

PROJECT NARRATIVE

B

The First Church of God of Grand Jct. on the corner of 4th and Hill, is planning a parking lot at ~~327~~³³⁷ Hill Ave. adjacent to the church property. The parking lot will take approximately 6 months to complete beginning July, 1985. The work consists mainly of removal of the house, preparing the grade and paving the lot.

There will be a 6' solid wood fence along the West side of the lot terracing down to 30" height 10' from the alley. Curb blocks will be provided on the East side of the lot to allow for a 2' overhang onto church property. Security lighting will be provided. This will be a low level directional variety. A 3' chain link fence will limit the access of the parking lot on the alley side allowing a 21½' wide drivethru. The Landscaping consists of 2 major cottonwood trees that will provide a needed sunscreen for the lot on the East side. There is grass and a sycamore tree along the parking between Hill Ave. and the sidewalk. All landscaping is existant and will be maintained by hand watering.

The lot will provide 22 parking spaces and 1 space for motorcycles. This will be adequate for a long period of time. Currently, there are 20 to 30 cars parked on 4th st. and Hill Ave. on Sunday mornings. The lot will be used mainly on Sunday mornings and Sunday and Wednesday evenings with occasional meetings of small groups at other times.

The main traffic flow will be on Hill Ave. with directional arrows provided to establish the right of way of those entering and exiting. The pedestrians will use either of two walkways provided.

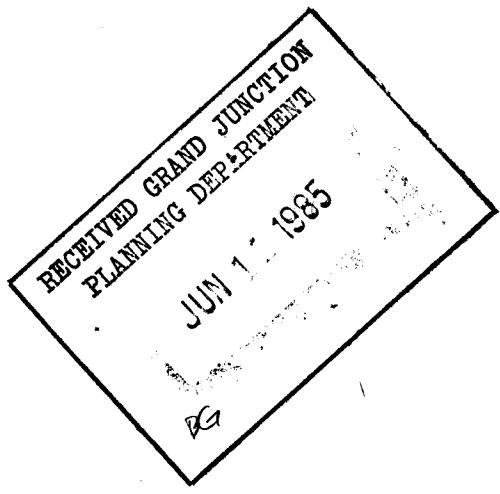
The adjacent neighbors were met with and informed of our intentions, they were Bryan Benham at ~~327~~³²⁷ Hill, Dale Wenman at 326 Hill, Presliano Martinez at 342 Hill, and Charlotte Doyle at 336 Gunnison.

To the review agency for the application of a Special Use Permit.

Addendum to the project narrative of the proposed parking lot at 337 Hill Avenue for The First Church of God.

Pertaining to the issues discussed in the review: The Church will see to it that the drainage of the parking lot will be onto Hill Ave. There will be a fence permit acquired before we build the fence. The Church will put in curb blocks along the West side of the parking lot. When the church receives approval for the Special Use Permit it will provide a copy of the deed or title to the review agency. All construction pertaining to the parking lot will meet the uniform building code requirements.

It is understood and accepted that the Special Use Permit will have stipulations discussed by the Review Agency.



Submitted by George D. Turner
Agent for The First Church of God
755 N. 4th Street
Grand Jct., CO 81501

George D. Turner

Hieu C. Mattison
344 Gunnison Ave.
Grand Jct., Colo. 81501

#14 85

Charlotte M. Doyle
336 Gunnison Ave.
Grand Jct., Colo. 81501

#14 85

Gary H. Pfander
327 Hill Ave.
Grand Jct., Colo. 81501

#14 85

Presliano Martinez
342 Hill Ave.
Grand Jct., Colo. 81501

#14 85

Eugene Fleming
1327 Prairie Road
Colo. Springs, Colo. 80909

#14 85

Kevin L. Humphreys
320 Gunnison Ave.
Grand Jct., Colo. 81501

#14 85

Fannye Sheldon
309 Hill Ave.
Grand Jct., Colo. 81501

#14 85

Curtis Swift
315 Hill Ave.
Grand Jct., Colo. 81501

#14 85

John Chiaro
P.O. Box 149
Grand Jct., Colo. 81502

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Edward Cary
715 W. Mesa
Grand Jct., Colo. 81501

