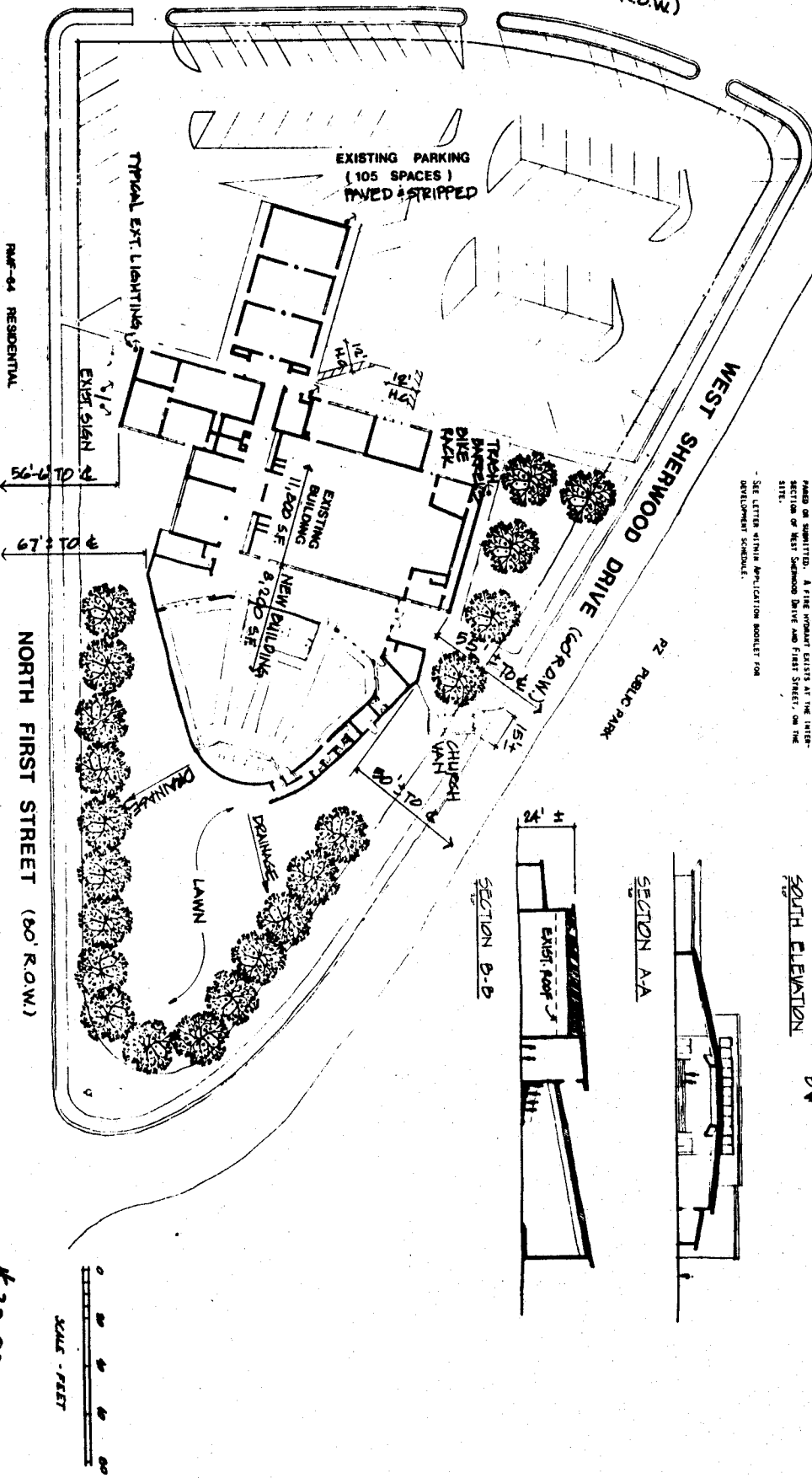


KENNEDY AVENUE (60' R.O.W.)

