Table of Contents

File 1985-0021

Project Name Horizon View Baptist Church - 835 N. 26th St.-Special Use Permit

P	S	A few items are denoted with an asterisk (*), which means they are	e to be scanned for permanent record on the in some											
r	c	Instances, not an entries designated to be scanned by the departme	ent are present in the file. There are also documents											
e s	a n	I specific to certain files, not found on the standard list. For this reason	on, a checklist has been provided.											
e	n	Demociation items (not colored for committee) will be accurated and	sent on the checklist. This index can serve as a quick											
n	e	Builde for the contents of cach men	_											
t	d	Files denoted with (**) are to be located using the ISYS Query S	System. Planning Clearance will need to be typed in											
		full, as well as other entries such as Ordinances, Resolutions, Board	of Appeals, and etc.											
X	X	Table of Contents												
		Review Sheet Summary												
		Application form												
		Review Sheets												
X	\dashv	Receipts for fees paid for anything												
/	\neg	*Submittal checklist												
		*General project report												
H		Reduced copy of final plans or drawings												
X		Reduction of assessor's map												
-		Evidence of title, deeds, easements												
		*Mailing list to adjacent property owners												
\vdash		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)												
<u></u>		Other bound or nonbound reports												
		Traffic studies												
		Individual review comments from agencies												
-		*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 DEV	VELOPMENT FILE:											
X	X													
-	v	Review Sheet Summary Impact Statement												
X	X	Sublease between PPG Industries, Inc., and Horizon View Baptist Church, Inc.												
X		Appraisal Record - 1984												
X	X													
X	X													
X	X	with stipulations to be met - 7/8/85 K Memo from Steve Barnett to Pastor Wilkinson re: approval of using their	·											
1	1	parking spaces – 6/28/85												
-														
-	-													
-														

IMPACT STATEMENT

In regards to the building on Loti 8 & 9 Block 2 of Teller Arms s Subdivision and as to its use as a church building:

It would be an adequate facility and a benefit to the community around it. The church at present has about 65 members and would have its largest meeting on Sunday mornings which there is approximately 75/to 95 present. On Sunday mornings, there is very little traffic in this area. There is adequate parking around the building during the week and on Sunday. We have permission from the Soundad Company to use their parking if needed. During the week the church would not have as much traffic coming and going as the previous businesses have had. During the week the church has a school with 7 to 15 students which would be there from 8:00 a.m. to 3:00 p.m.. The Fire Department and Building Department has inspected the building and recommended minor remolding which is being completed under a building permit now.

I believe this to be a good use for this building with a very minimal impact on this area.

Steve Wallace Horizon View Baptist Church

Original
Do NOT Remove
From Office

21 85



437134

#21 85 Prom Office

#17-35

BEKOND BUS



マ

Grand Junction Planning Department 559 White Ave. Room 60 Grand Junction, Colorado 81501-2643

July 8, 1985

Mr. Lou Ives 2882 North Avenue Grand Junction, CO 81501

CERTIFIED

Dear Mr. Ives:

This department has received your request for a special use application for a church located at 835 North 26th Street. Upon review of the application, we take no exception to what is proposed with the following stipulations being met:

- 1) All remodeling meets UBC and UFC requirements.
- 2) Off-street parking be provided on the order of one space for each three persons (designed capacity) or a minimum of 32 spaces per section 5-5 of the Grand Junction Zoning and Development Code.
- 3) This approval is valid only as long as the lease is valid. Your lease indicates only until October 10, 1986. If you extend your lease, this department may extend your special use approval.
- 4) Any signage will require a separate sign permit.
- 5) Encourage landscaping be provided to help beautify the site. The business zone where the building is located requires a minimum of 50% of the required front yard be landscaped.

If you find these stipulations acceptable, then we will approve your request for a special use to allow your church at 835 North 26th Street.

Good luck.

