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File 1981-0076

Project Name: Northeast Christian Church-Final Plan

Date 3/11/02

P	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>			
X		*Summary Sheet – Table of Contents			
X	X	Review Sheet Summary			
X		Application form			
X		Review Sheets			
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	Development Schedule	
X	X	Review Sheet Summary	X	Subdivision Summary Form	
X		Review Sheets	X	X	Statement of Intent
X		Letter from Raymond Hansen to Robert McClung re: geotechnical report submittal – 7/8/81	X	X	Proposal Received from the Intermountain Bible Colege Trustees- 5/14/81 (Historical background material has been omitted)
X	X	Geotechnical Report	X		Receipt and Option Contract
X	X	Letter from Robert Kelly to City Planning re: Agreement between Northeast Christian Church and Intermountain Bible College – 8/24/81	X		Partial Release approval for loan No. 15370
X		Letter from Lloyd McMillan, Northeast Christian Church to City Planning Dept. re: change in landscaping plan-5/13/86	X		Letter from Thomas Lillpop to Mesa County re: water rights transferred to Northeast Christian from Intermountain Bible College- 7/2/81
X	X	Power of Attorney- ** (to be scanned)	X	X	Revised Plan for Northeast Christian Church
X	X	Planning Commission Minutes - ** - 8/25/81	X		Vicinity Map
X		Development Application – 7/6/81			Letter from Robert McClung to Dev. Dept. re: Church will no longer need CUP on 28 Rd Property

Kenneth L. Harris 76-81
519 29 Road
Grand Junction, Colorado
81501

Howard Marion 76-81
601 27½ Road
Grand Junction, Colorado
81501

City of Grand Junction 76-81
250 N. 5th Street
Grand Junction, Colorado
81501

Western Slope Gas Company 76-81
2478 Industrial Blvd.
Grand Junction, Colorado
81501

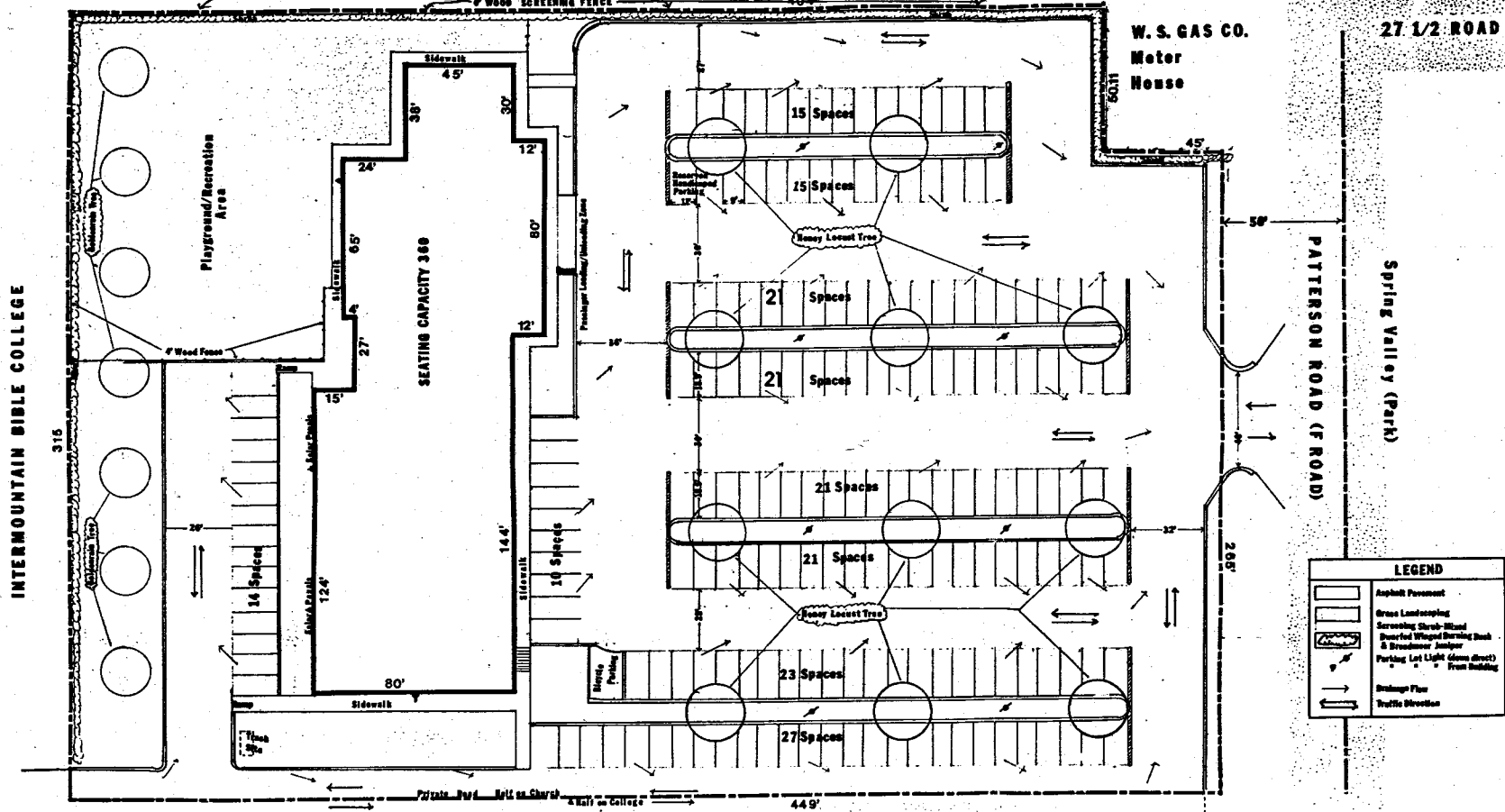
Intermountain Bible College 76-81
2101 Patterson Road
Grand Junction, Colorado
81501

L. A. Brodack 76-81
2741 F Road
Grand Junction, Colorado
81501

Northeast Christian Church
1333 N. 23 Rd
G.J. CO 81501

Robert McClung
572 28 Rd
G.J. CO 81501

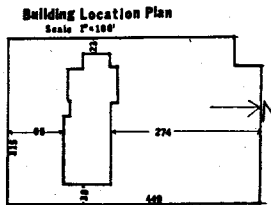
L. A. BRODACK'S ALFALFA FIELD



INTERMOUNTAIN BIBLE COLLEGE

General Information
 Present Zoning PDB
 Acreage 3.2
 Parking Spaces 188
 Dimensions 18.5' x 8'

SCALE 1" = 28'



NORTHEAST CHRISTIAN CHURCH
 Revised Plan

LEGEND

- Asphalt Pavement
- Green Landscaping
- Screening Shrub-Belt
- Double Wheel Barrow Bank & Broadcast Jumper
- Parking Lot Light (shown direct)
- Drainage Flow
- Traffic Direction

Date	
Scale	
Drawn	
Job	
Sheet	
Of	
Drawn	

PROPOSAL RECEIVED FROM THE INTERMOUNTAIN BIBLE COLLEGE
TRUSTEES MAY 14, 1981

(Historical background material has been omitted)

PROPOSAL:

The executive Committee of Intermountain Bible College proposes to deed to Northeast Christian Church 3.5 acres of land located on the northwest corner of the college's current campus. The deed to this property would be conveyed to the church for the purpose of permitting the church to construct a new worship facility. This facility would include a sanctuary with seating for approximately 500 people, a gymnasium, classrooms and general offices.

The deeded property would consist of 315 feet from west to east, measured from the west boundary of the college property and sufficient north/south depth to constitute 3.5 acres.

Realizing that time is important and that Northeast will continue with its present plans to build on present construction site. It is Intermountain Bible College's intention to move with haste.

As compensation to the college for deeding this property to the church N.E.C.C shall offer the college the following:

- a. A cash purchase price of \$17,500.
- b. The "right of first refusal" should the church decide to sell all or part of the 3.5 acres of the land deeded to them by the College.
- c. If the property is sold the church will pay to the college an amount equal to the market value of the land at the time of the sale (less \$17,500) divided by two ($\frac{MV - \$17,500}{2}$).
- d. Since this proposal is offered for the specific purpose stated earlier should the church fail to construce facilities as described above on this property within 36 months from the date of this proposal the college reserves the right to refund the compensation received from the church for the deeded property and in return receive from the church a title free and clear to the same property.

The college recognizes the autonomy and integrity of Northeast Christian Church and her exclusive rights to control, oversee and delegate the use of the property and any building constructed on the property independent of any outside authority.

This proposal is submitted contingent upon its acceptance by both the Intermountain Bible College Board and the Northeast Christian Church.

We look forward to the continued cooperation (demonstrated over the past 25 years) between Intermountain Bible College and Northeast Christian Church in the formation of a memorandum of understanding regarding the facilities.

The Executive Committee of Intermountain Bible College submits this proposal to the Northeast Christian Church in a spirit of Christian cooperation, stewardship and brotherhood. It is the committee's desire to provide a mutually beneficial opportunity for both the church and the college. Our desire is to facilitate the work of our Lord and Savior in whatever way that can be done. We believe that the time has come for the college and the Northeast Church to unite on this project for the common good of the Kingdom and for the best stewardship of the resources entrusted to each. If this is the opinion of the Northeast Christian Church we pledge to work with deliberate haste to accomplish that end.

(signed) Robert Kelly - President
Thomas E. Lillpop - Secretary
Lawrence D. Leatherman - Treasurer

ON MAY 31, 1981 THE NORTHEAST CHRISTIAN CHURCH AT A DULY
CALLED CONGREGATION MEETING APPROVED THE ABOVE PROPOSAL.

#16-81

July, 81

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.

County Surveyor - Survey markers are readily available on South West boundry and North West corner. (South East corner of Gas company land). The Gas company just surveyed the land and put up a new fence.

Transportation Engineer - We have talked with them about the entrance to our parking lot off of Patterson and possible situation when Patterson goes four lane. Power of Attorney will be presented for this project.