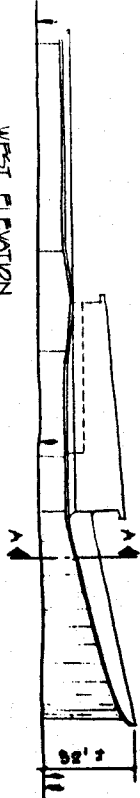


RF-04 RESIDENTIAL

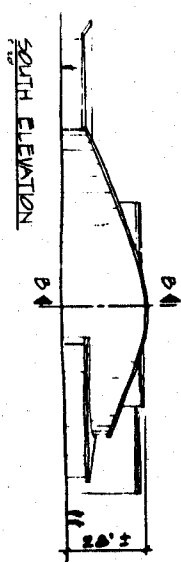
- NOTES:**
- PAVEMENT AND VEHICULAR ACCESS WILL GENERALLY REMAIN THE SAME AS EXISTING. A NEW WALKWAY FROM THE CHURCH TO THE PARKING AREA TO AN ENTRANCE AREA IN THE NEW ADJUTION WILL BE BUILT.
 - NO ADDITIONAL 5'-0" IS REQUIRED TO BE DEDICATED FOR EXISTING RESIDENTIAL STRUCTURES.
 - **Parking:** Total, minimum spaces required, 105
 - **Typical, minimum spaces required, 135**
 - **Minimum parking is required at 10% of peak use, 110%.**
 - **No more increases are expected in the membership.**

- **Landscaping:** Building coverage 25%
Open space 25%
Paved/Impervious 40%
- THE LANDSCAPING WILL BE INSTALLED IN A HEALTHY SITE BY THE OWNER (CONTRACTOR).
- THE SITE SHOWN IS AN EXISTING AND AS SHOWN.
- **Existing site lighting is as shown (1-2-1). New lighting will be located to light the extension of the new sanctuary. No lighting projects onto neighboring properties.**
- **Truck pick up area will be required at its current location.**
- **No new signage is anticipated at this time.**
- **No changes to existing utilities will be required. Therefore no utility composite has been prepared or submitted. A FINE VISION exists in the area section of West Sherwood Drive and First Street, on the site.**
- **SEE LETTER WITHIN APPLICATION PACKET FOR DEVELOPER SCHEDULE.**

