

Table of Contents

File 1981-0084

Project Name: Bookcliff Church-TotalFam. Min.-CUP

Date 4/5/02

P **S** A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r **c** instances, not all entries designated to be scanned by the department are present in the file. There are also documents
e **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
s **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
e **d** guide for the contents of each file.
n **t** Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in
t **d** full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	*Summary Sheet – Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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
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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	Letter from Dan Raley to Planning re: privacy fence on north side of Bookcliff Church re:
X	X	Review Sheet Summary	X	X	Memo from Kathy Portner to Don Newton re: Chane to the CUP - no date
X		Review Sheets	X		Letter from Gary Alan Reichard to Carl Metzner re: minor change in usage – 7/18/88
X	X	Planning Clearance - **	X	X	Site Plan
X		Deed	X	X	Letter from Roy Anderson, Chief Bldg Official to Gary Riechert re: review of inspection of facility-8/15/88
X		Development Schedule	X	X	Letter from Kathy Portner to Gary Reichard re: approval for scope of operation described in letter dated 7/18/88
X		Adjacent Property Use	X		Memo to Kathy Portner from George Bennett re: list of items to be taken care of prior to approval-8/23/88
X	X	Impact Statement	X	X	Planning Commission Minutes - ** - 9/29/81
X	X	Development Application – 9/1/81	X	X	Letter from Kristin Ashbeck to John Robbins re: shared use of church parking lot-10/24/94

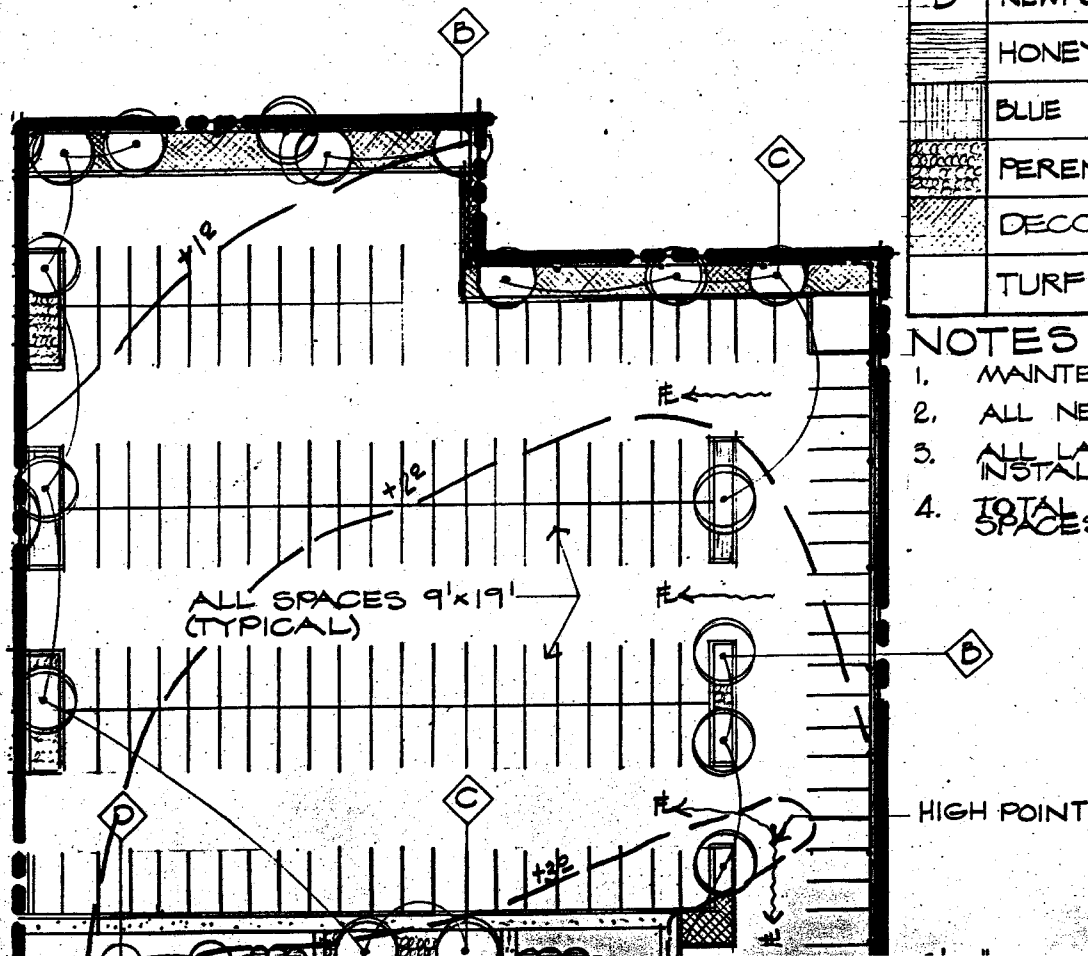
IMPACT STATEMENT

The Bookcliff Baptist Church, with one thousand members, set aside the 1980's as a decade of Ministry to the total family. To accomplish this, we are endeavoring to build a FAMILY MINISTRIES BUILDING that reaches the entire family with its varied activities.