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Elva Conrow
2674 E. Main St.
Ventura, Calif. 93003

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Patricia Lloyd
2126 N. First
Grand Jct., Colo. 81501

#14 85

Nicolas Massaro Jr.
301 Hill Ave.
Grand Jct., Colo. 81501

#14 85

Donna Radford
314 Gunnison Ave.
Grand Jct., Colo. 81501

#14 85

Charles Roth
302 Gunnison Ave.
Grand Jct., Colo. 81501

#14 85

Marvin Walnorth
518 N. 23rd St.
Grand Jct., Colo. 81501

#14 85

Ida May Smith
350 Hill Ave.
Grand Jct., Colo. 81501

#14 85

Kenneth McKeel
326 Hill Ave.
Grand Jct., Colo. 81501

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Bruce Alan Bower
210 Orchard Ave.
Grand Jct., Colo. 81501

#14 85

Susan Martinez
312 Hill Ave.
Grand Jct., Colo. 81501

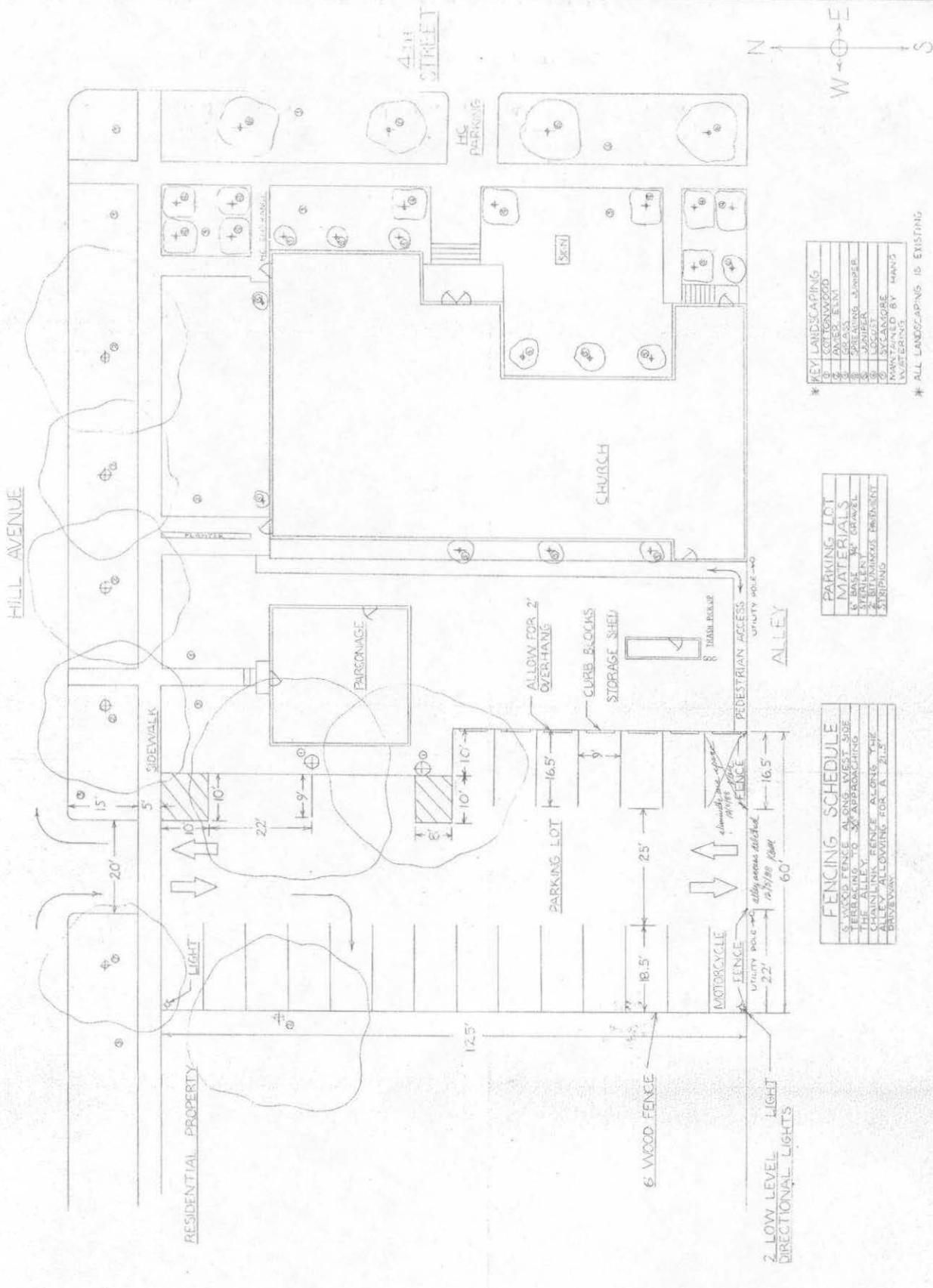
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GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501