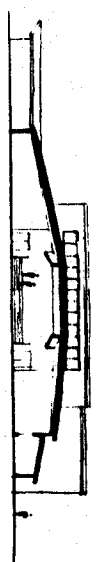
WEST ELEVATION



SOUTH ELEVATION



SECTION A-A



SECTION B-B



33-83



FIRST CHRISTIAN CHURCH
GRAND JUNCTION, COLORADO

CHAMBLISS ASSOCIATES / ARCHITECTS

33-83

Robert L. & Minnie M. Johnson 955 Bunting Grand Junction, Colorado 81501 2945-113-05-012 #33-83	John M. F. A. Sprague 130 Kennedy Grand Junction, Colorado 81501 2945-113-05-011 #33-83	Carl D. Jr. & Roetta M. Frasier 160 Kennedy Grand Junction, Colorado 81501 2945-113-05-010 #33-83
Lyle E. & P.A. Shriver 200 Kennedy Grand Junction, Colorado 81501 2945-113-05-009 #33-83	Ivan I & Helen M. Alkes 1421 W. Sherwood Grand Junction, Colorado 81501 2945-113-05-008 #33-83	Herbert L. Sanders 1435 W. Sherwood Grand Junction, Colorado 81501 2945-113-05-007 #33-83
Jan D. Christine A. Kreissler 181 Elm Avenue Grand Junction, Colorado 81501 2945-113-05-006 #33-83	George D. Jr. & Eulalah P. Hooker 161 Elm Avenue Grand Junction, Colorado 81501 2945-113-05-005 #33-83	Emil D. & H.E. Erieson 141 Elm Avenue Grand Junction, Colorado 81501 2945-113-05-004 #33-83
B. E. & V. Kirkpatrick 121 Elm Avenue Grand Junction, Colorado 81501 2945-113-05 003 #33-83	William Howard Rowan IV 111 Elm Avenue Grand Junction, Colorado 81501 2945-113-05-002 #33-83	Teddy K. & Dona M. Garretson & F. M. Cobb #33-83 101 Elm Avenue Grand Junction, Colorado 81501 2945-113-05-001
City of Grand Junction (Sherwood Park) 250 North 5th Street Grand Junction, Colorado 81501 2945-113-00-945 #33-83	Sylvia Elaine Griffith 125 Franklin Avenue-101 Grand Junction, Colorado 81501 2945-104(D)-23-023 #33-83	Doanld & Miarianne Hamilton 2635 Central Drive Grand Junction, Colorado 81501 2945-104(D)-23-024 #33-83
Randall B. Ship 1233 So. Yosemite #73 Denver, Colorado 80231 2945-104(D)-23-025 #33-83	Steve Foster 361 Music Lane Grand Junction, Colorado 81501 2945-104(D)-23-026	Steve Foster 361 Music Lane Grand Junction, Colorado 81501 2945-104(D)-23-027
Steve Foster 361 Music Lane Grand Junction, Colorado 81501 2945-104(D)-23-028 #33-83	Robin Lee Kent 125 Franklin #113 Grand Junction, Colorado 81501 2945-104(D)-23-029 #33-83	Steve Foster 361 Music Lane Grand Junction, Colorado 81501 2945-104(D)-23-030
Steve Foster 361 Music Lane Grand Junction, Colorado 81501 2945-104(D)-23-016	Steve Foster 361 Music Lane Grand Junction, Colorado 81501 2945-104(D)-23-017	Steve Foster 361 Music Lane Grand Junction, Colorado 81501 2945-104(D)-23-018
Martin M. Robinson 125 Franklin #108 Grand Junction, Colorado 81501 2945-104(D)-23-019 #33-83	Jean A. Hamilton 125 Franklin #110 Grand Junction, Colorado 81501 2945-104(D)-23-020 #33-83	Robert J. & Donna Jarrett 125 Franklin #112 Grand Junction, Colorado 81501 2945-104(D)-23-021 #33-83
William T. Grillos 125 Franklin #114 Grand Junction, Colorado 81501 2945-104(D)-23-022 #33-83	Nicola & F. Belcastro #33-83 1215 N. 1st Street Grand Junction, Colorado 81501 2945-104(D)-00-053	Fortune-Britton Associates P. O. Box 224 Grand Junction, Colorado 81502 2945-104(D)-00-054 #33-83

#33-83

The American Oil Company
Att: J. D. Stewart
600 Cherry-Suite 915
Denver, Colorado 80222
2945-104(D)-00-055

Matilda B. Desrosiers #33-83
1309 No. 1st Street
Grand Junction, Colorado 81501
2945-104(D)-00-050

Blaine D. Ford #33-83
2522 Mira Vista Road
Grand Junction, Colorado 81501
2945-104(D)-16-006

Blaine D. Ford
2522 Mira Vista Road
Grand Junction, Colorado 81501
2945-104(D)-16-005 #33-83

William E. & Bonnie Becker
129 W. Kennedy Avenue
Grand Junction, Colorado 81501
2945-104(D)-16-004 #33-83

*The First Christian Church of
Grand Junction
c/o Tracey Miller #33-83
1326 N. First Street
Grand Junction, CO 81501

* Conni McDonough
Chambliss Associates
P.O. Box 2104
Grand Junction, CO 81502
#33-83

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628

#33-83

6/2/83
vm



FIRST CHRISTIAN CHURCH

1326 NORTH FIRST ST.

GRAND JUNCTION, COLORADO 81501

303-242-7204

DR. TRACEY MILLER, Minister

May 23, 1983

Grand Junction City Planning Commission
Grand Junction City Council

Dear Members:

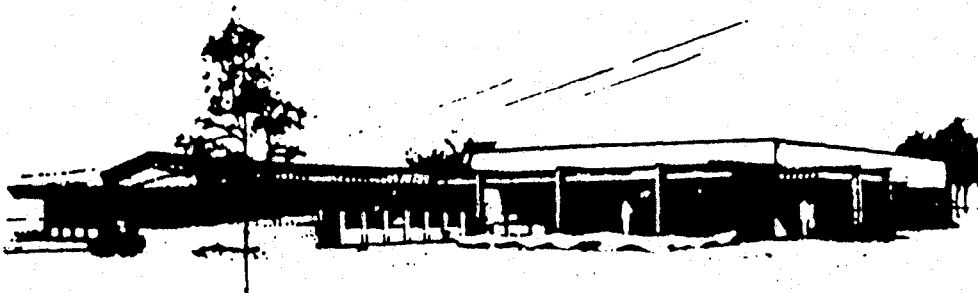
The First Christian Church is requesting approval to build a Sanctuary on its property located at First and Kennedy. The Sanctuary will be an attached building, located on the south side of the existing building. Drawing and elevations of the proposed building accompany this application.

The proposed building will be used in lieu of the existing Sanctuary. The existing Sanctuary has a seating capacity of 225 people. The existing room will be converted into an all-purpose recreation room at a later date.

The seating capacity of the proposed addition to the church is 350 plus the choir. This allows for the peak attendance and future growth of the congregation. If approved, the construction of the building will start in early 1984 and be completed within 24 months.

The usage of the proposed building addition will be the same as is presently available for the existing room. The congregation holds two scheduled services on Sunday morning with special services on appropriate religious holidays. Currently the first service is between 8:30 and 9:30 a.m. and the second service is between 10:45 a.m. and 12:00 p.m. Sunday School is scheduled between the hours of 9:30 and 10:30 a.m. There are 105 parking spaces (not including on street) on the property. This has been more than enough parking in the past, even for highly attended special services. We feel this will be adequate and will allow for the anticipated growth of the congregation.

The proposed building can be made available for other activities, both religious and sectarian. The building is routinely used by organizations such as AARP (American Association of Retired Persons) and the Boy Scouts of America. Other groups have used the existing room for meetings and presentations. The addition of the proposed building allows the church to maintain its convenient location and still expand its services. The existing location provides easy access and ample parking.





FIRST CHRISTIAN CHURCH

1326 NORTH FIRST ST.

GRAND JUNCTION, COLORADO 81501

303-242-7204

DR. TRACEY MILLER, Minister

The proposed building will be compatible with the existing building in style and appearance. The drawings show that the site will be developed in such a way as to allow easy access and maximum utilization without impacting the surrounding environment. There will be some increase in traffic due to the anticipated growth of the congregation. Most of this increase will be on First Avenue because it is the primary access to the building.

The proposed building will not increase the demand for fire and police protection. The southside of the existing building has been the frequent target of vandalism because of the large expanse of glass. The proposed building will reduce the potential for vandalism by reducing the amount of exposed glass. Other city services, such as water, sewage, and waste disposal will not be adversely affected. There will be a moderate increase in consumption due to the anticipated growth of the congregation.

The design of the proposed building allows for easy access by the users. Special provisions will be made to handle wheelchair users. The proposed building will not interfere with the traffic flow to, from, or around the building. Access to the building will be from the existing entrances on Kennedy Street, and on Sherwood.

The Church Board feels the addition of the proposed Sanctuary will benefit the congregation and the community. As the population of the city and county continue to grow, it will be necessary for our church to increase the size and scope of its community involvement. The First Christian Church has committed itself toward expanding the congregation and meeting the needs of the community.