The Plant will consist of a full qualified gym equipped with volleyball, basketball, racket ball and an indoor tennis facility. In conjunction with these, a gym will be constructed to serve as a place of worship on Sunday when the need arises. There will be provided for the youth of the church and surrounding areas, a physical activity program encompassing a weight room, saunas, whirlpool and a complete suite for a day care and kindergarten ministry. Programs for our growing Senior Citizens and College and Career age groups will be built into the year around program.

The facility will also provide craft rooms for sewing, cooking, wood working and ceramics classes which will also become class rooms for religious education. This facility will provide physical and religious education spanning ages from pre-school to senior adults, providing a ministry whereby the entire family may be involved as a family unit; thus, holding together the family unit in a society that fragments.

MARK	COMMON	BOTANIC	SIZE	QTY.
A	BOXELDER	ACER NEGUNDO	1 1/2' GAL	6
B	ROCKY MTN. DIRCH	BETULA FONTINALIS	1 GAL	16
C	LOMBARDY	POPULUS NIGRA ITALICA	5'-6" CONT	17
D	NEWPORT PLUM	PRUNUS NEWPORT	1-1 1/4" CONT	6
	HONEYSUCKLE	LONICERA ARNOLD'S RED	2'-3" CONT	6 1/2
	BLUE PFITZER	JUNIP CHINENSIS PFITZERIANA GLAUC	1 GAL	4 1/2
	PERENNIALS OR ANNUALS			
	DECORATIVE BARK			
	TURF	RYES & BLUEGRASS	ROLL	



NOTES:

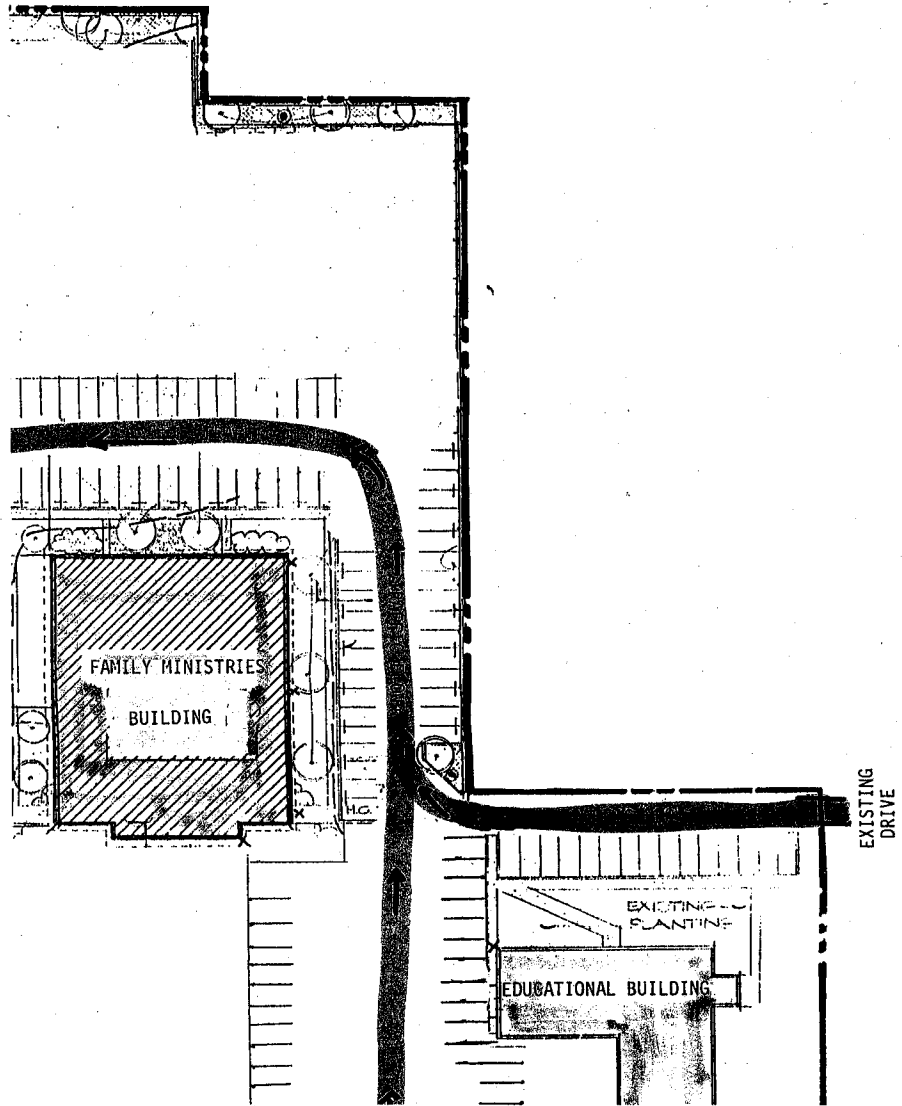
1. MAINTENANCE BY THE CHURCH
2. ALL NEW AREAS TO BE IRRIGATED.
3. ALL LANDSCAPING & IRRIGATION INSTALLED BY THE CHURCH.
4. TOTAL PARKING PROVIDED - 262 SPACES.