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* KEY LANDSCAPING

1	ACACIA
2	ALBES
3	GRASS
4	SPRING JASMINE
5	YUCCA
6	SYCAMORE

MAINTAINED BY HAND WATERING

PARKING LOT MATERIALS

1	BASE
2	GRAVEL
3	STRIPING
4	STRIPING
5	STRIPING

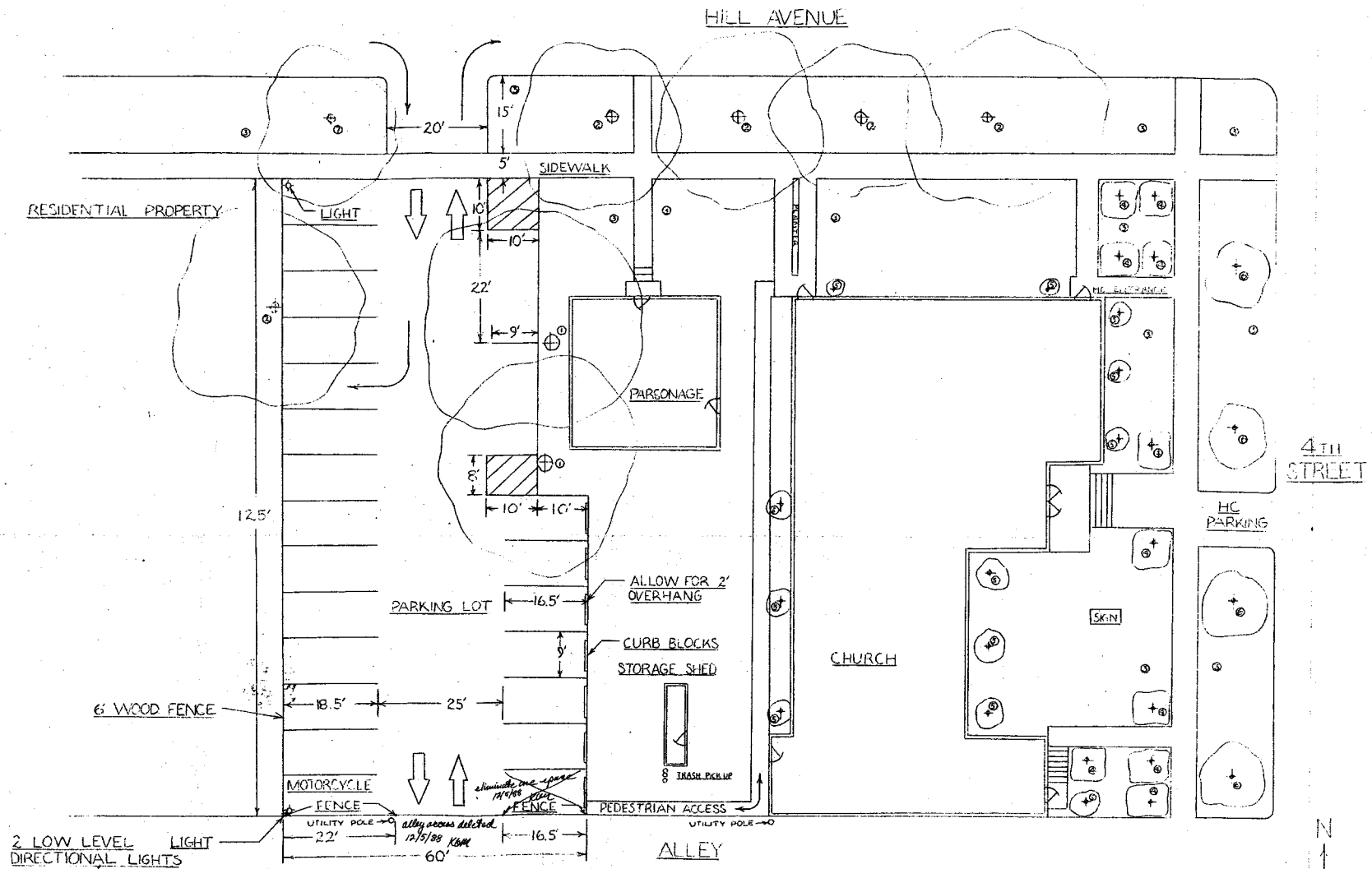
FENCING SCHEDULE

1	WOOD FENCE
2	WOOD FENCE
3	WOOD FENCE
4	WOOD FENCE
5	WOOD FENCE
6	WOOD FENCE

* ALL LANDSCAPING IS EXISTING

TITLE: SITE PLAN FOR PROPOSED PARKING LOT
 OWNER: FIRST CHURCH OF 600 GRAND JUNCTION
 ADDRESS OF PARKING LOT: 337 HILL AVENUE
 SCALE: 1"=10' DATE: MAY, 1985
 DRAWN BY: GEORGE D. TURNER

See Plan for Key 1/15/85

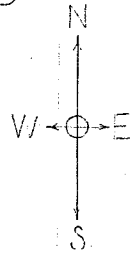


FENCING SCHEDULE	
6'	WOOD FENCE ALONG WEST SIDE
	TERRACING TO 30' APPROACHING THE ALLEY
	CHAINLINK FENCE ALONG THE ALLEY ALLOWING FOR A 21.5' DRIVEWAY

PARKING LOT MATERIALS	
6'	BASE 3/4" GRAVEL
	STERILENT
2'	BITUMINOUS PAVEMENT STRIPING

* KEY LANDSCAPING	
①	COTTONWOOD
②	AMER. ELM.
③	GRASS
④	SPREADING LINER
⑤	JUNIPER
⑥	LOCUST
⑦	LYCAMAORE
	MAINTAINED BY HAND WATERING

* ALL LANDSCAPING IS EXISTING



REVIEW SHEET SUMMARY

FILE NO. 14-85 TITLE HEADING Special Use-Parking Lot DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____

