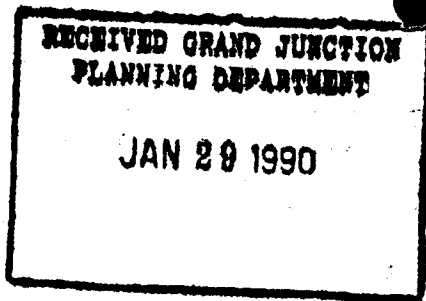


To The Grand Jct.
Planning Dept.

1-29-90



Dear Sirs.

The building and lot at 2689 Unawap Ave. Orchard Mesa. will be used as a Church. Called Pentecostal Church of God - Orchard Mesa. Fed ID Number 849803733. At present it is a new work and has a membership of 6. with plans to grow to about 50 members.

The building will be used as a regular church with meetings on Sunday Morning & Evening. Hr's ranging from 9:45 AM till 1 PM & 6:30 PM to 9:30 PM on Sunday.

There will be a mid week service Hr's from 7: PM till 9:30 PM on Thur.

With Plan's of having a youth service on Friday's from 7: PM till 9: PM.

The building will be used as a church office by the Pastor through out the week.

* see file 15-85
48-90

Thank You
Pastor William P. Lott's

Eula B. Craig
P.O. Box 190
Whitewater, CO 81527

C and W Investments
295 - 27 Road
Grand Junction,
CO 81503

Dixon Inc.
287 - 27 Road
Grand Junction,
CO 81503

John Paul
P.O. Box 20230
Phoenix, AZ 85036

Paul P. Schleisman
Louis L. Hotchkiss
3262 E Road
Clifton, CO 81520

Ester L. Daniels
Dewayne Wilson
2691 UnawEEP
Grand Junction,
CO 81503

DWP Orchard Mesa Inv.
2925 North Ave. #14
Grand Junction,
CO 81504

#15 85

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Impact Statement or Project Narrative

In 1979 twelve Parents Without Partners members decided to buy a plot to build a PWP Chapter House. We incorporated under the name of PWP Orchard Mesa Investment, Inc., and purchased the seven lots mentioned in the report. We now have the opportunity to move a building on this location and turn it over to Parents Without Partners Chapter #541, Grand Junction, Co.

Parents Without Partners, Mesa Valley Chapter #541 is an international non-profit, non-sectarian, educational organization devoted to the welfare and interests of single parents and their children. It is our primary endeavor to bring children to healthy maturity with a full sense of being loved and accepted as persons and with the same prospects for a normal adulthood as children who mature with their two parents together.

It is with this concept in mind that we hereby submit the following as the future objectives for establishing our new Chapter House in Grand Junction, Colorado.

---It will provide permanent facilities for the Chapter's General Meetings which are held twice a month, on the first and third Fridays.

---It will provide permanent facilities for the Programs of Interest and Educational which we have following the General Meetings.

---It will provide a permanent meeting place for the small group and new member Discussions --- a group, from 8 to 15 people, Moderated by either a trained PWP Member or a Professional, which enables members to interact with other single parents.

---It will provide a permanent setting for baby-sitting service to allow these single parents to attend the Meetings, Programs, and Discussions.

---It will provide a permanent meeting place for the future International Youth Council, giving the youth of PWP an area to meet and solve their special problems and have fun together.

---It will provide training facilities for the present and future leaders of PWP.

---It will provide a library with informative, educational, and recreational reading for the members of Chapter #541.

---It will provide an attractively landscaped yard with ample parking space.

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U

Landscaping

We will have two Ash trees at front corners of building and a small Red Rock lawn arrangement.

The majority of our open space will be used for parking. (see below)

Orchard Mesa Irrigation water crosses the front of the property and will be used for irrigating the lawn.

V

Parking

We will confine our parking to lots 4-5-6- at this time and will compact gravel these lots for parking. We feel that this will adequately take care of our small meetings groups and other functions (1 for every 3 persons) at this time.

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X Traffic Circulation Patterns

See Site Plan

Y Traffic Analysis

Daytime traffic will be very limited, to possibly two or three cars per day. Our night time traffic will be more, possibly ten to twelve cars.

Z Structural Information

Our building is 29' x 43' and 20 feet in height. It covers approximately 5% of the lots. We will set back 10' from Property lines. See Site Plan for lighting of Parking area. No signs at this time.