Submitted July 19, 1988

BOOKCLIFF BAPTIST CHURCH

2702 Patterson (12th & Patterson)
Grand Junction, Colorado
243-9285

EXISTING BUILDINGS



PATTERSON ROAD

EXISTING DRIVE

ALLEY

FENCED PLAY AREA

PHASE TWO BLDG.
FUTURE BLDG.
(MAX. HEIGHT = 36'-0")

PHASE ONE
(TOP OF PARAPET)
35'-0" ADV. GRD.
11/08/19/01

LIGHTED SIGN

COVERED ENTRY

EXISTING BLDG.

EXISTING PLANTING

EXISTING PLANTING

EXISTING PARKING
(UNPAVED)

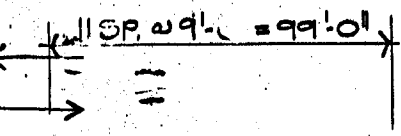
24'-0"
EXISTING

PATTERSON ROAD

WOOD FENCE (EXIST)

N 12TH STREET

300' EXISTING DRIVE
(N.T.S.)



50'-0"

D

C

12'

12'

OFFICE COPY
#84-91

Bookcliff Baptist Church
2702 Patterson Road
Grand Junction, Colo. 81501
#84-81

Richard & Isabelle Sroufe
2792 Cheyenne Drive
Grand Junction, Colo. 81503
#84-81

Duana S. Logue
1233 Hermosa
Grand Junction, Colo. 81501
#84-81

Madeline M. Loomis
1235 Hermosa
Grand Junction, Colo. 81501
#84-81

Richard & Loraine Sroufe
1245 Hermosa
Grand Junction, Colo. 81501
#84-81

David & Barbara Lacy
1257 Hermosa
Grand Junction, Colo. 81501
#84-81

Helen Anderson
1267 Hermosa
Grand Junction, Colo. 81501
#84-81

N.E. & Elizabeth Doolittle
1281 Hermosa
Grand Junction, Colo. 81501
#84-81

Wanda Willcoxson
1291 Hermosa
Grand Junction, Colo. 81501
#84-81

St. Matthew's Epis. Church
North Av. & College Place
Grand Junction, Colo. 81501
#84-81

Glen Green
2708 Patterson Road
Grand Junction, Colo. 81501
#84-81

Jack L. & Betty Bray
John M. Bray
2714 Patterson Road
Grand Junction, Colo. 81501
#84-81

D & R Investments
2716 Patterson Road
Grand Junction, Colo. 81501
#84-81

Otis B. Testerman
2710 Patterson Road
Grand Junction, Colo. 81501
#84-81

Jack L. & Betty Bray
2707 Patterson Road
Grand Junction, Colo. 81501
#84-81

Kubby Dan Etal
1515 Arapahoe St.
Denver, Colo. 80202
#84-81

~~undeliverable~~
George White & Arthur Fash
1180 Lowell Court
Grand Junction, Colo. 81501
#84-81

~~undeliverable~~
Laurence & Claudia Anher
1181 Lowell Court
Grand Junction, Colo. 81501
#84-81

~~undeliverable~~
Village Fair
2621 N. 12 Street
Grand Junction, Colo. 81501
#84-81

Hershel B. Pilcher &
Julius Pool
Box 1006
Rangely, Colo. 81648
#84-81

Dr. Otis B. Testerman
2702 Patterson Rd.
City. 81501 #84-81

REVIEW SHEET SUMMARY

FILE NO. 84-81 DUE DATE 9/14/81
 ACTIVITY Expansion of Conditional Use
 PHASE _____ ACRES _____
 LOCATION 2702 Patterson Road
 PETITIONER Bookcliff Baptist Church
 PETITIONER ADDRESS 2702 Patterson Road, Grand Junction, CO 81501
 ENGINEER Cathedral Building and Design - Attn: Partick Morgan

OVERALL CONSIDERATIONS

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

This proposal will increase the traffic impact on the intersection of 12th and Patterson.