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 our projection.

There are two entrances and exits to the church parking lot. The main entrance is to the South off of Patterson Road and through the IBC Campus of of Patterson Road.

Projected use of the parking lot in 5 years if our attendance doubles:

<u>DAY</u>	<u>ACTIVITY</u>	<u># OF AUTOS</u>	<u>TOTAL AUTOS</u>
Sundays	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 Activites	30	
	Day Care Center	60	110
	Multi-Purpose Building	30	
Tuesdays	Office Activites	20	
	Day Care Center	60	110
	Multi-Purpose Building	30	
Wednesdays	Office Activites	20	
	TOPS	30	
	Day Care Center	60	
	Bible Study	30	170
	Choir	10	
	Bible Boys	20	
Thursdays	Office Activites	20	
	Day Care Center	60	
	Meetings	20	130
	Trailblazers	30	
Fridays	Office Activities	20	
	Day Care Center	60	110
	Multi-Purpose Building	30	
Saturdays	Many irregular meetings, Breakfasts, Weddings, etc.		40
	Additional New Activities for week	50	950 autos a week (Spread throughout day & evening.)

City Engineer - Armstrong Engineering has run soil tests and we will be following their recomendations for building our building. The report will be made available as soon as we receive it.

Page -2-
Northeast Christian Church & Day Care Center
Impact Statement

City Utilities - We will be needing a sewer hook-up some time during the coming winter. We have suggested a site for trash dumpster on our plan. It is just west of where the Bible College has their's.

City Park & Recreation - Land scaping is on building plans. We will have a share of High Line Irrigation water proportionate to the land. The open ditch is about 30 feet South of our south boundry and a burried line is along the north boundry. We will use both gravity irrigation and a pumped sprinkler system for the islands in the parking lot.

The multipurpose building will be used as a gym for the Intermountain Bible College as well as Northeast Basketball and volleyball teams and should relieve some of the pressure for practice time on other gyms.

City Police Dept. - We will be in the same patrol area as Intermountain Bible College. The building will have lights all around it as shown on the plan. The only windows on the back will be those that are a part of the solar heating which will not lead directly into the building, just vents. There is a possibility a Greenhouse area will be put on the West, (Day Care Center Unit). This is being discussed.

There will be a fence across the South property line though no gate to close off the parking lot on the east side. This area backs up toward the Grand Valley Canal and there is some possibility of people wandering up from there.

(We have appreciated the fact that the police are checking our present building and have notified us of open windows. We keep telling our people to work at closing the windows when through with the building.)

Fire Department - There are two fire plugs on the Intermountain Bible College Campus. The one plug is about 100 yards from our building site. The building will be frame. The floor plan will be available later for fire exit accessibility review.

Ute Water - A Ute water main goes along the North edge of our property, I understand. We will want a pressure check valve when we hook on. IBC has had problems with too much pressure. We will talk with the people at Ute about best place to tap in.

Telephone - We will be needing two lines. One for the general church offices, another for the counselling service. This would be needed in early 1982.

Public Service - Our contractor has already applied for electrical service for the 28 Road site which we will have to shift to this new location. The power company representative has called our office a couple of times and missed me and on call backs I, (Robert McClung), miss him.

We will be using Solar heat as much as possible. A back-up system will be using natural gas. Both systems will need electrical fans for circulation.

We will work with Gas and Electric people as to the best places to tie in and to enter the building.

NOTE: Feel free to call me, Robert McClung, at 243-6672, (or at home: 245-0773), if you have questions.

NORTHEAST CHRISTIAN CHURCH

1333 NORTH 23rd • GRAND JUNCTION, COLORADO 81501

"Because we care -- we share"

JULY 1981

REVISED PLAN FOR NORTHEAST CHRISTIAN CHURCH

THE NORTHEAST CHRISTIAN CHURCH MADE APPLICATION FOR AND RECEIVED APPROVAL FOR "SPECIAL USE" ZONING TO BUILD ITS NEW BUILDING AT 28 RD. AND SOUTH OF THE GRAND VALLEY CANAL IN MARCH 1981. FINANCING SLOWED THE PROJECT DOWN.

ABOUT THIS TIME THE INTERMOUNTAIN BIBLE COLLEGE SAW THE ADVANTAGE OF HAVING THE CHURCH BUILDING ON THEIR PROPERTY ON PATTERSON RD. WITH AN AGREEMENT TO USE THE CHAPEL, GYMNASIUM AND BANQUET FACILITIES. A PROPOSAL WAS SUBMITTED TO THE CONGREGATION AND PASSED BY A 90% VOTE. THE IBC EXECUTIVE COMMITTEE VOTED 100% IN FAVOR AND THE GENERAL BOARD AT A MEETING ON JULY 17, 1981 APPROVED THE SALE OF THE 3.5 ACRES. LETTERS AND INFORMATION ON THE STATUS OF THIS TRANSACTION ARE IN THE FOLDER.

THE NORTHEAST CHRISTIAN CHURCH IS ONE OF THE TWO LARGEST FINANCIAL CONTRIBUTORS TO THE IBC PROGRAM. MANY OF THE STAFF AND STUDENTS ARE A PART OF THE CONGREGATION. NECC HAS BEEN WORKING ACTIVELY WITH IBC FOR SOME 25 YEARS AND IN THE SPIRIT OF CHRISTIAN BROTHERHOOD HAVE ENTERED INTO THIS VENTURE.

OUR BUILDING DESIGNER IS IN NEW MEXICO & THE ONE WHO DREW THE PREVIOUS PLANS WAS UNAVAILABLE SO WE HAVE JUST RE-WORKED THE OLD PLOT PLAN. WE BEG YOUR INDULGENCE FOR THIS RATHER UNPROFESSIONAL BLUEPRINT.

THE PROPOSED BUILDING WILL FACE THE NORTH (INSTEAD OF SOUTH AS IN PREVIOUS PLAN). THIS WILL PUT THE SOLAR PANELS ON THE BACKSIDE OF THE BUILDING (THERE WILL BE BOTH ACTIVE AND PASSIVE SOLAR HEAT). THE PARKING LOT IS LARGER GOING FROM 128 PARKING PLACES TO 182. THE MULTI-PURPOSE WING HAS BEEN ENLARGED TO ALLOW BETTER FACILITIES FOR THE COLLEGE FUNCTIONS. THE LAY OF THE LAND WILL PUT THE MULTI-PURPOSE WING HALF UNDERGROUND INSTEAD OF THE DAY CARE CENTER WING IN THE PREVIOUS PLAN.

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

GEOTECHNICAL INVESTIGATION

NORTHEAST CHRISTIAN CHURCH
GRAND JUNCTION, COLORADO

Prepared for: Mr. Robert McClung
1333 North 23rd Street
Grand Junction, Colorado
81501

AEA Job # 813430

July, 1981

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WETTING OF FOUNDATION SOILS	5
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INTRODUCTION

This Geotechnical Study was undertaken to assist Mr. Robert McClung in determining the best types and depths of foundations to support the proposed structure and design criteria for it.

Location of the proposed church is shown on Figures #1 and 2. Data from the field and laboratory work is summarized on Figures #3 through #11.

PROPOSED CONSTRUCTION

We understand that the proposed structure will be a medium weight two story structure.

For the purpose of our analyses, we assumed maximum column loads on the order of 15 KIPS and wall loads of 3.5 KIPS per linear foot.

If final designs vary from these assumptions we should be advised to permit re-evaluation of our recommendations and conclusions.

SITE CONDITIONS

The project site is located on the south side of Patterson Road at 27½ Road in Grand Junction, Colorado. The property slopes moderately toward the north and northwest with a maximum relief of approximately 15 feet. The area is sparsely vegetated with native grasses. The surface soils were dry and well drained at the time of the investigation.

GEOLOGY AND SUBSOILS

The project site is on the top of an old bluff formed by river erosion into the Mancos Formation. As shown on the boring logs, there is a surface layer of light brown silt which varies in depth from 1 to 12 feet. These silts are believed to be a residual soil developed from the underlying black shale.

Although the surface silt had relatively good blow counts ranging from 14 to 18 blows per foot, laboratory testing indicated that this material is moderately to highly compressible. In contrast the shales had very high blow counts and laboratory testing revealed that this material will swell when wet with pressures on the order of 1,000 PSF.

Ground water was not encountered in any of the test borings and is expected at a greater depth than the maximum depth of the borings.

FOUNDATIONS

We have considered several types of foundation systems for the proposed building, including spread footings, structural mat, driven piling, and drilled piers. Founding the building on spread footings on the near surface soils or underlying weathered shale involves substantial risk of foundation movement due to the swell potential of the shale. Founding the building on drilled piers would reduce the risk of foundation movement. We believe, considering safety, economy and the ever present risk of foundation movement involved in any type of foundation, drilled piers would be the most practical.

Drilled piers should extend a minimum of 15 feet below the finished grade and at least 5 feet into firm shale. Using the above criteria, a bearing capacity of 25 ksf may be used for the tip of the pier. The piers 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. It is suggested that a ring collar be placed around the upper 6" to 1 foot perimeter of each drilled pier. Due to the frost conditions present all stem walls must be placed at a minimum depth of 3 feet below the finished grade. It is recommended that the foundation stem walls around the structure be balanced as closely as possible in order that the supporting piers are uniformly loaded. The minimum dead load applied to the supporting soil shall not be less than 1500 psf. It is recommended that the structural engineer be requested to include appropriate form voids.

Due to the possibility of erratic soil conditions not encountered during our field work, we recommend that we be asked to inspect the pier holes prior to the pouring of the concrete for the piers.