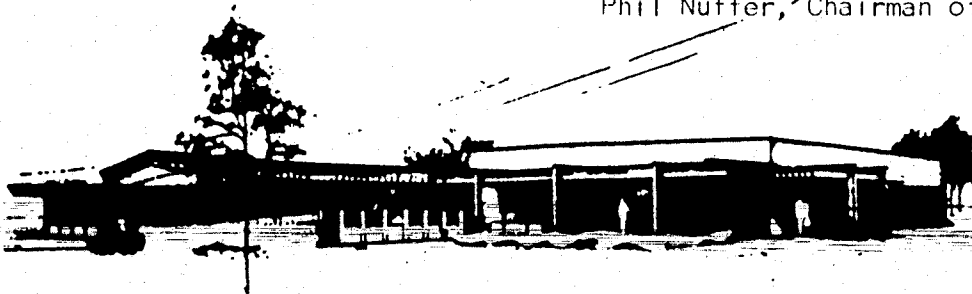
Please address all inquires to Tom Whitaker at 242-7204, 1326 North 1st Street.

Tom Whitaker

Tom Whitaker, Chairman of Building Comm.

Phil Nuffer

Phil Nuffer, Chairman of the Board



REVIEW SHEET SUMMARY

FILE NO. 33-83 TITLE HEADING First Christian Church DUE DATE 6/12/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Conditional use for the addition of a
Sanctuary to the First Christian Church - 1326 North First Street- Petitioner: First
Christian Church, Tracey Miller

PETITIONER ADDRESS 1326 N. 1st Street, G.J.

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/7/83	City Parks Recreation	A more specific landscaping plan should be submitted for review. It should be kept in mind that this is a high salt area and soil tests should be conducted to ensure compatibility.
6/7/83	G.J. Fire	This office has no objections to this conditional. Building must meet U.F.C. & U.B.C. Detailed plans must be submitted showing fire alarm, smoke detector, and existing hydrants and water line or proposed hydrants. We would recommend you consider providing a sprinkler system for this structure, due to the large occupant load of persons.
6/9/83	City Planning	<p>Impact Statement: This conditional use request is compatible with the existing neighborhood & conforms to the existing 1st Street Policy. There is a concern regarding future demands for parking. The impact statement suggests increases in the membership will occur. As currently existing, there is less than adequate parking as required. Some type of commitment should be explored and resolved regarding future parking acquisition. On street parking cannot be counted toward the overall parking requirements. The development schedule seems reasonable.</p> <p>Site Plan:</p> <ol style="list-style-type: none">1. The landscaping as shown is acceptable. 21 trees & sod as shown should be provided in conjunction with the development of the new sanctuary. Will this use irrigation water for maintenance?2. The existing vs. required parking requirements should be discussed regarding future potential, as previously discussed.3. Lighting & trash pickup is acceptable as shown.4. Pedestrian access - a sidewalk is shown, but none is currently existing along Sherwood. It should be built to City standards.5. The new building must meet current fire & building codes.6. The handicap parking stall may create some traffic hazard regarding back-up etc. This should be resolved with Transportation Eng.7. Resolve all other review agency comments.
6/10/83	Transp. Eng.	The single angle parking space for the church van should be eliminated. If a parking space is needed in this area for handicapped persons, we can reserve a space or two on the street. A sidewalk is shown on the plan, will it be built as part of this project.
6/10/83	City Eng.	Parking for church van should be kept on street. A reserved parking sign could be placed at designated loading area. Sidewalks shown on plat along West Sherwood Drive and Kennedy Ave. are not existing. These sidewalks should be constructed detached from the curb in accordance with City Standards. The three driveway openings on Kennedy Ave. should be replaced with concrete driveway sections per City Standards. A permit shall be obtained from City Engineering for all concrete work in the Public right-of-way. Asphalt pavement should be removed between the new sidewalks and existing curbs.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENT</u>
6/10/83	Public Service	Gas & Electric: No objections.
6/13/83 LATE	City Public Works	None.

Mailed Out 6/14/83

GJPC MINUTES, 6/28/83

MOTION: (COMMISSIONER QIMBY) "MR. CHAIRMAN, ON ITEM #33-83, CONDITIONAL USE - ADDITION OF SANCTUARY TO FIRST CHRISTIAN CHURCH, I MOVE WE FORWARD THIS REQUEST TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, CONTINGENT ON (1) THAT LANDSCAPING WILL BE INSTALLED AT THE TIME OF CONSTRUCTION OF THE SANCTUARY, AND (2) THAT A SIGNED AGREEMENT IS RECEIVED FOR THE ADDITIONAL PARKING PRIOR TO THE BUILDING PERMIT BEING ISSUED, AND ALL OTHER STAFF COMMENTS."
COMMISSIONER DUNIVENT SECONDED THE MOTION.