HAS BEEN ADDRESSED
 HAS NOT BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/14/81	G.J. Fire Dept.	This office has no objection to this conditional use. However, detailed building plans must be submitted, with site plan to compute required fire flow. We show one existing hydrant at 12th and Patterson. Additional fire hydrants may be required. Please contact the fire department on this. Building must meet U.F. & B. codes. May need approved fire alarm, etc.
9/14/81	City Engineer	The plan shows parking stalls which back out into Patterson Road. This will not be accepted. Patterson Road should be dedicated to 50 ft. half right of way and a power of attorney for street improvements should be granted. Intersection improvements at 12th and F scheduled for 1982 may result in that driveway from F Road being limited to right turns only. Where will the drainage from all that parking lot paving go to? The "drainage plan" is incomplete.
9/15/81	City Utilities LATE	None.
9/15/81	Transportation Engineer LATE	If the "alley" is to be fully developed, then there should be no 90° parking adjacent to it. Also, it should be pointed out that the 90° parking on Patterson Road will be removed when the intersection is improved.
9/15/81	Mountain Bell LATE	No requests.
9/15/81	Public Service LATE	Gas & Electric: No objections to conditional use. Customer should contact PSCO as to any natural gas or electric utility service relocations that may be necessary, as well as making application for service to the additional loads. DM 9/4/81 HT 9/8/81

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9/15/81	Staff Comments	<p>This is for approval of phase I only?</p> <ol style="list-style-type: none"> 1. What will be the groundcover? Will the area be sprinkler or how will it be maintained? 2. Does the existing 6' solid wood fence surround the entire property? 3. Need lighting detail for parking area. 4. Any bike racks to be provided? 5. Trash pick-up to coordinate with Bill Reeves, none shown on plan. 6. Any Handicap parking? If so need to be designated. 7. All parking to be paved, striped. 8. Will the alleyway be used as ingress/egress for phase I and II. If so may have to limit the access into the alleyway. 9. Any neighborhood input - for or against? 10. What is to prevent cars from driving to alleyway in NW corner parking area? Need curb blocks. 11. Fire access ok? 12. Need sign detail. 13. What are hours of anticipated operation?
9/21/81	Additional Staff Comments	<ol style="list-style-type: none"> 1. Is the petitioner intending to improve the alley way? If they are then it should be done in accordance with City's requirements. Also see Transportation Engineer's comments in reference to parking on alley Right-Of-Way. 2. Is there going to be ingress and egress through the alley Right-Of-Way? 3. Portions of the proposed parking is screened with a 6' solid wood fence, but portions seem to be screened with a chain link fence. If the parking is extended to the residential use to the north it should have a 6' solid wood fence also. 4. Is the irrigation ditch going to remain open?
9/29/81		<p><i>3. B.D.W.</i></p> <p><i>As per phone conversation with Dr. Yesterman that they would give a P.O.A. for improvement on Patterson Rd.</i></p> <p>LITLE/TRANSMEIER PASSED 5-0 A MOTION TO SUBMIT #84-81, EXPANSION OF CONDITIONAL USE - TOTAL FAMILY MINISTRIES BUILDING, LOCATED AT 2702 PATTERSON ROAD, TO CITY COUNCIL FOR CONSIDERATION, WITH A RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS AND PARTICULARLY SCREENING AND FENCING OF ADJACENT PROPERTIES, BIKE RACKS, AND PAVING OF THE ALLEY TO CITY STANDARDS.</p>

REVIEW SHEET SUMMARY

REVISED

FILE NO. 84-81

DUE DATE _____

ACTIVITY Expansion of Conditional Use

PHASE REVISED ACRES _____

LOCATION 2702 Patterson Rd.

PETITIONER Bookcliff Baptist Church

PETITIONER ADDRESS 2702 Patterson Rd., Grand Junction, CO 81501

ENGINEER Cathedral Building and Design - Attn: Partick Morgan

OVERALL CONSIDERATIONS

OVERALL COMPATABILITY

CONSISTENCY

ADJACENT PROPERTY

CHANGE IN THE AREA

TRAFFIC IMPACT

THIS HAS NOT BEEN ADDRESSED
AND BEEN ADDRESSED

DATE REC.

AGENCY

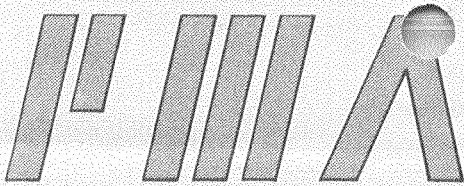
COMMENTS

10/15/81

City Engineer

This layout is much better than the one I reviewed on 9/14/81.

