 545 Pinyon, Grd. Jct., CO 81501

LOCATION 539 - 28½ Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4/13/81	City Engineers	No comments.
4/14/81	City Utilities	None.
4/14/81	Fire Dept.	Not enough information. Need plan of proposed addition. Any addition will have to conform to 1979 Building & Fire Codes.
4/14/81	Transportation Engineer	There is not enough information available on which to comment.
4/15/81	Public Service	Electric: No objections. No prints were received. Petitioner to contact Public Service Co.. As to possible conflict with existing utilities to church. DM 4/7/81. Gas: No objections. See electric note on conflict with existing facilities. CB 4/7/81.
4/17/81	Staff Comments:	Address parking issue. Landscaping, buffering screening (move existing trees, buffer trailer next to addition). Direction parking along North Ave. side.
4/28/81	KAMICAR/QUIMBY PASSED UNANIMOUSLY A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #46-81, CONDITIONAL USE, ADDITION TO A CHURCH, INASMUCH AS STAFF HAD NO NEGATIVE COMMENT, THERE IS NO OPPOSITION, AND IT IS A LIKELY CONTINUATION OF THE CHURCH USE.	

