

# Table of Contents

File 1982-0008

Project Name: Immaculate Heart of Mary Church-CUP

Date 5/20/02

P r e s e n t	S c a n n e d	<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	X	<b>*Summary Sheet – Table of Contents</b>		
X	X	<b>Review Sheet Summary</b>		
X		Application form		
X		Review Sheets		
X	X	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		
X		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>		
X	X	<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>		
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>				
X	X	Action Sheet	X	Public Notice Posting – 2/10/82
X	X	Review Sheet Summary	X	Planning Commission Minutes - ** - 2/23/82
X		Review Sheets	X	Development Application – 2/1/82
X		Development Enforcement Checklist	X	Impact Statement
X	X	Letter from Ron Rish to James Burke re: comments on construction-10/4/82	X	Development Statement
X	X	Master Plan		

IMPACT STATEMENT

Conditional Use Permit Submittal

Immaculate Heart of Mary Catholic Parish  
2342 North Seventh Street  
Grand Junction, Colorado 81501

GENERAL: In 1955 the Immaculate Heart of Mary Catholic Parish commenced operations in the Grand Junction area in temporary quarters. In 1957 the present property lying between 7th Street on the west, Little Bookcliff on the east, Wellington on the north and Bookcliff Avenue on the south, was acquired. The site has been continuously used by the parish and affiliated school since that time.

PROPOSED USE: The site plan presented with this application represents a master plan for the construction of three new buildings in the near future. An addition of some 3,900 s.f. will be added to the east of the existing church building for multi-purpose use. This building includes a large kitchen and subdividable meeting room with associated storage and rest room facilities. A new administrative center and rectory of approximately 6,200 s.f. will be constructed in the approximate center of the site with a garage. This building will house the administrative staff of the Parish and provide living quarters for the three Priests currently serving the parish. Both of these buildings will be constructed during 1982. The third building is the new church with seating for approximately 750 which will be constructed at a time in the future when funding permits. In all probability this will occur within five years. At such time as the new church building is constructed, the existing rectory building will be demolished, the existing church remodeled for use as a parish hall and the connecting arcades constructed to provide an enclosed, conditioned walkway between the three major buildings. The existing school building will continue to conduct its operations without interruption or major change.

IMPACT: The use represents merely a slight extension of the present use of the site with certain increases in the number of parishioners anticipated. The impact on the surrounding area, however, would be minimal due to the contained nature of activities and the inclusion on the site of certain activities which are currently conducted some distance away. A formal landscaping plan will provide an appropriate setting and the regimentation of the heretofore rambling parking patterns will allow for entrance and exit to the site at more defined locations. Traffic volumes which may increase moderately, would occur during "off peak" hours and are therefore of little concern.

February 1, 1982

**designco / baldry associates - architects**

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**grand junction, colo.  
81501**

DEVELOPMENT SCHEDULE

Conditional Use Permit Submittal

Immaculate Heart of Mary Catholic Parish  
2342 North Seventh Street  
Grand Junction, Colorado 81501

The multi-purpose room addition to the existing church building and the administration/rectory building are planned for construction during 1982

The new church building and connecting arcades to the multipurpose building and administration/rectory are planned for construction during the next five years at a date to be determined by available funding.

Site development: A major portion of the landscaping and the parking facility development will take place during the first phase (i.e. 1982) The balance of the site development will occur simultaneously with the construction of the new church building.