CHAIRMAN TRANSMETIER REPEATED THE MOTION AND CALLED FOR A VOTE. THE MOTION CARRIED UNANIMOUSLY, 5-0.

GJPC MINUTES, 7/26/83

MOTION: (COMMISSIONER QIMBY) "MR. CHAIRMAN, I MOVE THE MINUTES OF THE JUNE 28, 1983 GRAND JUNCTION PLANNING COMMISSION PUBLIC HEARING BE APPROVED AFTER THE FOLLOWING CORRECTION IS MADE ON PAGE 14: DELETE THE PHRASE "TO LANDSCAPING" ON LINE SIX OF THE MOTION ON ITEM #33-83."

COMMISSIONER SUSAN RINKER SECONDED THE MOTION.

CHAIRMAN TRANSMETIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED UNANIMOUSLY BY A VOTE OF 5-0.



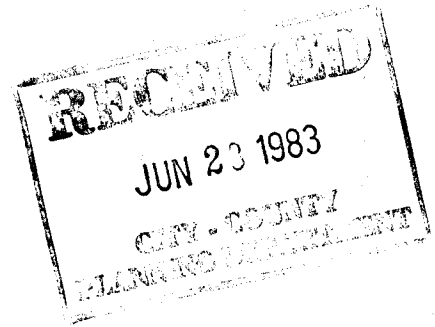
Notes:

1) 23 spaces
across the
st. -

June 21, 1983

Review Agencies
Grand Junction Planning Commission
City Hall
Grand Junction, Colorado 81501

RE: File No. 33-83
First Christian Church Addition
1326 North First Street



Dear Officials,

The following are petitioner responses to the review agency comments received June 15, 1983.

1. City Parks/Recreation

A specific landscape plan will be prepared as part of the construction documents. The architect will review that plan with the Parks Department prior to construction. The designer will consult with landscape specialist concerning the soil conditions.

2. Grand Junction Fire

The architect will consult with the Fire Department prior to issuance of a building permit, concerning appropriate fire protection for the building and it's occupants.

3. City Planning

The church building committee will pursue additional parking provisions for this facility. The existing parking does meet the requirements for the existing use. (240 seats ÷ 3 = 80 parking spaces. 104 exist) The church currently provides additional parking space for the office building west across 1st street. An exchange to use their lot for church parking at peak use times will be explored.

1. domestic water will be used for landscape maintenance

2. see above

3. no comment

4. The sidewalk shown adjacent to West Sherwood Drive will be considered within the construction budget. The cost of attached sidewalk vs detached sidewalk, which includes sod and sprinklers for the detached area, will be considered. If at all possible, the project will include a sidewalk adjacent to the new construction area. A detached sidewalk cannot be considered adjacent to existing

First Christian Church Addition
Page Two
June 21, 1983

- parking areas on Kennedy or West Sherwood Drive because of the resulting loss of parking spaces.
5. The new building will meet codes.
 6. The suggestion of a curbside reserved van parking area is a good idea and we accept.
4. Transportation Engineer
See above responses concerning van parking and sidewalks.
5. City Engineer
See above responses concerning van parking and sidewalks. No construction is anticipated along the Kennedy Avenue frontage and therefore replacement of the concrete driveway openings is not being considered. If sidewalk is constructed at this location the replacement work could occur at that time.
- Appropriate permits will be secured for all construction work.
6. Public Service
No comment.
7. City Public Works
No comment

If additional information is desired, please request. Thank you for consideration and review of our plans. We look forward to the completion of our project, which will serve residents of this community.

Respectfully,



Tracey Miller
First Christian Church



Conni McDonough
Chambliss Associates

cc: First Christian Church
Building Committee