50 Ft. half right-of-way and a power-of-attorney for full street improvements on Patterson Road should be granted. A 20 Ft. radius should also be dedicated on the corner at 12th and Patterson. The alley should be paved and should slope toward 12th Street to carry drainage from the parking lot. Detailed engineering plans for the alley paving should be submitted for my approval prior to construction. We hope to complete street improvements on the intersection of 12th and Patterson in 1982 if budget will allow.



September 25, 1981

Mr. Bob Goldin
CITY/COUNTY DEVELOPMENT DEPARTMENT
Room 60
599 White Avenue
Grand Junction,
Colorado 81501

Re: BOOKCLIFF BAPTIST CHURCH
Conditional Use Application

Dear Mr. Goldin;

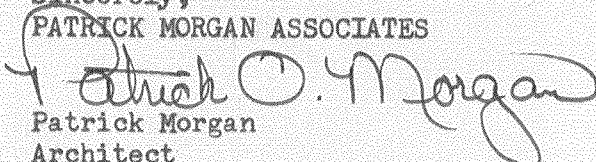
In response to the Review Sheet Summary, the attached 6 (six) revised site plan drawings are submitted as support for the following written responses to each item of concern expressed by the various city departments.

1. G.J. Fire Dept.- no comment necessary.
2. City Engineer
 - a) Parking at Patterson Road deleted.
 - b) Drainage arrows and flow now shown on plan.
3. City Utilities- no comment necessary.
4. Transportation Engineer
 - a) 90 degree parking immediately off 12th Street at alley entrance has been deleted.
 - b) Parking at Patterson Road deleted.
5. Mountain Bell- no comment necessary.
6. Public Services- no comment necessary.
7. Staff Comments- This application is for Phase I only.
 - 1) a) Groundcover--turf as shown on plant schedule.
 - b) All planted areas to be sprinklered per note #2 on plan and maintenance will be by the church.
 - 2) Wood fence separates all occupied sites at southern property interface with the residential property. Intermittent fencing exists along north property on residential side of alley. No fence exists at unimproved property line at east.
 - 3) See plan detail 2B/A3.
 - 4) None to be provided.
 - 5) Trash pick-up shall be coordinated by the church with Mr. Bill Reeves.
 - 6) See plan for location of 2 spaces marked H.C.
 - 7) See plan note #5.
 - 8) Alley will be used primarily for church parking lot for both Phase I and II buildings.
 - 9) No comment necessary.
- 10) a) Parking deleted.
- b) Tire bumpers provided where shown on plan.
- 11) No comment necessary.
- 12) See plan detail 3E/A3. Design of letters on masonry to be submitted by the church and approved by the City at future date.

- 13) Days and evenings till 10:00 p.m.
8. Additional Staff Comments
- 1) Alley not to be improved by the church. Church shall maintain alley surface in dust free condition.
 - 2) No screening at north property line on residence side of alley is existing except intermittantly. Church will fill areas with fencing to match existing fences as necessary to provide continuous obstruction.

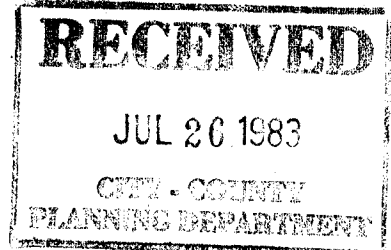
If there are additional comments please do not hesitate to call for clarification or revision.

Sincerely,
PATRICK MORGAN ASSOCIATES


Patrick Morgan
Architect

cc Bookcliff Baptist Church c/o Mr. Bob Webster
Chuck Anderson
file

July 21, 1983



City of Grand Junction
City/County Planning Department
250 North 5th
Grand Junction, Co 81501

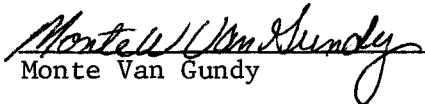
Gentlemen:

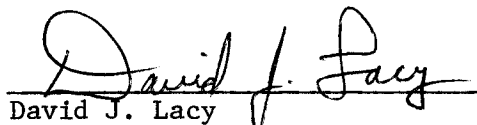
This concerns a request for fencing behind the properties of four individuals located on Hermosa Avenue in Grand Junction. Fencing of this property is being requested from the First Baptist Church located at the corner of 12th Street and Patterson Road. As we are told, an agreement was made between the City of Grand Junction and the church that they would provide privacy fencing to any residents along the 1200 block of Hermosa Avenue since they have constructed a large building in the once vacant lot behind our homes. The properties and persons requesting such privacy fencing are as follows: 1) David Lacy, 1257 Hermosa 2) Helen Anderson, 1267 Hermosa 3) Earl Doolittle, 1281 Hermosa 4) Monte Van Gundy, 1291 Hermosa.