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Emanuel Epstein  
1900 Quentin Road  
Brooklyn, New York 11229

#8-82

Sisters of Charity of Leavenworth  
P.O. Box 1628  
Grand Junction, Co. 81501

#882

Edward H. Behen  
2217 N. 7th Street  
Grand Junction, Co. 81501

#8-82

Douglas P. & Regina L. Wigent  
905 Bookcliff  
Grand Junction, Colorado  
81501

#8-82

Roland J. & Rae O. Marasco  
2536 N. 7th Street  
Grand Junction, Co. 81500

#882

Rocky Mtn. Health Maintenance  
2231 N. 7th Street  
Grand Junction, Co. 81501

#8-82

Colorado West Seniors  
c/o Federal National Mortgage  
2001 Bryan Towers  
Dallas, Texas 75201

#882

Frances A. Murphy  
951 Walnut Ave.  
Grand Junction, Co. 81501

#882

Jack L. Walker  
2828 Orchard Ave.  
Grand Junction, Co. 81501

#8-82

Joanne Duran  
946 Bookcliff  
Grand Junction, Colorado  
81501

#882

Center Management Inc.  
2339 N. 7th Street  
Grand Junction, Co. 81501

#882

Arthur N. Tafuya  
1426 Grand Ave  
Pueblo, CO 81003

#882

SSM Investments  
735 Bookcliff  
Grand Junction, Co. 81501

#8-82

Frederick Shumann  
2323 N. 7th Street  
Grand Junction, Co. 81501

#882

William G. Baldry  
Designes / Baldry Assoc  
2784 Crossroads  
Grand Jet. CO 81501

#882

Joe L. & Mary M. Rodriguez  
2129 N. 9th Street  
Grand Junction, Co. 81501

#882

Mr. & Mrs. Theodore N. Naff  
710 Wellington  
Grand Junction, Co. 81501

#8-82

Kiyoko Rector  
915 Bookcliff  
Grand Junction, Co. 81501

#8-82

Warren A. & Pat M. Broderson  
2680 Carol Place  
Grand Junction, Co. 81501

#882

Foster G. Covington  
960 Bookcliff  
Grand Junction, Co. 81501

#8-82

James N. Darnel Jr.  
2025 N. 6th Street  
Grand Junction, Co. 81501

#8-82

Glenn Ross Kempers  
819 26 1/2 Road  
Grand Junction, Co. 81501

#8-82

Edward L. Ellinwood  
694 Sperber Court  
Grand Junction, Co. 81501

#8-82

Bethesda Care Centers  
1955 N. Union Blvd.  
Colorado Springs, Co. 80909

#8-82

The Village Tier  
P.O. Box 518  
Grand Junction, Co. 81502

#882

February 19, 1982

Mr. Bob Goldin - Staff Planner  
City/County Development Department  
559 White Avenue - Room 60  
Grand Junction, Colorado 81501

Re: Immaculate Heart of Mary Catholic Parish  
Conditional Use Permit - Review Response

Dear Mr. Goldin,

Reference is made to those review comments from the various agencies regarding the conditional use submittal for the above referenced project. The following are our responses:

- 1) Attached hereto you will find a site plan which has been revised to reflect certain items requested by those comments namely - notation of the trash enclosure and loading area to the north of the multi-purpose addition, indication of points of access for handicap individuals, addition of berm along Book Cliff Avenue, bicycle parking area designated and dimensioning of parking areas reflecting in nearly all cases aisles in excess of recommended minimums.
- 2) Buffering of the site and parking areas is included as a part of the proposal utilizing berms and landscaping along Book Cliff together with extensive landscaping of the rest of the site. There are a great many young trees on the property which will be retained as much as possible. Also note that we have attempted to break up large parking areas with interior landscaped islands.
- 3) Landscaping will be maintained by the Owner - a sprinkler/irrigation system is planned.
- 4) The question of area and security lighting is of concern to the Owner as well as the City and we will submit detailed plans, currently being developed by our consultants, with the final permit application. It is anticipated that there will be some free standing pole lights throughout the parking areas utilizing "cut-off" luminaires together with wall mounted security lighting at the entrances to all buildings.
- 5) We believe the parking to be adequate for the intended uses in as much as full occupancy of only one of the major areas at any one time is anticipated. Should there be a substantial increase in the parking needs of the parish, additional parking can be provided on those areas of the site presently undeveloped.
- 6) It is recognized that a fire hydrant needs to be located somewhere close to the new buildings. We will work with the fire department on location.