SITE GRADING

We anticipate excavation of the natural overburden soils can be done with normal heavy earth moving equipment. A heavy tractor equipped with a single tooth hydraulic ripper may be necessary to loosen the bedrock for excavation. Light blasting or air spade work may be necessary as a construction expedient to loosen bedrock for excavation in confined spaces. The overburden soils may be used for site grading fills, however the shales should not be reused. We believe the overburden soils will stand on temporary construction slopes on the order of 1½:1. Shallow excavations in the bedrock should stand on temporary, near vertical construction slopes, however, excavations exposed to air and water for any extended period of time

will ravel and slake back to slopes on the order of 1:1. Near vertical excavations in the bedrock to depths in excess of 4 feet should be adequately braced as recommended by local ordinances and building codes. We suggest permanent cut and fill slopes should be on the order of 2:1, or flatter.

LATERAL EARTH PRESSURES

The lateral earth pressure on walls depends on the type of backfill, height of wall, hydrostatic pressure behind the wall, influence of adjacent foundations, and tolerable wall movement. In the case of walls where movement is restricted, such as foundation stem walls below grade, we suggest they be designed for "at rest" lateral earth pressures which assume little or no wall movement.

Assuming the walls are backfilled with non-swelling structural fill and compacted to 95% of maximum dry density (ASTM D-698), we suggest an "at rest" coefficient of lateral earth pressure of 0.5. A triangular lateral soil pressure distribution should be assumed and hydrostatic pressure and surcharge added where applicable. Hydrostatic pressure on walls could be eliminated by providing a clean, free-draining sand and gravel drain adjacent to the walls and connected to a gravity outfall. The use of heavy rollers or equipment closer than 5 feet to the walls should be avoided.

FLOOR SLABS

We believe the most practical type of floor used in conjunction with drilled pier and grade beam foundations would be a floating slab-on-grade. In this aspect, interior walls supported by the floating floor slabs must be allowed room for vertical movements. Interior columns should not be

anchored to the floor slabs but be constructed independent of movements of the floor slab. For slab-on-grade construction, we suggest the following.

1. Place a minimum of 4" of gravel beneath the slab compacted to a minimum of 70% relative density as determined by ASTM D-2049, a minimum or 95% maximum dry density as determined by ASTM D-698.
2. Provide moderate slab reinforcement and carry the reinforcement through the interior slab joints, but not to foundation walls, load bearing walls, or load bearing columns.
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.


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" or low permeability 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. The very minimum slope should be $\frac{1}{4}$ inches vertical drop to each 10 feet of horizontal distance.

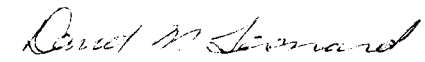
GENERAL INFORMATION

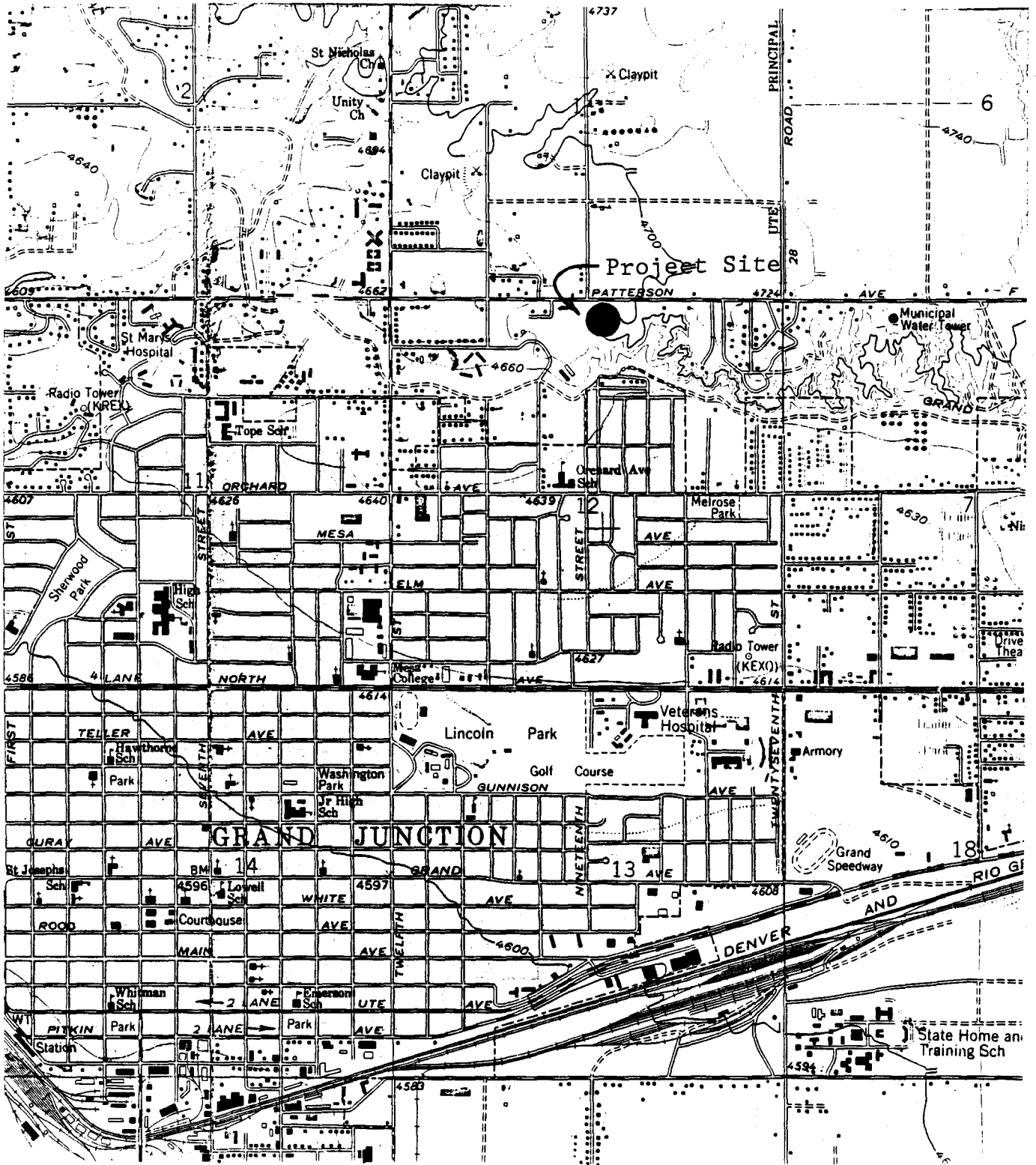
Our exploratory borings were spaced as closely as feasible in order to obtain a comprehensive picture of the subsoil conditions; however, erratic soil conditions may occur between test borings. If such conditions are found in exposed excavations, it is advisable that we be notified to inspect the foundation excavation. The site investigation and the writing of this report were conducted by Jeff Husband, Engineering Geologist.

ARMSTRONG ENGINEERS AND ASSOCIATES, INC.

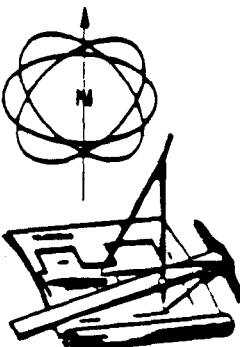

Raymond Hansen, PE
Chief Geotechnical Division

Approved By:


Edward A. Armstrong, PE-LS
President



ARMSTRONG ENGINEERS and ASSOCIATES, INC.



JOB # 813430

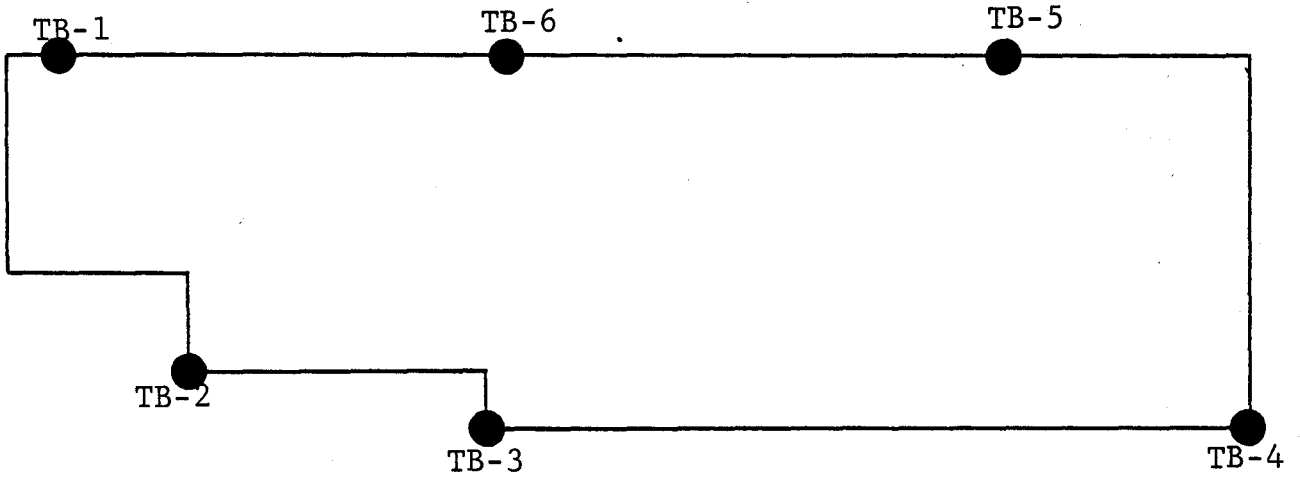
APPR. *[Signature]*

DATE June 19, 1981

FIGURE 1

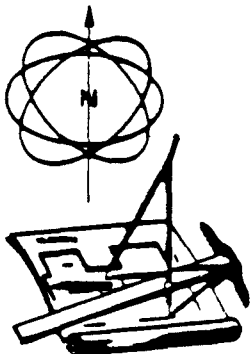
Vicinity Map
 Northeast Christian Church
 Grand Junction, Colorado

North



Not To Scale

ARMSTRONG ENGINEERS and ASSOCIATES, INC.



JOB # 813430

APPR. 

DATE June 19, 1981

FIGURE 2

Boring Plan

Northeast Christian Church

Grand Junction, Colorado

LOG OF TEST BORING TB-1

DEPTH IN FEET

BLOWS/FT.