A request is hereby made by the above four residents that a six foot high redwood fence is erected by the First Baptist Church as soon as possible. Location of the fence in relation to the existing chain link fence on our properties shall be negotiated between the city and the residents. Existing gates allowing vehicle travel into our back yards are also requested to remain so that vehicular travel can exist in and out of the yards.

If there is any further information requested, please contact David J. Lacy at 244-1754 during the day or at 245-9164 during the evening. Thank you very much.

Sincerely,


Monte Van Gundy


David J. Lacy


Earl Doolittle


Helen Anderson

DJL/jg

8/2/83 - meeting with Dan Raley and Dave Lacey
letter from church to contain:

type of fence

set in concrete, spacing of posts

guarantee 20' alley

time frame for completion - by end of '83

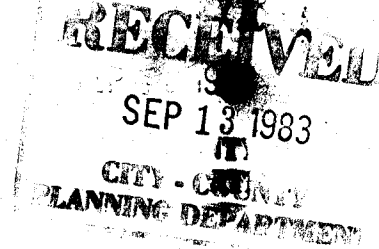
designation of gate opening

bbc

Bookcliff Baptist Church

2702 Patterson Road
Grand Junction, CO 81501
(303) 243-9285

September 12, 1983



City-County Planning
559 White Avenue Room 60
Grand Junction, Co. 81501

Attention: Lance Willians

Subject: Privacy fence on north side of Bookcliff Baptist Church

Dear Mr. Williams,

As per our office discussion with David Lacy August 2, the church agrees to build a 6 foot cedar privacy fence.

The fence will be installed as close to the existing fence as possible because of the utilities easement (5 feet). The fence shall consist of 8 foot posts set in concrete at 8 foot increments with 2 horizontal rails and 6 foot cedar boards vertically. We will leave a ten foot space at each of the four properties for a gate. The rails and the vertical boards will be installed as a fence at these openings, however, the property owners will be able to convert these to a gate.

The Bookcliff Baptist Church will not supply any hardware needed to hinge, brace or lock these gates.

The church will have their work done no later than December 31, 1983.

Sincerely,

A handwritten signature in cursive script that reads "Dan Raley".

Dan Raley
Associate Pastor

DR/jm

cc

David Lacy
Helen Anderson
Earl Doolittle
Monte Van Gundy

#84-81

BOOKCLIFF BAPTIST CHURCH

JOHN C. ROBBINS, PASTOR

2702 PATTERSON ROAD • GRAND JUNCTION, COLORADO 81506 • (303) 243-9285

July 18, 1988

Mr. Carl Metzner
Planning Department
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501-2643

Dear Mr. Metzner,

In response to our conversation in your office on July 7, 1988 a minor change in usage is herewith submitted for your review. As discussed, this should clarify the previously vague references contained in our file regarding our projected operation of a Christian School as a ministry of our church.

Currently we are operating a five day a week preschool, day care, and kindergarten with approximately 100 students. Enrollment is strictly regulated by social services in conjunction with the local health and fire departments.

We desire to initially begin an elementary school which later may be expanded into the secondary level. Enrollment in the elementary grades for the 1988-89 school year will be less than 75 students.

With in three years enrollment is expected to be approximately 100 students. Long term projections see no more than 250 elementary and secondary student in our present buildings, and this is based on a optimistic projection of growth in the Grand Valley and subsequently the church.

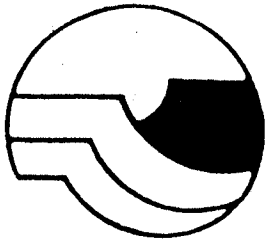
These projections fall within the scope of the plant capacities and intended plans for which the buildings were constructed.

Please find attached a copy of the site plan as it exists at this time. Current traffic pattern is included. Thank you for working together with us in this regard.

Sincerely,

Gary Alan Reichard

Gary Alan Reichard



Mesa County
Building
Inspection
& Property
Management

750 Main Street
P.O. Box 20,000-5005
Grand Junction, Colorado
81502-5005

Building Inspection
(303) 244-1631

Property Management
(303) 244-1860

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 10 1988

August 15, 1988

Mr. Gary Riechert
2702 Patterson Road
Grand Junction, Colorado 81505

Dear Mr. Reichert:

The following is a review of an inspection of your facility that was performed by George Bennett and me on Thursday, August 4, 1988. We were there at your request to identify the modifications that would be required to be made to your buildings to allow for an E Occupancy use. The following is a list of those requirements and would apply to both buildings. The buildings were reviewed as a Group E Division 2 which is defined in the Uniform Building Code, 1985 Edition, as follows: Any building used for educational purposes through the 12th grade by less than 50 persons for more than 12 hours per week or four hours in any one day.