Bob Goldin

Sincere ty,

Senior City Planner

BG/tt

Phone 243-9821

то	f
	//

Willinson

JOB LOCATION

ERMS		
DESCRIPTION	PRICE	AMOUNT
_		
(1)0 100 7110	the About	
WE AMINOUS	14 11000	-
posson in using our	pareng of	mas
on Sundays, an a	Entinued Das	
until we decide ofh	urucoe.	
	- //	
	1 Daniel	
	The second secon	
	and the second s	
	, which was a series and a series of the ser	
	Company of the Compan	
	The state of the s	

Original
Do NOT Remove

Thank You

s					-	 							Zo							
sity	SPI	= C	; []	71	-	u	15		1				Ta	х :	Pa:	rce	1	Nun	be	r
ivity	,	_\\/											_						_	
se		7/	, Y	٠, ١	1															
non Location	1/	シノ、	1					. ,	٠.											
Date Submitted		Ź	Date	e Mai	led	Out	1.5	-					ate	Pos	ted					
day Review Pe	eriod Re	turn k	y															(٨,	۵
Open Space Dedication	(acreage)				pen	Spa	ce Fe	e Re	qui	red \$	·			P	aid	Rec	eipt			N
Recording Fee Required																				
review	A B C	D E	F G	Хı	J	K L	M	N D	Р	٩X	s T	8 : 1	/ W	x	Y Z	×	×	cc	DD (EE
agencles —					3, 4	Т	П	0		•	l c	5.	T		5	١.	T_			T
Development Dept. City Public Works (2504)	7199	-	-				\Box	100			R	1		_	9		-	\vdash		\dashv
City Engineer	•		\Box	\prod		Ţ	\Box	1	Ц		1				•				10°N	\exists
Transportation Engineer				┼┼	173	+	+	- 03 - 30	\vdash	+							╀	╀┤		\dashv
City Parks/Recreation City Fire Dept.	80	廿	¥; !9	* 4		-14					16	11	100			•	7 3 3	185		rjaka osfo
City Police Dept.	60		1		*	9.3 E	11	× 9				\mathbf{H}				• •		6 (2.46) Spirit	1	20
County Planning County Engineer	6 9	++	H	H		H	++	4	H	***		#	_			•		133	1544 46	
County Health	00	工	口	П	T		\Box	1		13		1	•	10	•	•	_	口		
County Parks/Recreation		+	-	+-	+	$\vdash \vdash$	+-1	- 13	\mathbb{H}	+		-	•	_	0	_	+-	\sqcup		4
Comprehensive Planning Floodplain Administration		++		1	\pm	_	士	\pm	1	_	+	1	•		9		+	\vdash	- 4 - 4	\dashv
G.J. Dept. of Energy	• •	\top	\Box	\prod	L	H	\Box	7	\Box			-	•		9		1		口	二
Walker Field School District	0 0	++	++	++	+	╁┼		-	H	+			•		0		+	+	\vdash	\dashv
Irrigation	. 0	廿	\Box	11). 3	口			1		廿		•	•	•	•	土		口	_
Drainage .	8 0		\Box	1 40	X.	Н	in sy			1			•			•	1	1	口	
Water (Ute, Clifton) Sewer Dist. (FV, CGV, OM)	0 0		H	#		H			1	27 4 4 27 24 4			•		0		+	+-	\vdash	_
Mountain Bell		2			19)				8		_		•		•				口	
Public Service (2 sets)	00		1	+	80°	1	+		1	+			•		9		4-	-		
State Highway Dept. State Geological	0 0	1		11	1	1	士		1		-+-+		•		•		+	+-	H	
State Health Dept.		\Box	\prod	\prod	F	\square		П	4	\square	\bot		•		•	•	\bot	I	\Box	_
GJPC (7 packets) C1C (9 packets)	6 9	++	H	+1	+	+1		H	╁	++	╫	•		╬	•	-	+	╫	H	H
OTHER	0 0 0	\perp		\perp														士		
}	-H	++	+	$\dashv \vdash$	+	+	-	H	+	Н	+	-		+	\vdash	H	+	+	-	<u> </u>
`	_++		44		4	+-	-	╀┼	+	╀┼	┦┦	-		+	1	\dashv	-	-	-	<u> </u>
₹	$\rightarrow + +$		++	++	\dashv	+	\vdash	┼┼	╅	++	+	+	+	+	+	Н	+	+	╀┦	\vdash
<u> </u>							二					二					上	土	上	
		++		\dashv	-	+		+-+	+	┿	+	+	*	+	+	4	+	+ -	_	_
totals	1 1							11						1			1			
и — ш —																_				
* E																				
й—— <u>х</u> ——																				_
Z																				
<u> </u>								·····											-	
"																				
					•															
Lt.																				
															_					_
. রু———																	Ĩ	3ob	6.	11
<u> </u>																				
J																		244	- 16	24
										<u> </u>							-(*	rig	ina	+-
											GL						. ~	00 1	,	