SAMPLE

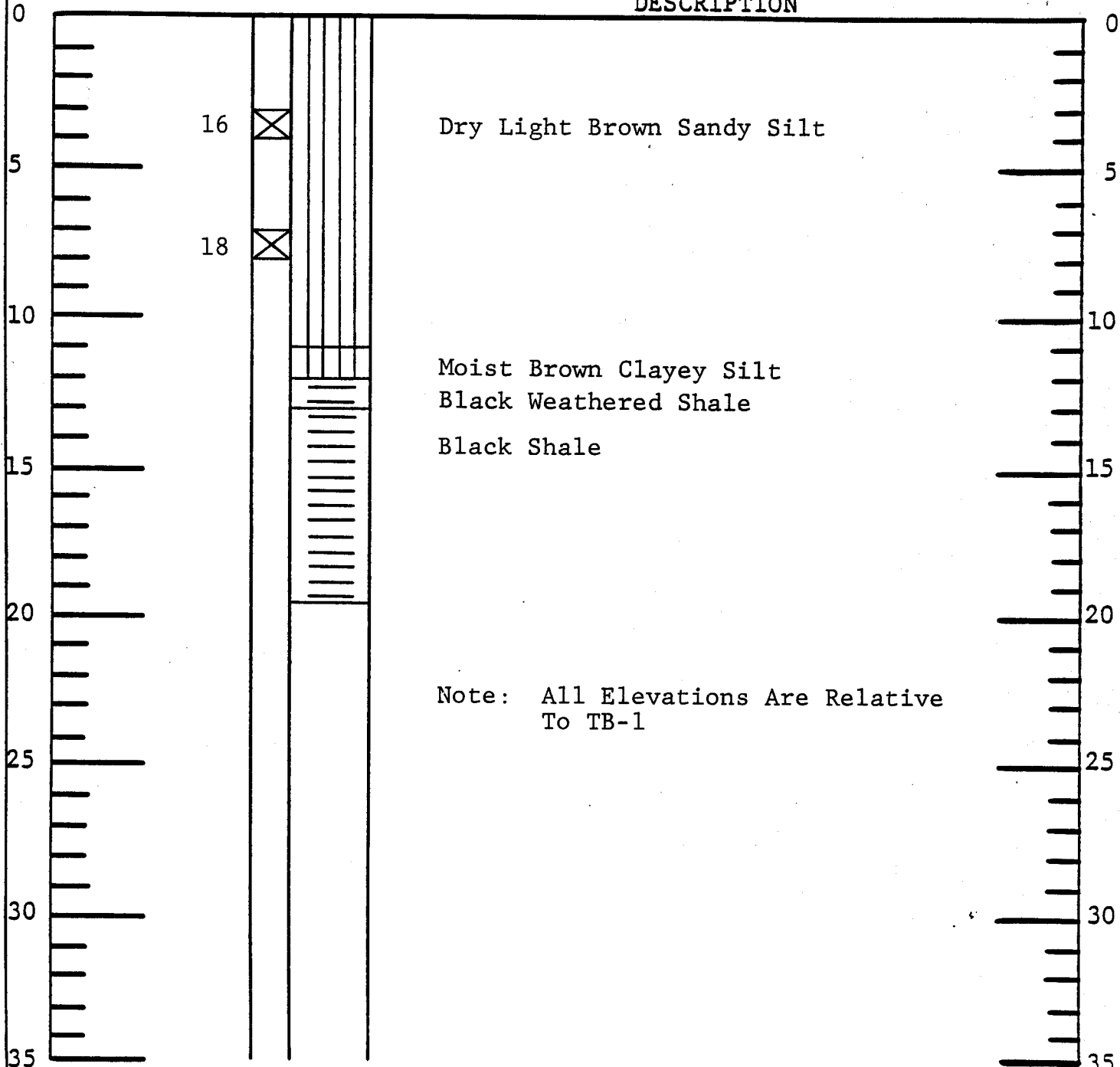
SYMBOLS

LOCATION _____

EQUIPMENT 4" Flight Auger

ELEVATION 0.0 DATE 6/17/81

DESCRIPTION



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

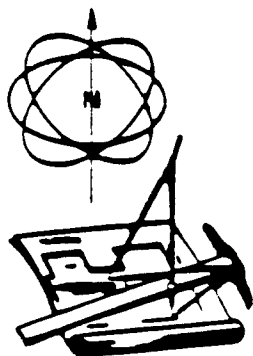
JOB # 813430

APPR. _____

DATE June 19, 1981

FIGURE 3

GEOTECHNICAL INVESTIGATION
NORTHEAST CHRISTIAN CHURCH
GRAND JUNCTION, COLORADO



DEPTH IN FEET

BLOWS/FT.

SAMPLE

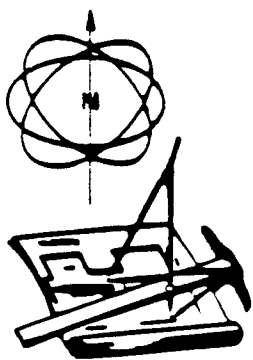
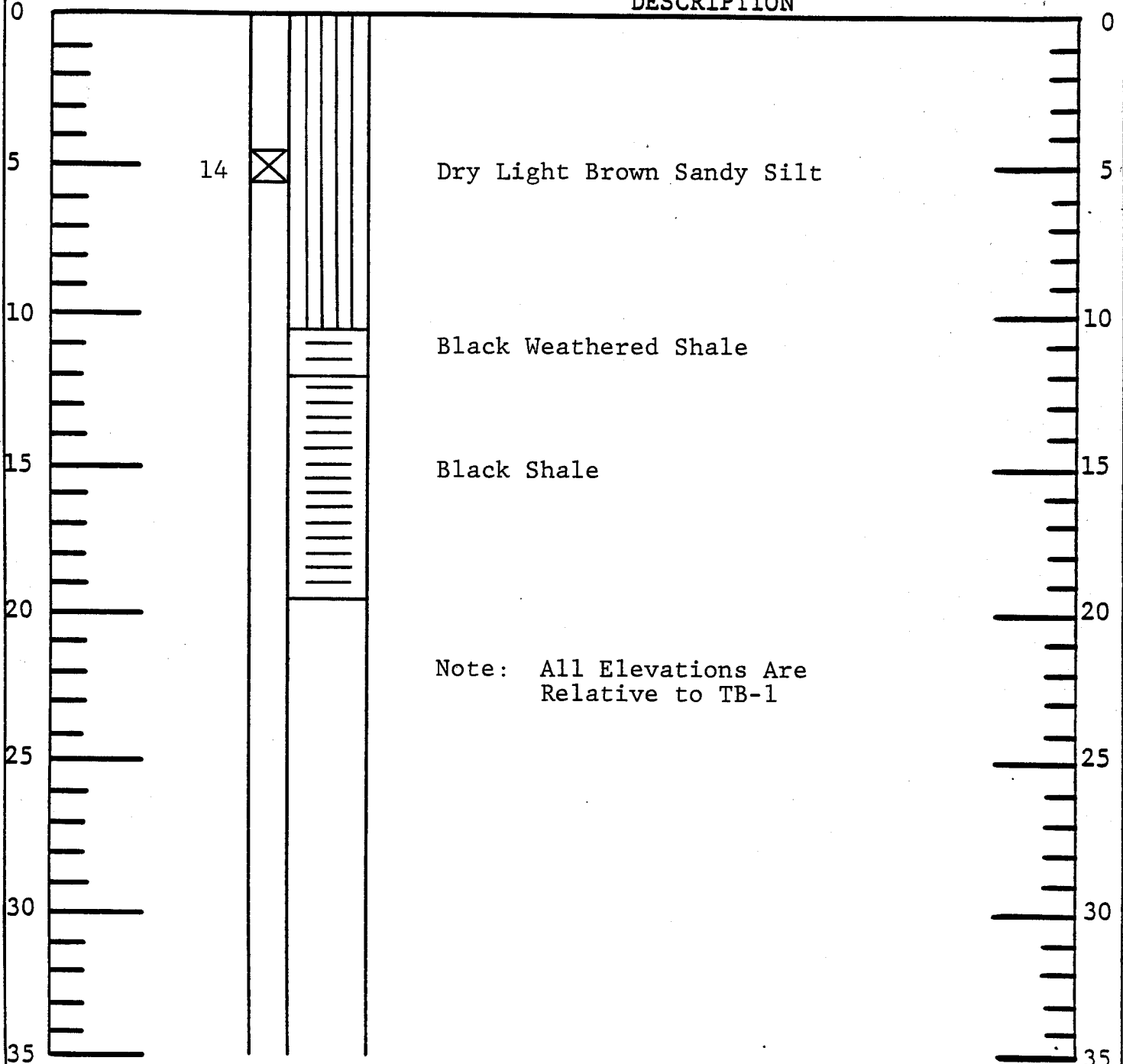
SYMBOLS

LOCATION _____

EQUIPMENT 4" Flight Auger

ELEVATION 1.25 DATE 6/17/81

DESCRIPTION



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

JOB # 813430

APPR. _____

DATE June 19, 1981

FIGURE 4

GEOTECHNICAL INVESTIGATION
 NORTHEAST CHRISTIAN CHURCH
 GRAND JUNCTION, COLORADO

DEPTH IN FEET

BLOWS/FT.