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Development Schedule

Month of July

1. Complete footer
2. Lay sewer line
3. Lay water line
4. Move Building

Month of August

1. Rewire
2. Attach to sewer
3. Attach to water
4. Insulate
5. Complete foundation

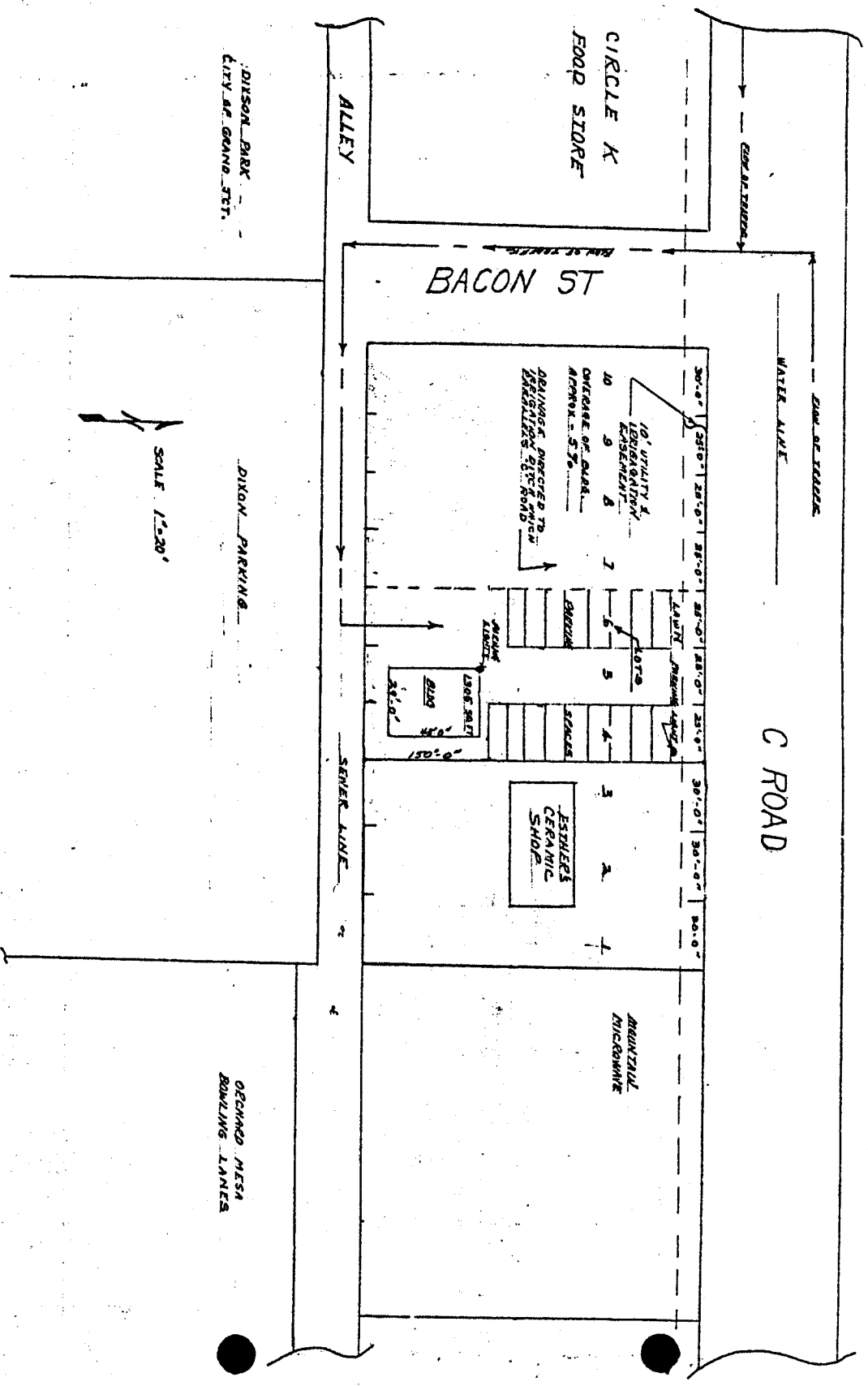
Month of September

1. Parking lot completion

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SCALE 1"=20'

FARMLAND

DB

development summary



File # 15-85 Name Parents Without Partners Date 6/27/85

PROJECT LOCATION: Southeast corner of UnawEEP and Bacon Street

PROJECT DESCRIPTION: Revised Final Plan in a Planned Business zone. Parents Without Partners have purchased the property and wish to move a building onto it for a meeting hall for the local PWP chapter.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		SATISFIED	NOT SATISFIED*
Complies with adopted policies	X		Streets/Rights Of Way	X	
Complies with adopted criteria	X		Water/Sewer	X	
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X	
			Landscaping/Screening	X	
			Other: _____		

* See explanation below

All staff concerns have been met.

STATUS & RECOMMENDATIONS:

Recommend that project be approved subject to staff comments and request for 3' additional right-of-way for UnawEEP Avenue. This department has no objections to putting this item on consent agenda.

Planning Commission Action

Recommend approval subject to staff comments on 6/25/85.