REQUIREMENTS:

1. An approved fire alarm system is required by Section 809 of the U.B.C.
2. Kindergarten, First and Second Grade pupils are not allowed above the first story per Section 802 (c), U.B.C.
3. All corridor doors are required to be self closing per Section 3305 (h) U.B.C.
4. Access to the physically handicapped is required by Table 33-A, U.B.C. Please note the exceptions allowed by Footnote 8.
5. Storage and janitor closets shall be of one-hour fire-resistive construction per Section 802 (d).

This completes my review. Please contact me at your earliest convenience if you have any questions.

Sincerely,


Roy A. Anderson
Chief Building Official

c.c. George Bennett, Fire Department
Kathy Portner, City Planning

Enclosures



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

August 22, 1988

Mr. Gary Reichard
2702 Patterson Road
Grand Junction, CO 81505

RE: Minor Change to file #84-81, Bookcliff Baptist Church
2702 Patterson Road.

Dear Mr. Reichard:

The Minor Change request to allow a school facility at 2702 Patterson Road has been approved. The approval is for the scope of operation described in your letter dated July 18, 1988. A Planning Clearance and Building Permit will be required for the change in use and all Building and Fire Code requirements must be complied with before a Certificate of Occupancy will be issued (see attached letter and memo).

Good luck with your expanded facility.

Sincerely,


Kathy Portner
Planner

/kp
Attachments

TO: Kathy Portner, City Planning
FROM: George Bennett, Fire Inspector
DATE: August 23, 1988

RE: Bookcliff Baptist Church proposed School

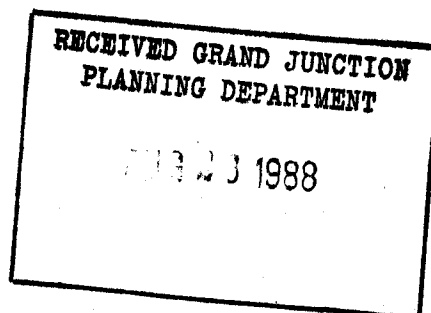
The following items need taken care of prior to the proposed school opening:

- An approved fire alarm system is required as per building code and life safety code and other applicable codes.
- Windows with a minimum clear width of 5.7 sq. ft. for rescue and ventilation.
- Smoke detectors in the corridors, spaced every 30 ft. and connected to an approved alarm system
- Fire extinguishers sized and hung in accordance with U.F.C. Standards 10-1.

If you have any questions, please call, thank you.

cc: Andy Anderson, County Building

GB/hc



Jan



October 24, 1994

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Mr. John Robbins
Bookcliff Baptist Church
2702 Patterson Road
Grand Junction, CO 81506

RE: Shared Use of Church Parking Lot

Dear Mr. Robbins,

The Community Development Department staff has reviewed the history and present situation of the use of the improved and unimproved parking areas at Bookcliff Baptist Church. The City acknowledges that shared parking of the facility was recognized during the approval of the shopping center across the street. However, according to the agreement provided by the Church, the parking area (50 spaces) to be used by the shopping center employees was to be paved. The last formal approval for the Church also did not include any reference to use of the graveled area for parking. Therefore, the City must require that the 50 shared parking vehicles currently utilizing parking at the Church be parked on the paved areas only. In order to meet this requirement, the gravel area must be roped off or otherwise placed off-limits to parking between the hours of 6:00 am and 6:00 pm on weekdays by November 15, 1994. The shared use parking is limited to only 50 vehicles as originally approved. If the Church contemplates shared use parking by more than 50 vehicles, an amendment to the Church's Conditional Use Permit would be required.

Should the Church decide to pursue improvement of the graveled area to allow for shared use parking in that area, a Site Plan Review process is required. This process would trigger the typical improvements such as paving, landscaping and lighting.

A final item to note which was discovered during the research on this project was that the last formal approval required improvement (paving) of the alley. In speaking with Mr. Mark Relph, Public Works Manager, it was indicated that the City would be interested in participating in the construction of the curb cut for the alley when the improvements are made if the Church was willing to then close the present curb cut on 12th Street. The reason for closing the existing southerly curb cut is in the

Bookcliff / October 24, 1994 / page 2

interest of safety. The southerly curb cut is located too close to the Patterson Road/12th Street intersection for drivers to safely pull out of the parking lot into the northbound traffic lane and for drivers to make a left from the southbound lanes into the parking lot. Therefore, it would be in the best interest of both the City and the Church to move the access to the north to align with the alley.