SAMPLE

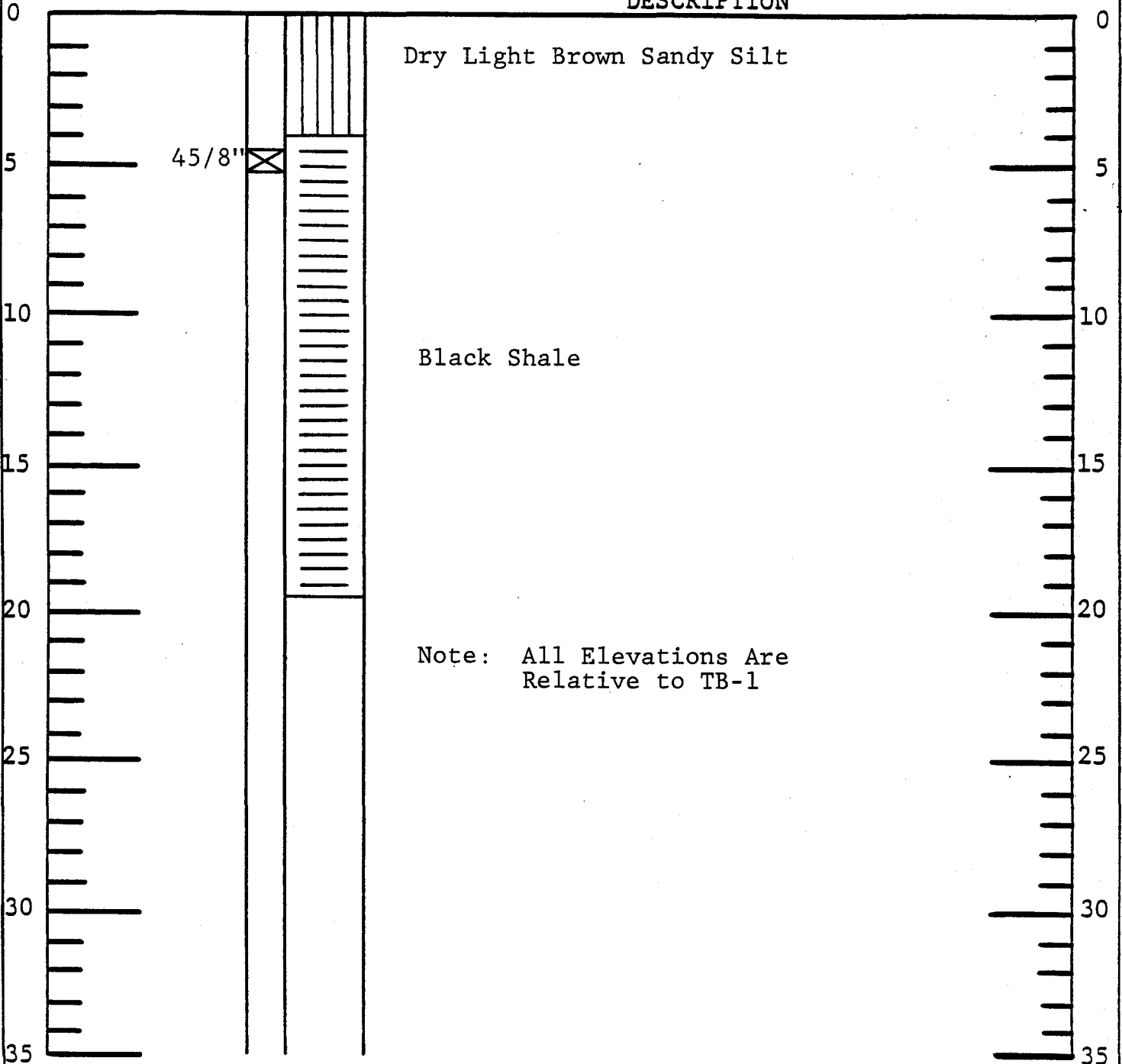
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LOCATION _____

EQUIPMENT 4" Flight Auger

ELEVATION 2.80 DATE 6/17/81

DESCRIPTION



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

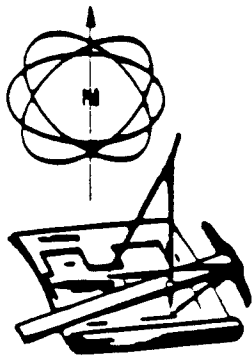
JOB # 813430

APPR. _____

DATE June 19, 1981

FIGURE 5

GEOTECHNICAL INVESTIGATION
 NORTHEAST CHRISTIAN CHURCH
 GRAND JUNCTION, COLORADO



LOG OF TEST BORING TB-4

LOCATION _____

EQUIPMENT 4" Flight Auger

ELEVATION 9.48 DATE 6/17/81

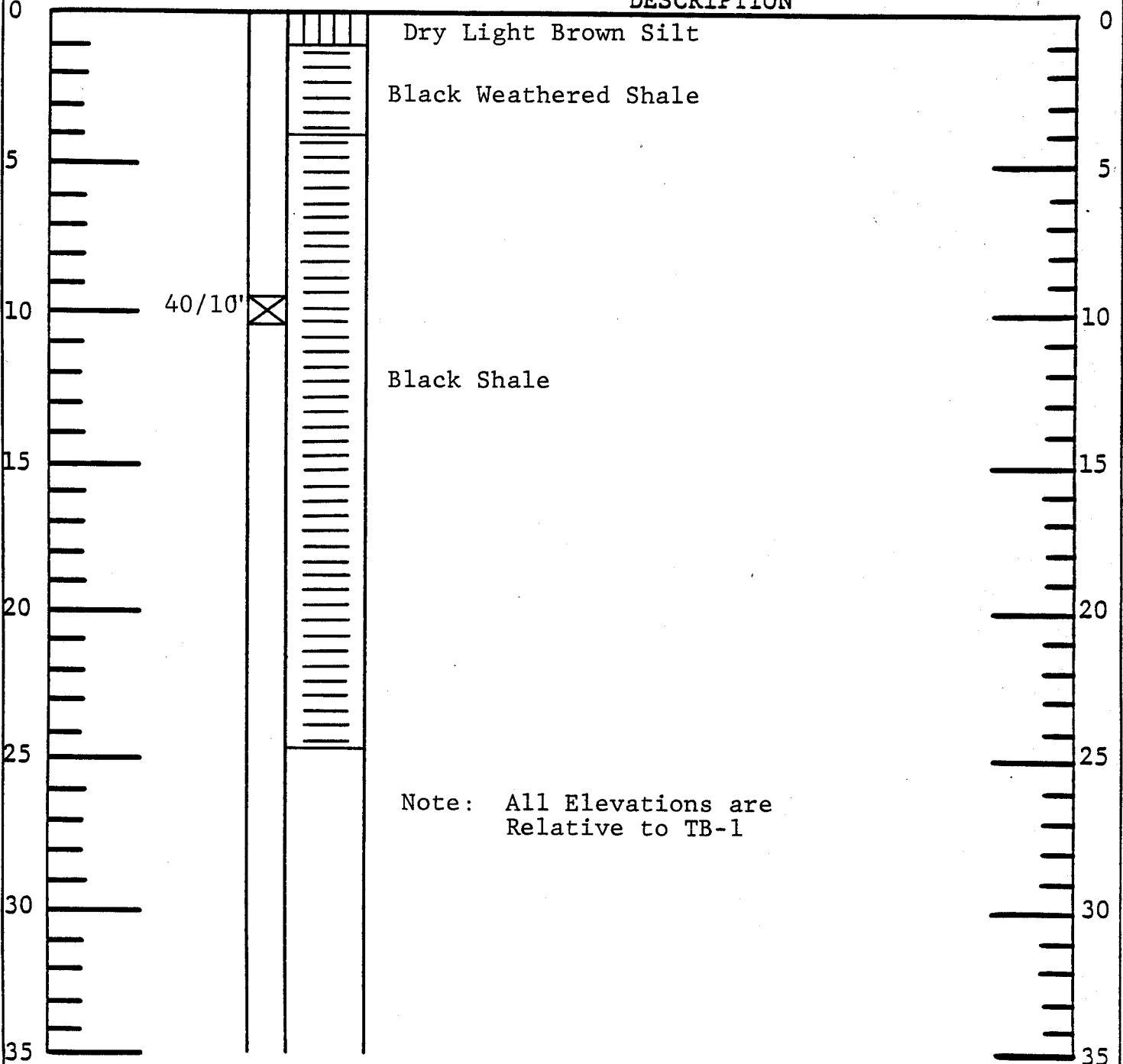
DEPTH IN FEET

BLOWS/FT.

SAMPLE

SYMBOLS

DESCRIPTION



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

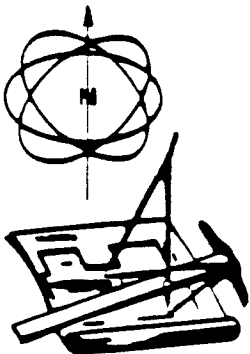
JOB # 813430

APPR. [Signature]

DATE June 19, 1981

FIGURE 6

GEOTECHNICAL INVESTIGATION
NORTHEAST CHRISTIAN CHURCH
GRAND JUNCTION, COLORADO



LOG OF TEST BORING TB-5

DEPTH IN FEET

BLOWS/FT.