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#15 85

REVIEW SHEET SUMMARY

FILE NO. 15-85 TITLE HEADING Planned Development
Parents Without Partners DUE DATE 6/14/85
ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Activity: Planned Development
Phase: Final Location: SE corner of UnawEEP and Bacon Petitioner: Parents Without
Partners Orchard Mesa Investments

PETITIONER ADDRESS 2925 North Avenue, #14 Grand Junction, CO 81501

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/10/85	Water Dept.	I cannot see any problems with this application, however, water and sewer connects are not showing. Fire protection needs to be addressed.
6/5/85	Fire Dept.	This office has no objections to this Final-Structure must meet UBC and UFC requirements. Plans must be submitted to Fire Department for approval.
6/7/85	City Engineer	Access from C Road should be limited to lot 5 location. Drainage from parking area should be addressed. Where will it go? How will the lot be graded?
6/10/85	Police Dept.	I see no adverse impact upon delivery of Police service with the installation of this building. It appears that two "parking lights," which I assume are vapor type lights for pedestrian traffic in the parking lot to see by, have been included. I'm in agreement with these lights for the safety of nighttime users of the facility. Traffic impact, even if it greatly exceeded the 2-3 cars per day predicted in the PWP statement, would not be a problem on UnawEEP. Only during school hours might some delay occur, since the normal speed zone in the 2600 block there drops from 35 mph to 20 mph at certain times. During other hours of the day, normal traffic flow would not likely be interrupted by the minimal addition to traffic load that this facility might add. Construction scheduling times and dates should be shared with the Police Department so that we can be appraised of any possible construction related traffic congestion problems or hazards.
6/13/85	Building Dept.	Handicap access requirements apply; should be located 20' from property lines to avoid exterior firewall requirements. U.B.C. requires all moved structures to be brought presently adopted code requirements for proposed use.
6/14/85	Public Service Gas and Elect.	No objections
6/14/85	City Planning	Narrative mentioned babysitting; will this service be offered only during group meetings or at other times also? Landscaping was referred to in the narrative but not shown on the site plan; explain how the landscape will be maintained. If approved, City Planning will require a detailed final site plan. Will the tree at the north end of the site be pruned and saved or is removal planned? If phasing is planned with additional development at some later date, this should be included now to avoid the need to resubmit in the future (minor changes can be accommodated in-house when the time comes for the future development.)

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#15 85

6/14/85

City Planning
(con't)

Will the dirt walkway that crosses the property along C Road be retained and/or improved?

Locating the building at the north end of lots 4 and 5 would help to relieve dust/noise problems from cars driving past the building into the lot. Also, the plan (as drawn) allows an insufficient aisle width for access into the lot due to the location of the building.

Curb blocks (or continuous raised curb) should be placed in each parking space to help delineate parking lot.

What improvements will be made to the alley that is to be used for access into the parking lot?

An additional 3' of street right-of-way will need to be dedicated for C Road, as will an additional 3' of utility and irrigation easement. (The Planning Department will provide a quit claim deed to be signed previous to submittal for building permit.)

Power-of-attorney will be required for future improvements to C Road and Bacon Street.

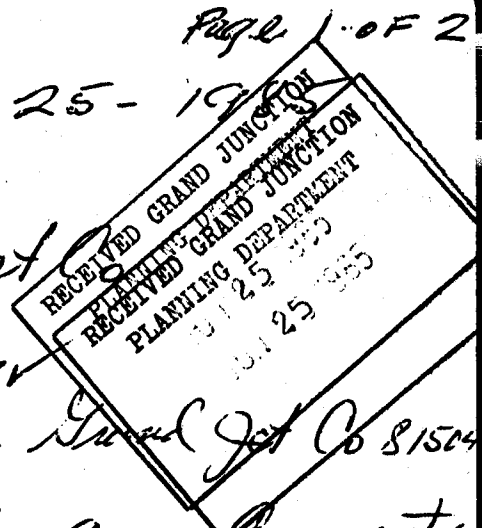
All construction must meet UBC and UFC requirements.

MOTION: "MR. CHAIRMAN, REGARDING ITEM #15-85 PARENTS WITHOUT PARTNERS BUILDING, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO THE QUIT CLAIM DEED BEING RECEIVED AND OTHER STAFF COMMENTS."

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#15 85

June 25 - 1985



To: City Planning, Grand Junction
 From: F.W.P. Orchard Mesa Inv
 2925 North Ave #14 - Grand Junction Co 81504
 File No 15-85

Subject: Answers & Comments to Agency Comments.

In general we have not researched final details that are expressed in your review sheet summary until we have received final approval, the reason to avoid added expense. We do not see any serious complications with the summary comments and intend to follow them out.

We will try to answer some of the specific questions that are brought up.

1. Drainage from parking lot should be diverted to irrigation ditch paralleling Unawee Rd
2. Baby sitting service will only be offered for our group only and during scheduled meetings & functions only.
3. Landscaping will be maintained by our members scheduled on a monthly basis. The tree will be pruned and remain
4. We cannot see any future development at this point due to finances, although in future years, we would like to develop a small recreational hall.
5. The dirt walkway along C Rd ^{could be} retained and possibly improved.
6. The building can be relocated at the north end of lots.

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7. The alley would be gravelled for access to the parking lot, with the building at the north end of the lots. At the same time reviewing the City Engineers report that access could be gained from the lot 5 and C road entry, it might be less expensive to go this route and keep the building at the south end of the lot.

In this case where this is a city designated alley, would the city help in developing this alley?

Thank you
For PWT Oakland Mesa Dr
Bob Brattes

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JUN 25 1985

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