Please let us know the intentions of the Church at your earliest convenience so that we can work with you to resolve these issues. Also, please do not hesitate to contact me (244-1437) or Mr. Relph (244-1539) if you have questions regarding these matters.

Sincerely,



Kristen Ashbeck
Planner

c: Jan Koehn, Code Enforcement
Mark Relph, Public Works Manager

To: Larry Timm
Cc: Kathy Portner, Jan Koehn
From: Kristen Ashbeck
Subject: Bookcliff Baptist Church
Date: 2/02/95 Time: 1:15p

I was called into a meeting on Tuesday (Jan 31) that Mark Achen was having with Tom Piper and Dennis Stahl of Hilltop regarding the parking issue at Bookcliff Baptist Church. Basically, Hilltop was requesting more time to work on the larger problem of parking in general for the Hilltop facilities along Patterson (hospital & use of Centennial Plaza) rather than just dealing with the parking situation at the Church. Community Development had given the Church/Hilltop a deadline of March 1st to submit a revised Conditional Use Permit for the shared parking at the Church.

Tom & Dennis indicated that the Church has been unwilling to participate in the costs involved with the C.U.P. and the ultimate requirement for pavement & landscaping in the new parking area. Therefore, Hilltop would like the opportunity to assess (and allow us to review) their overall parking needs for all facilities along Patterson and perhaps make some administrative changes as to the use of these facilities that might lower their parking requirements. Their goal is to hopefully not need the parking at the Church at all--accommodate parking in their existing lots or perhaps look at expanding parking somewhere else. They indicated that they could have this at least studied by July 31, 1995--the end of their fiscal year. Mark suggested that this seemed reasonable and more appropriate to address the larger problem if possible and I suggested that Community Development probably tended to agree. However, we (Mark & I) stressed to them that if there is anything they can do as soon as possible and within the meantime to reduce the number of vehicles parking at the Church (cut number in half) it would help show some progress on the problem to any future complainant(s).

Tom Piper is to get a letter to me regarding Hilltop's intentions. I guess we can review it again from there as to any future actions . . . any thoughts?

To: Larry Timm
From: Kristen Ashbeck
Subject: Bookcliff Baptist Church
Date: 4/20/95 Time: 12:24p

We received another complaint last week (same person who complained last year) regarding the dust and traffic generated by the vehicles parking on the gravel lot at Bookcliff Baptist Church (NE corner 12th and Patterson). The last meeting with anyone involved in this issue was between Mark Achen, Hilltop representatives and myself. At that meeting (late January) it was decided that we would give Hilltop some time to work on the "larger problem" (e.g. review their parking needs for all their uses/buildings along Patterson and evaluate demands on the lots they do have at the shopping center, the hospital and west of the hospital). We agreed to give them until the end of their fiscal year (July) to attempt to address the issue. Hilltop wanted to come up with a solution without involving or needing to use the parking at the church. In the meantime, we asked that Hilltop try to minimize use of the church parking as much as possible. It appears they have made no attempt to do that. I have made 2 site observations since late January, both showing 50 cars parked on the gravel lot at the church, yet an average of 58 vacant spaces in the lot on the west side of the Centennial Plaza shopping center and 27 vacant in the lot west of the hospital. If anything, it appears there are more vehicles there than at times we checked last summer/fall.

Given the second complaint and Hilltop's failure to show any progress on the issue, it seems like we need to re-notify the property owner (Church) of the problem and start the process again. In addition, I am doubtful that Hilltop will be motivated to do anything about the problem, since they have apparently sold the rehab Hospital and possibly some other properties in the vicinity to St. Mary's.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

MEMORANDUM

TO: Don Newton, City Engineer
Bob Lee, Building Dept.
George Bennett, Fire Dept.

FROM: Kathy Portner *KP*

RE: Bookcliff Baptist Church proposed school

The Bookcliff Baptist Church, located at 2702 Patterson Road (NE corner of Patterson and 12th) was granted an expansion of Conditional Use in 1981 (file #84-81). The plan that was approved included the educational and family ministries buildings, as well as a proposed building to be attached to the west end of the family ministries building.

The uses planned were gym facilities, day care, kindergarten and craft rooms. The facility was to provide physical and religious education for preschool age to senior adults.

It is unclear in the file if a "school" was part of the approval. In the Planning Commission minutes of 9/29/81 one of the Commissioners asked if one of the uses was for a school per se. The petitioner replied that education would be "bible studies and Wednesday nights when we have bible studies, and such as that".

To clarify the allowed uses we are processing a minor change to the Conditional Use. The enclosed narrative describes the proposed school facility. Also included is a site plan showing the existing buildings and traffic circulation.

Please review for conformance with any relevant regulations.

/kp
Enclosures