**designco / baldry associates - architects**

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**grand junction, colo.**

**(303) 241-1260**

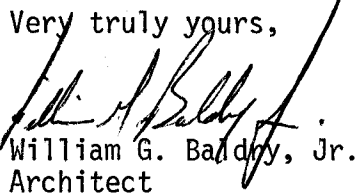
**81501**

Mr. Robert Goldin  
February 19, 1982  
Page Two

- 7) The plan reflects only one curb cut onto Seventh. We will close all other curb cuts now existant and will add this one cut to assist in the restriction of traffic from this busy thoroughfare.

I trust that this answers the questions posed by staff upon their review. We stand ready to assist in the extension of our mutual understanding of the development plans of the Immaculate Heart of Mary Catholic Parish. Please call on us if you have additional concerns.

Very truly yours,

  
William G. Baldry, Jr.  
Architect

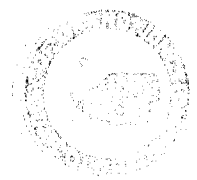
cc: Msgr. George Holland  
Jerome Fossenier

**designco / baldry associates - architects**

**2784 crossroads blvd.  
(303) 241-1260**

**grand junction, colo.  
81501**

CU File



City of Grand Junction, Colorado 81501  
200 North Fifth St.

October 4, 1982

James C. Burke, Jr.  
James Burke & Assoc.  
145 Grand Avenue  
Grand Junction, CO 81501

Dear Jim:

Re: Fire Protection Waterline-Immaculate Heart of Mary Catholic Parish

As requested by Alan Howkins of Jim Boots Construction, I have reviewed your construction plan for the above as submitted to me on October 1, 1982, and have the following comments:

1. A dimensioned location is shown for the tap on Wellington Avenue. A dimension should also be shown from a property corner to the tap on Bookcliff Avenue.
2. I assume the hydrant is located in accordance with fire department requirements. I sent a copy of the plan to Wes Painter for their information.
3. You should sign your Professional Engineer stamp.
4. The Typical Fire Hydrant Detail lacks the 1/2" x 2" steel straps at the valve fitting as shown on City Standard Drawing W-1.
5. Add the following notes to the plan sheet:

"All construction shall be in accordance with City of Grand Junction Standard Waterline Details Drawing W-1 and shall conform to City of Grand Junction Standard Specifications for Construction of Waterlines, Sanitary Sewers, Storm Drainage and Irrigation Systems, 1981, and City of Grand Junction General Contract Conditions for Public Works and Utilities Construction GC-37, GC-50 and GC-65."

"The contractor shall contact the City Utilities Superintendent, Mr. Ralph Sterry, (244-1568) prior to any disturbance of existing waterlines including tie-ins and/or taps."



October 4, 1982

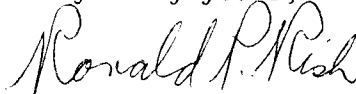
6. The prints submitted are marked "Mueller A423 5 ft. bury" in pencil. The hydrant proposed is not acceptable. In order to be compatible with the City system and our current specifications the hydrant should be either Mueller A-24009 or Clow F-2500. The note on the drawing should be modified in ink to reflect the hydrant proposed.
7. It is your responsibility to make sure the contractor is furnished Standard Drawing W-1 and the City Standard Specifications.

When the above comments have been addressed, submit a revised print and at that time consider the plans approved by this office for construction.

You are reminded that pressure test results certified by a Professional Engineer who witnesses the testing and a mylar-type as-built drawing must be submitted to the City prior to acceptance of the facilities.

Have arrangements been made to grant an easement to the City for this waterline?