SAMPLE

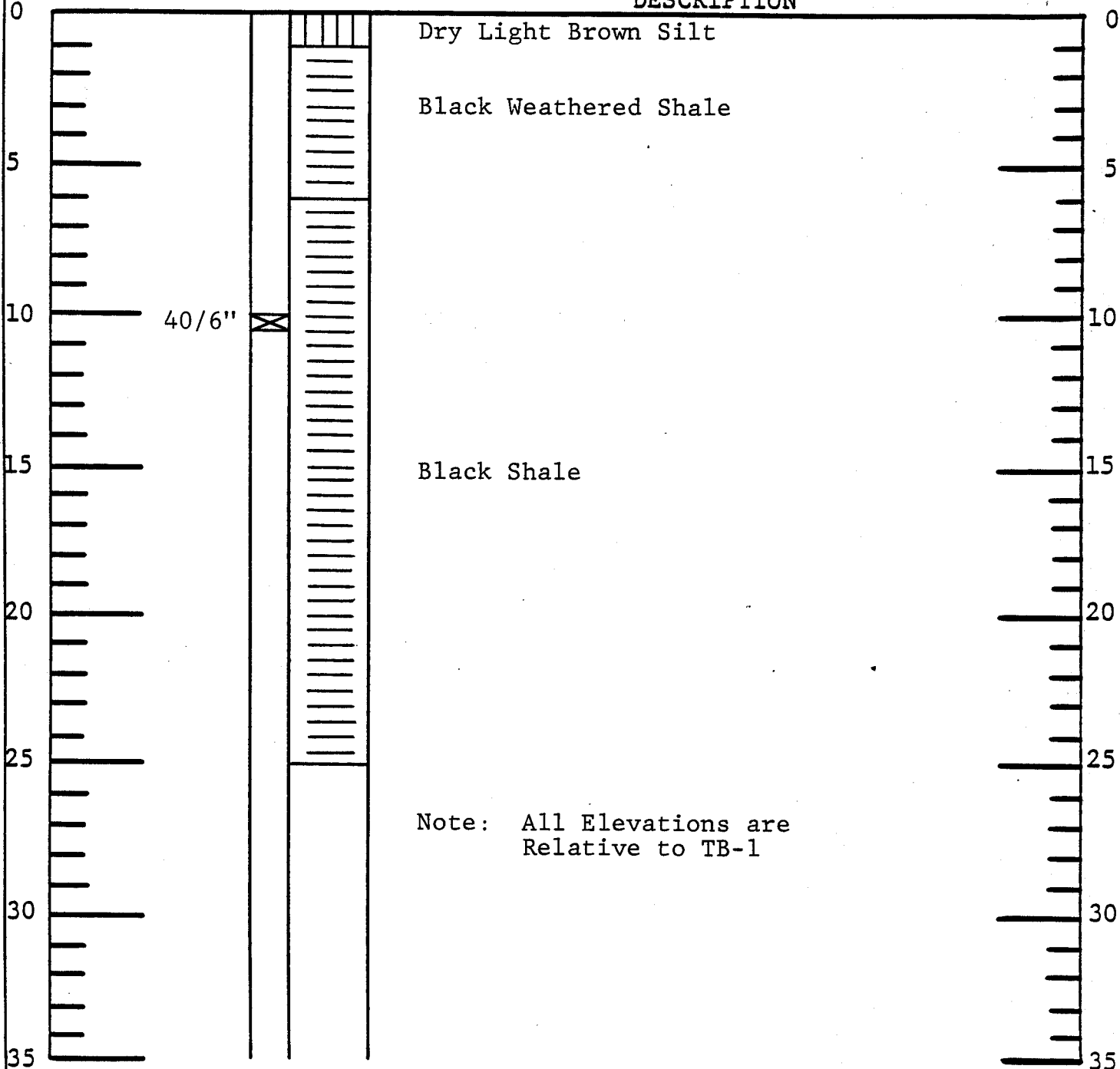
SYMBOLS

LOCATION _____

EQUIPMENT 4" Flight Auger

ELEVATION 7.33 DATE 6/17/81

DESCRIPTION

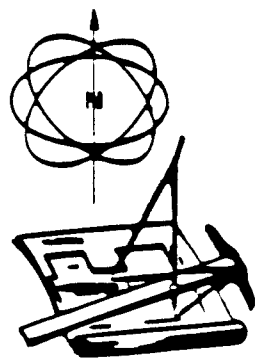


Note: All Elevations are Relative to TB-1

ARMSTRONG ENGINEERS and ASSOCIATES, INC.

JOB # 813430
 APPR. [Signature]
 DATE June 19, 1981
 FIGURE 7

GEOTECHNICAL INVESTIGATION
 NORTHEAST CHRISTIAN CHURCH
 GRAND JUNCTION, COLORADO



DEPTH IN FEET

BLOWS/FT.

SAMPLE

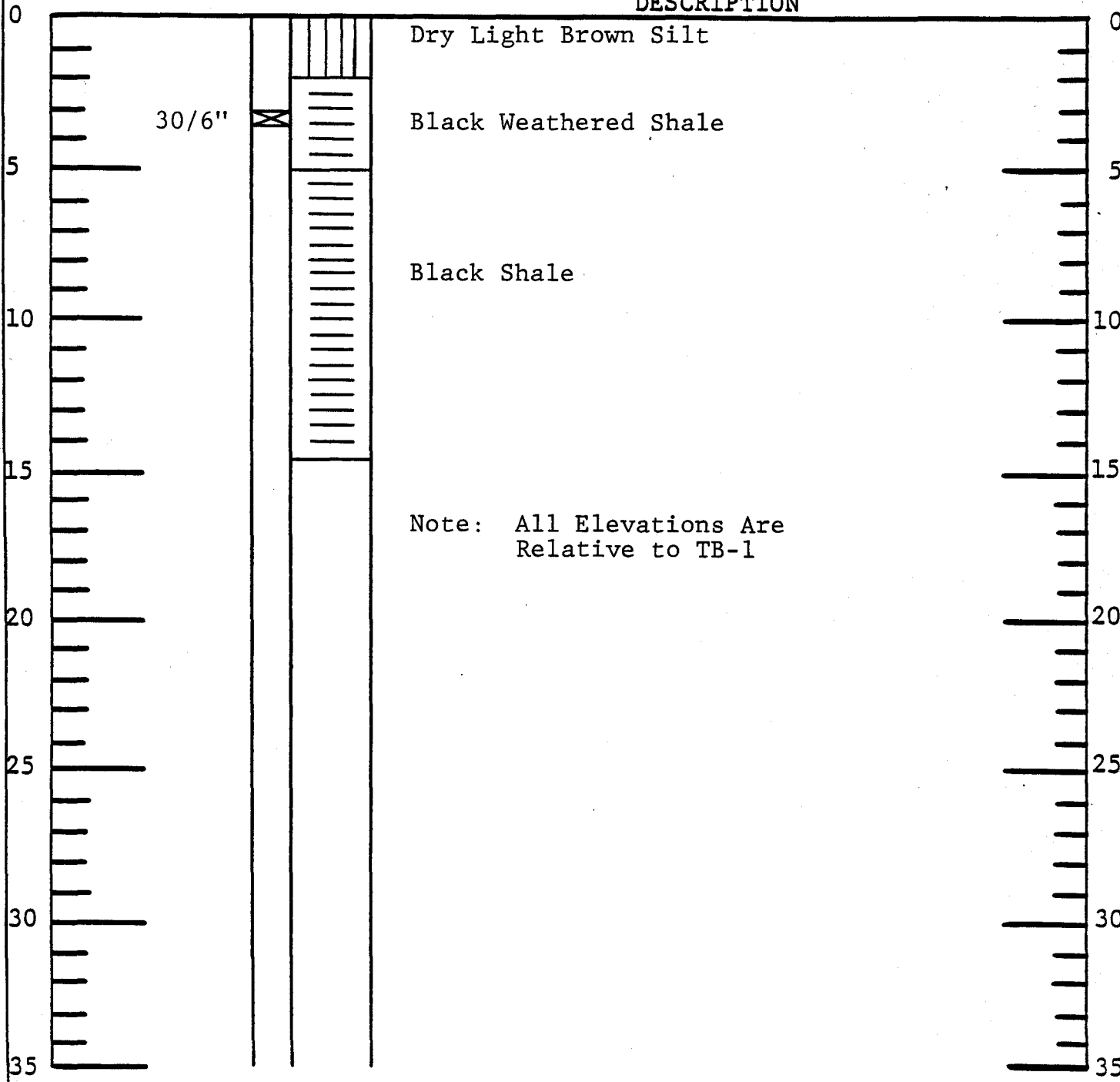
SYMBOLS

LOCATION _____

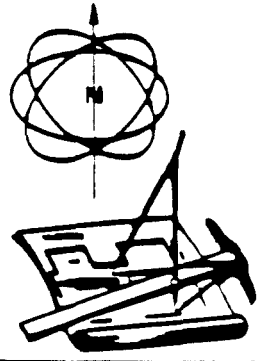
EQUIPMENT 4" Flight Auger

ELEVATION 0.75 DATE 6/17/81

DESCRIPTION














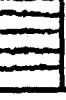



ARMSTRONG ENGINEERS and ASSOCIATES, INC.

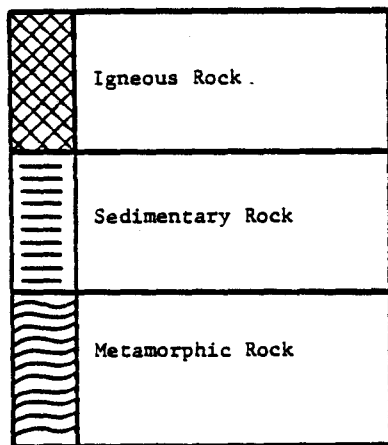


JOB # 813430
 APPR. [Signature]
 DATE June 19, 1981
 FIGURE 8

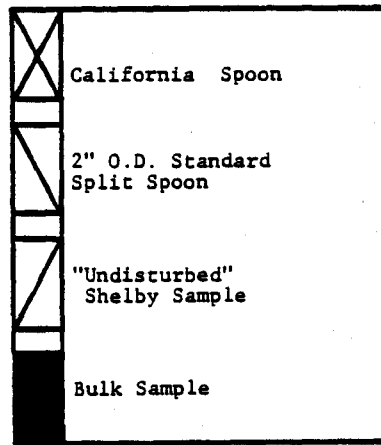
GEOTECHNICAL INVESTIGATION
 NORTHEAST CHRISTIAN CHURCH
 GRAND JUNCTION, COLORADO