Location: 337 Hill Avenue Petitioner: First Church of God

PETITIONER ADDRESS 755 N. 4th Street Grand Junction, CO 81501

ENGINEER Lee D. Preston 2697 Del Mar Drive Grand Junction, CO 81501

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/6/85	City Planning	<p>This is a request to expand the church parking lot west (337 Hill Avenue) through a special use application. Between the narrative and the site plan, all issues have been addressed with the exception of the following:</p> <ol style="list-style-type: none">1) All drainage should be designed to flow into the street rather than onto the adjacent properties.2) The fencing will require a separate fence permit.3) A raised curb along the west side is recommended to assist in drainage flow and prevent running into the fence with bumpers.4) A deed or title agreement once this special use permit is approved showing the church ownership will be required.5) All construction will need to meet UBC requirements. <p>If these issues are resolved, this department will approve this special use application #14-85 per Section 4-5 of the Grand Junction Zoning and Development Code with the following stipulations:</p> <ol style="list-style-type: none">1) All construction be done in accordance with the submitted site plan and project narrative.2) Resolution of the issues indicated in the review.3) This permit will be valid for only as long as the church retains ownership of the lots 005 and 006.4) A re-review of this approval should the City receive complaints on the usage proposed. <p>Upon resolution, acceptable to this department, a certified letter will be sent informing the petitioner of the approval for a special use permit to expand the church parking lot on lots 2945-142-22-005 and 006.</p>

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ACTION SHEET

File No. 614 85

Acres _____

Units _____

Density _____

SPECIAL USE

Zone RMF 32

Tax Parcel Number

2945142 22 005,000,018

Activity _____

Phase _____

Common Location _____

Date Submitted _____ Date Mailed Out _____ Date Posted _____

_____ day Review Period Return by _____

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

'X' dont need

review agencies

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	X	S	X	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG				
Development Dept.	•																																				
City Public Works (2 sets)	•	•																																			
City Engineer	•	•																																			
Transportation Engineer	•	•																																			
City Parks/Recreation	•	•																																			
City Fire Dept.	•	•																																			
City Police Dept.	•	•																																			
County Planning	•	•																																			
County Engineer	•	•																																			
County Health	•	•																																			
County Parks/Recreation	•	•																																			
Comprehensive Planning	•	•																																			
Floodplain Administration	•	•																																			
G.J. Dept. of Energy	•	•																																			
Walker Field	•	•																																			
School District	•	•																																			
Irrigation	•	•																																			
Drainage	•	•																																			
Water (Ute, Clifton)	•	•																																			
Sewer Dist. (FV, CGV, OM)	•	•																																			
Mountain Bell	•	•																																			
Public Service (2 sets)	•	•																																			
State Highway Dept.	•	•																																			
State Geological	•	•																																			
State Health Dept.	•	•																																			
GJPC (7 packets)	•	•																																			
CIC (9 packets)	•	•																																			
OTHER	•	•																																			

totals

BOARDS

DATE

STAFF

Bob Goldin
244-1628

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APPLICATION FEE REQUIREMENTS
Sp. Use 115th ck. to City of G.J.

○○○○○○○○○○○○○○○○○○○○



City of Grand Junction, Colorado 81501

250 North Fifth St.,

June 13, 1985

First Church of God
755 North 4th Street
Grand Junction, CO 81501

CERTIFIED

RE: Special Use #14-85

Dear Sirs:

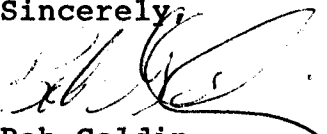
This letter is your notice of approval with stipulations for the special use application #14-85 for a parking lot at 337 Hill Avenue.

The City Planning Department has reviewed your request per Section 4-5 and will approve your application with the following stipulations:

- 1) All work will be done according to your submitted site plan and project narrative.
- 2) A new deed is received by this department within 30 days of the sale and transaction of the property.
- 3) The alley access will be allowed unless it becomes a problem. It will then be reviewed by this department for evaluation as to its status.
- 4) A fence (2 1/2' in height) will be required along the Hill Avenue side of the parking lot similar to the fence along the alley side. This will ensure that no encroachment into public right-of-way occurs.
- 5) All other review comments and responses regarding this project.

We hope you find this satisfactory, and good luck.

Sincerely,



Bob Goldin
Senior City Planner

BG/tt

xc: File #14-85

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