Very truly yours,



Ronald P. Rish, P.E.  
City Engineer

RPR/hm

cc - Alan Howkins, Jim Boots Const.  
Bob Goldin ✓  
Darrel Lowder  
Jim Patterson  
Harley Seybold  
Ralph Sterry  
File

# REVIEW SHEET SUMMARY

FILE NO. 8-82 DUE DATE 2-15-82  
 ACTIVITY Conditional Use - Church & Accessory Buildings  
 PHASE \_\_\_\_\_ ACRES \_\_\_\_\_  
 LOCATION 2342 N. 7th  
 PETITIONER Arthur N. Tafoya, Bishop of Pueblo  
 PETITIONER ADDRESS 1426 Grand Avenue, Pueblo, CO 81003  
 ENGINEER William G. Baldry, Jr. Architect, Designco/Baldry Associates, 2784 Crossroads Blvd.

## OVERALL CONSIDERATIONS

- |  |   |
|--|---|
| <input type="checkbox"/> <input type="checkbox"/> <b>OVERALL COMPATABILITY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>CONSISTENCY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>ADJACENT PROPERTY</b><br><input type="checkbox"/> <input type="checkbox"/> <b>CHANGE IN THE AREA</b><br><input type="checkbox"/> <input type="checkbox"/> <b>TRAFFIC IMPACT</b> | <ol style="list-style-type: none"> <li>1. All parking stalls need to meet min. requirements refer Sec. 5-5-1-K. Will need to show on plan.</li> <li>2. Any buffering proposed?</li> <li>3. How will landscaping be maintained?</li> <li>4. HC parking should be near ramp.</li> <li>5. Crosswalks striped &amp; shown for better ped. access through parking lots, to buildings.</li> <li>6. No trash p.u shown. Need to coordinate location with sanit. eng.</li> <li>7. No lighting shown - need lighting detail.</li> <li>8. Need signage detail - must conform to city code.</li> <li>9. Is there adequate parking for all intended uses?</li> <li>10. Any bikeracks proposed? Should have some.</li> <li>11. In loading areas, should be designated such.</li> </ol> |
|--|---|

HAS NOT BEEN ADDRESSSED  
 HERE BY

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/16/82	Public Service	Gas: No objections to conditional use. Electric: No objections to "Conditional Use"; customer to contact P.S.Co. for service and possible pole line relocation.
2/16/82	City Fire Dept.	This office has no objections to this conditional use. However, fire hydrant protection will not be sufficient for increase size and building. Additional fire hydrant will be required. Please submit a new site plan showing existing hydrants. Contact the Fire Dept. so additional fire hydrants can be located on site plan. Our records show approximately 3000 gpm available at 8th and Bookcliff. Please submit plans showing size of building, building type, and site plan to allow fire flow to be computed.
2/16/82	City Utilities Dir.	None.
2/16/82	Transportation Eng.	No comment.
2/16/82	City Police Dept.	Traffic accident statistics attached. 700 Blk. Wellington 700 Blk. Bookcliff 2300 Blk. N. 7th Need additional information on proposed security lighting of area and building.

2/16/82 Mailed Summary  
 2/19/82 Lake-Mtn. Bell.  
 2/23/82 City Parks

3/5/82 GJPC Minutes  
of 2/23/82

CONSENT ITEM #3

MOTION: (COMMISSIONER BILL O'DWYER) "MADAM CHAIRMAN, I MOVE ON CONSENT ITEMS #1, 2, 3, 4, AND 5 TO APPROVE AND FORWARD TO CITY COUNCIL AND RECOMMEND FOR APPROVAL, SUBJECT TO STAFF COMMENTS."

CHAIRWOMAN QIMBY READ THE MOTION AND CALLED FOR A VOTE, WHICH CARRIED UNANIMOUSLY, 6-0.

February 19, 1982

Mr. Bob Goldin - Staff Planner  
City/County Development Department  
559 White Avenue - Room 60  
Grand Junction, Colorado 81501

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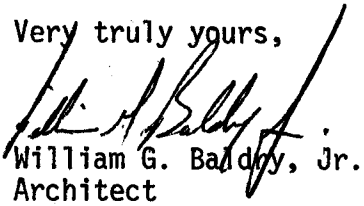
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Architect

cc: Msgr. George Holland  
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