GW		Well Graded Gravels, Gravel - Sand Mixtures	ML		Inorganic Silts and Very Fine Sands, Rock Flour, Silty or Clayey Fine Sands, or Clayey Silts with Slight Plasticity
GP		Poorly Graded Gravels, Gravel - Sand Mixtures	CL		Inorganic Clays of Low to Medium Plasticity, Gravelly Clays, Sandy Clays, Silty Clays, Lean Clays
GM		Silty Gravels, Poorly Graded Gravel - Sand - Silt Mixtures	OL		Organic Clays and Organic Silty Clays of Low Plasticity
GC		Clayey Gravels, Poorly Graded Gravel - Sand - Clay Mixtures	MH		Inorganic Silts, Micaceous or Diatomaceous Fine Sandy or Silty Soils, Elastic Silts
SW		Well Graded Sands, Gravelly Sands	CH		Inorganic Clays of High Plasticity, Fat Clays
SP		Poorly Graded Sands, Gravelly Sands	OH		Organic Clays of Medium to High Plasticity, Organic Silts
SM		Silty Sands, Poorly Graded Sand - Silt Mixtures	PT		Peat and Other Highly Organic Soils
SC		Clayey Sands, Poorly Graded Sand - Clay Mixtures	NOTE: Classification of Earth Material Shown On the Boring Logs Is Based On Field Inspection Unless Otherwise Determined By Laboratory Testing		

UNIFIED SOIL CLASSIFICATION SYSTEM



ROCK TYPE

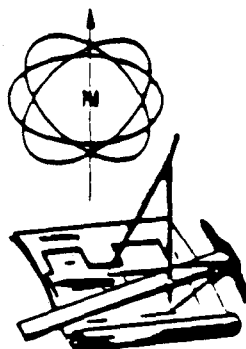


SAMPLE TYPE

WATER TABLE

NOTE: All blow counts are determined by the 30" free fall of A 140 pound hammer

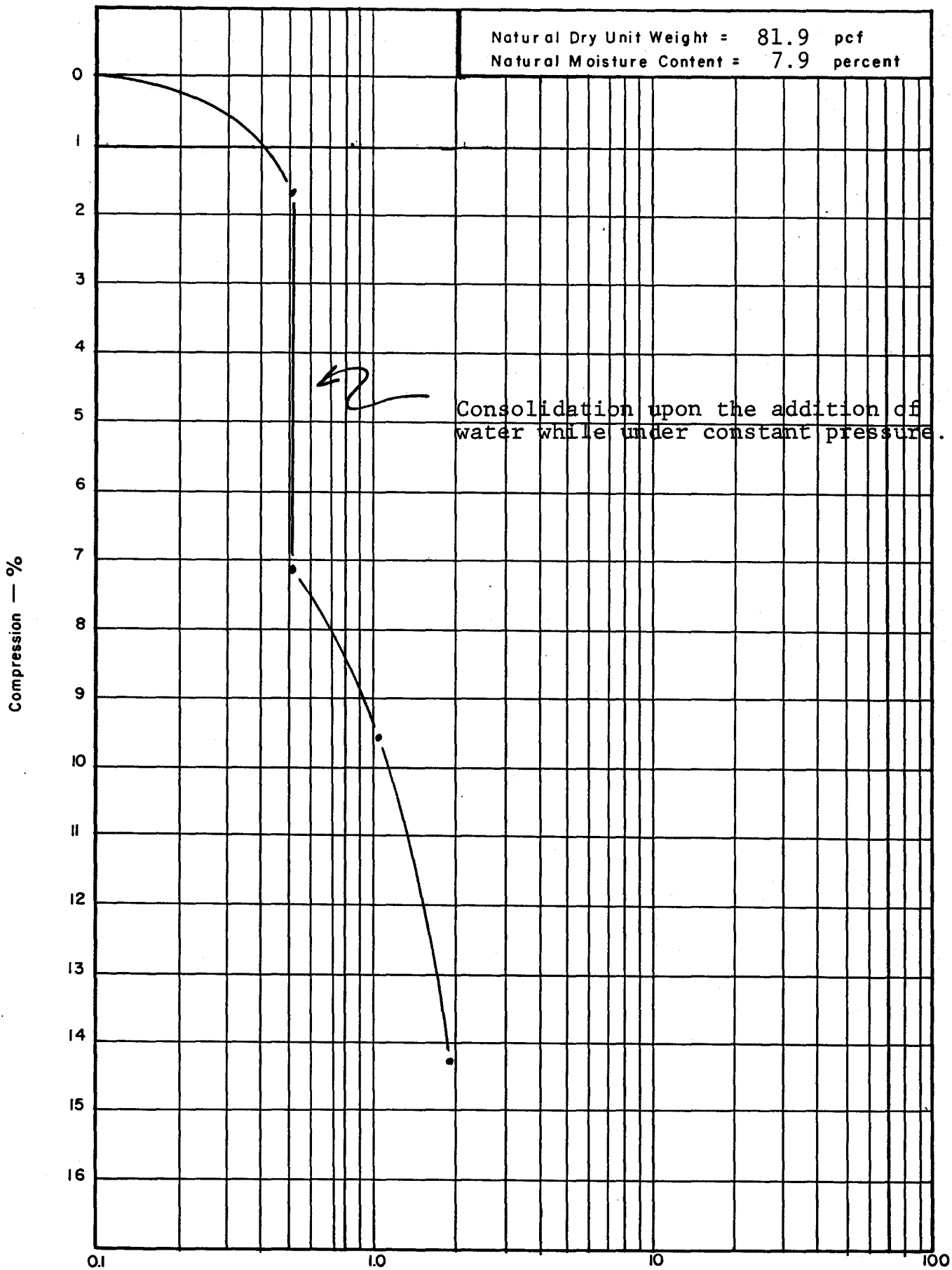
ARMSTRONG ENGINEERS and ASSOCIATES, INC.



JOB # 813430
 APPR. [Signature]
 DATE June 19, 1981
 FIGURE 9

BORING LOG LEGEND AND NOTES
 Northeast Christian Church
 Grand Junction, Colorado

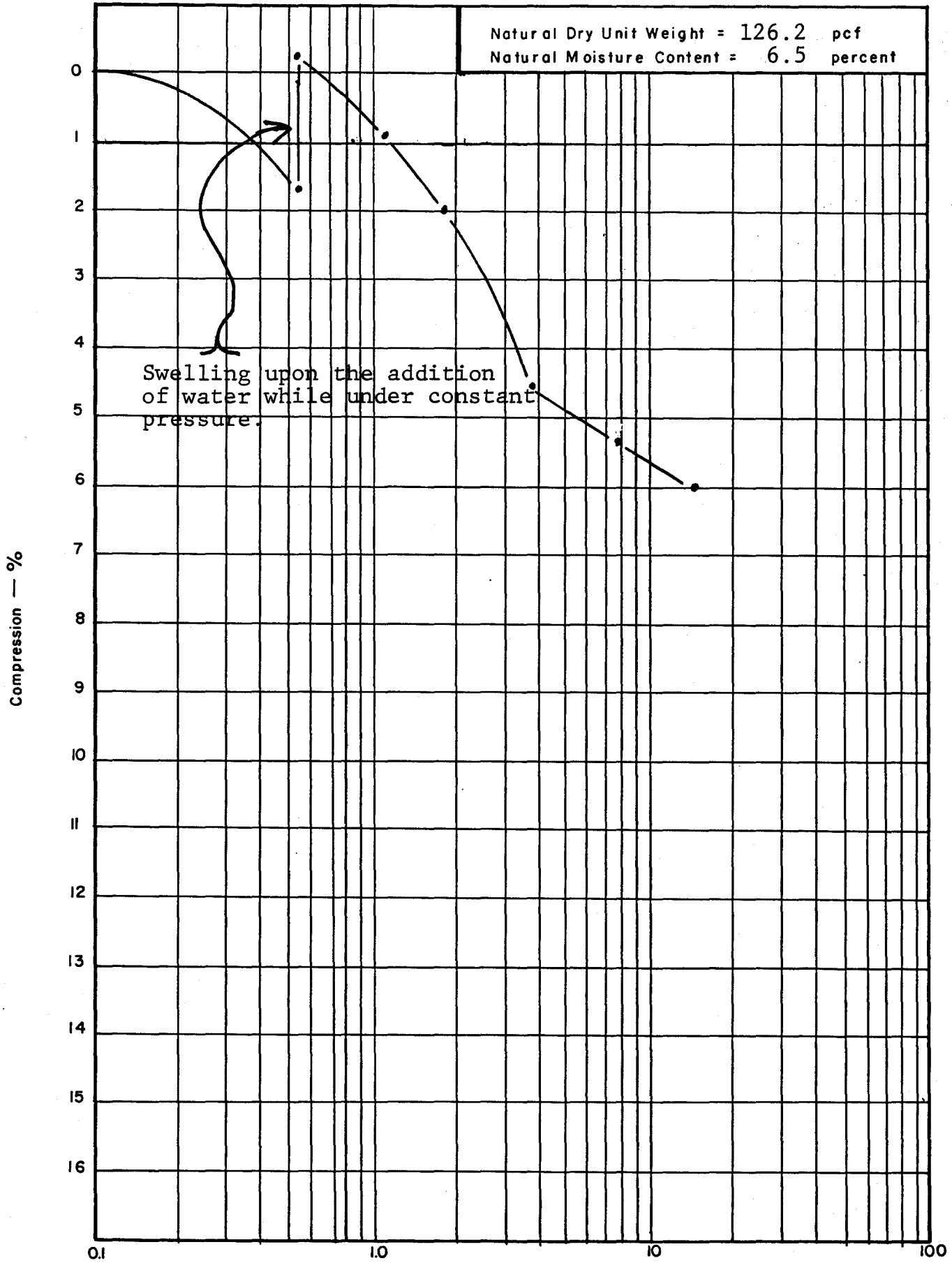
ARMSTRONG ENGINEERS & ASSOCIATES



APPLIED PRESSURE - ksf
Swell-Consolidation Test Results

Figure 10

ARMSTRONG ENGINEERS & ASSOCIATES



APPLIED PRESSURE - ksf
Swell-Consolidation Test Results

Figure 11

REVIEW SHEET SUMMARY

FILE NO. 76-81 DUE DATE 8/16/81
 ACTIVITY Northeast Christian Church
 PHASE Final Plan ACRES _____
 LOCATION So. of Patterson & East of 27½ Sec. Line
 PETITIONER Northeast Christian Church
 PETITIONER ADDRESS 1333 North 23rd Street, Grand Junction, CO 81501
 ENGINEER Armstrong Engineer

OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSED
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/11/81	Fire Department	Additional information required. Sq. foot of building needed, type of construction and site plan to determine required fire flow. The existing fire hydrant at the U.B.C. Bible school will not be adequate. It can serve a secondary hydrant. One or more fire hydrants on a minimum of an 8 inch line may be required, depending on the required fire flow. A hydrant agreement must be signed before construction.
8/13/81	City Parks/Rec.	No comment.
8/14/81	Ute Water	No objections. The church can be served from the 8" line that was installed for the college.
8/14/81	Transportation Engineer	No comments.
8/14/81	Mountain Bell	No comments. (Customer provides conduit to "F" Road will be utilized).
8/17/81	City Engineer	Power of attorney for full street improvements on Patterson Road should be obtained. If possible, I feel it would be prudent to move the entrance to Patterson Road easterly to the next aisle of the parking lot. This may avoid a future conflict with the 27½ Road intersection turn lanes. That intersection will undoubtedly be signalized in the future.
8/17/81	City Utilities	None.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8/17/81	Staff Comments	<ol style="list-style-type: none"> 1) Need detailed landscape plan for what type of shrubs proposed. 2) Will sprinkler system be provided for groundcover and parking lot mediums? 3) Has trash pick-up been coordinated with Bill Reeves? 4) Will bike rack be provided? 5) Handicap spaces need to be designated. 6) Will any crosswalks be designated or striped? 7) Need Power of attorney for improvements for F Rd. 8) Will there be any signage, if so need detail. 9) The private Rd. to the south side of the building could create traffic hazard unless well striped at time of development. 10) Is there letter of commitment from Intermountain Bible College for use of road along east for both parties to use it?

Project must obtain building permit within 1 year of approval or be scheduled for a rehearing.

8/17/81	Public Service	Gas & Electric: No objections to final plat plan. PSCo will request easements at time of customer request for service. (H.T., T.I.)
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8/25/81		<p>TRANSMEIER/RINKER PASSED 6-0 A MOTION TO SUBMIT #76-81, NORTHEAST CHRISTIAN CHURCH, FINAL PLAT, LOCATED SOUTH OF PATTERSON, EAST OF 27.5 SECTION LINE, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS.</p>
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		<p>TRANSMEIER/PRICE PASSED 6-0 A MOTION TO SUBMIT #76-81, NORTHEAST CHRISTIAN CHURCH, FINAL PLAN, LOCATED SOUTH OF PATTERSON, EAST OF 27.5 SECTION LINE, TO THE CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS.</p>
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NORTHEAST CHRISTIAN CHURCH

1333 NORTH 23rd • GRAND JUNCTION, COLORADO 81501

"Because we care -- we share"

Saturday August 22, 1981

Response to review agency comments for the Planning Department.
(Review reports were delivered to Church office by Postman
Friday afternoon after the staff had left the office)

Fire Department Additional information required, Will need fire hydrant
as the Bible College hydrant too far away. . .

Construction and floor plan will be provided to the fire department
showing fire walls etc for review soon. Thought this not needed until
applying for building permit. We will get together with fire Dep.
representatives and work this all out.

City Engineer. Power of attorney for full street improvements on
Patterson should be obtained. Prudent to move entrance off Patterson
further east to avoid 27½ road traffic. . .

We provided power of attorney for Northeast Christian Church. The
IBC people said they would be getting their's in. I will check with them.

Concerning the entrance. We originally wanted the entrance to come in
toward our front door which would have begun 70 feet from 27½. We
discussed this with Ron Rish and several days later he sent us a drawing
with the entrance at the position we incorporated in our plans which is
140 feet east of 27½ road.

Staff Comments--

1. Need detailed landscape plan ^{for} what type of shrubs proposed.

Shrubs will be mixed dwarfed winged burning bush and broadmoor juniper
along west and south side of the property as shown on plot plan.

2. Sprinkler system for ground cover and parking lot mediums?

We will have a sprinkler system for the parking lot mediums and for
most of the ground cover. As stated in our original report for the
park and Recreation there is an irrigation ditch less than 30 feet
behind our property from which we will flood irrigate trees, shrubs
and grass on the back side of the building. Then a pump will be used
for the sprinkler system for all other needs.

3. Trash pickup coordinated with Bill Reeves?

We figured the city would make suggestions as to the best location for
the trash pickup and ^{we} suggested a site. We will follow their suggestion.

4. Bike rack provided?

A bike rack will be installed in the designated bicycle parking area.

Continued

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

Northeast Christian Church written response to review comments.

Staff Comments continued

5. Handicap spaces need to be designated.

Handicap parking spaces shown on plot plan will be designated .

6. Will any cross walks be designated or striped?

In the original plot plan that was approved I had asked if anything like this would be needed. At that time we were told none would be required. We will follow any suggestions that would make for the safety of our people.

7. Power of attorney needed.

See above response to City Engineer

8. Will there be any signage? door

Slipped up here by not getting this on the plot plan. A sign will be placed even with the front on the grass on the north edge of the parking lot. We know that there are specific requirements as to the square footage and need for professional sign company. Sign will be wood with base and sides made of moss rock (to match the front of the building). An announcement board will be on one end. The sign will be softly lighted.

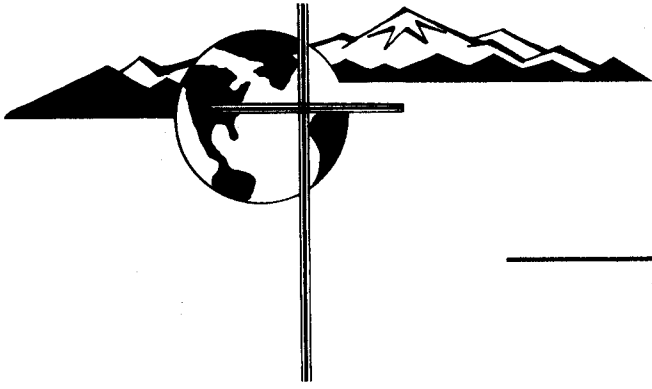
9. Private road on south side of building will create a traffic hazard.

Probably misled you by not shading the IBC road on to the south of our property. There is no private road on the south of the building just parking lot.

10. Letter of commitment from IBC on road shared on the east property line?

I thought this was covered in the letter from the College on the irrigation rights. I can't find a copy of that letter but will check it out.

It is not in the letter, so will get one.



INTERMOUNTAIN BIBLE COLLEGE

2101 Patterson Road / Grand Junction, Colorado 81501 / (303) 243-3870

August 24, 1981

City Hall
c/o Planning Commission
5th and White
Grand Jct., CO 81501

Dear Sirs:

Northeast Christian Church and Intermountain Bible College have for many years enjoyed a unique relationship of cooperation in the cause of Christ.

According to the joint agreement between Northeast church and IBC, Northeast will supply fifteen (15) feet along the east side of their property and IBC will match that with fifteen (15) feet for a road to be used by both parties to reach the south side of the properties. It has been agreed that Northeast Christian Church will be responsible for the development and building of the road.

We expect the same cooperation between the two parties that has been in evidence for many years.

Sincerely,

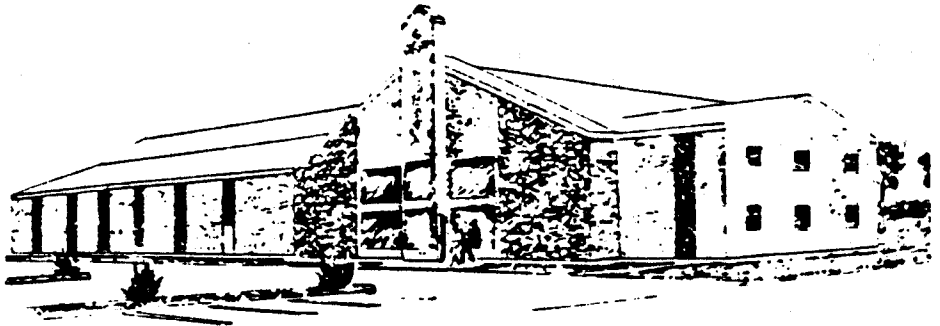
A handwritten signature in cursive script that reads "Robert K. Kelly".

Robert K. Kelly
President
Intermountain Bible College

RKK/pls

NORTHEAST CHRISTIAN CHURCH
2001 Patterson Road
Grand Junction, Co. 81506
243-6672

Lloyd McMillan - 241-0937
Chris Colman - 245-0809



May 13, 1986

Grand Junction City Planning Dept.
Grand Junction, Colorado 81501

FROM: Northeast Christian Church

RE: Request for minor change in landscaping for church property at
2001 Patterson Road

Now that the Patterson Road paving is nearing completion, we want to finish the landscaping on our church property.

We have consulted with Curis Swift with the Tri River Extension Service for recommendations. He has tested the soil and finds we have a 5.9 salt factor, so has limited his recommendations to trees and shrubs that have high salt tolerance and low water requirements. We are submitting a proposal for your consideration and will look forward to working with you for the improvement of our city and church property.

Sincerely,

Lloyd McMillan, Minister
Northeast Christian Church

LM/mm

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 13 1986



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

May 15, 1986

Mr. Lloyd McMillan
Northeast Christian Church
2001 Patterson Road
Grand Junction, CO 81506

RE: Minor Change Request for Landscaping at the Northeast Christian Church

Dear Mr. McMillan:

I have reviewed the site plan you submitted and the proposed landscape materials appear to be a good selection for the soil conditions at your church.

Upon completion of the remaining site work and plantings, I will complete a site check and release the Certificate of Occupancy (C.O.), assuming that the Building Department has issued the C.O. by that time.

This letter shall serve as written approval for the proposed minor changes and a copy will be included as permanent record in the original file #76-81.

Your cooperation and prompt attention to this revised plan is much appreciated, Mr. McMillan.

Sincerely,

Michael E. Sutherland
City Development Officer

MES/tt

xc: File #76-81