

IMPACT STATEMENT

In regards to the building on Lots 8 & 9 Block 2 of Teller Arms 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 Sound 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 remodeling 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

~~029-85~~
#21 85

THE SOUND

COMPANY

PARKING

PARKING

CHURCH

835 N²⁴ 26th ST.

PLANSIR

PLANSIR

PARKING

(ALL PARKING IS PAVED)

Original

#21 85

Do NOT Remove From Office

~~#19 85~~

3A11 037734

135700211 205

PARKING

PARKING



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.

Sincerely,

Bob Goldin
Senior City Planner

BG/tt

#21 85

Phone 243-9821

TO

Pastor Wilkinson

DATE

6-78

JOB NO.

[Signature]

JOB NAME

JOB LOCATION

TERMS

DESCRIPTION

PRICE

AMOUNT

We APPROVE the ABOVE
PERSON in using our parking SPACES
on SUNDAYS, on a continued basis
until we decide otherwise.

[Signature]

Original
Do NOT Remove
From Office

ORIGINAL

#21 85

~~#19 85~~

Thank You

OFF OOOOOOOOC JOOOOOOOO ACTION SHEET



Acres _____

File No. _____

Units _____

Zone _____

Density _____

SPECIAL USE

Tax Parcel Number _____

Activity _____

Phase _____

Common Location _____

Don't Fill in

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' don't need

review agencies

A B C D E F G **X** I J K L M N O P Q **X** S T U V W X Y Z **X** CC DD EE FF GG

Agency	A	B	C	D	E	F	G	I	J	K	L	M	N	O	P	Q	S	T	U	V	W	X	Y	Z	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																														

BOARDS	DATE																														
		A	B	C	D	E	F	G	I	J	K	L	M	N	O	P	Q	S	T	U	V	W	X	Y	Z	CC	DD	EE	FF	GG	

STAFF _____

Bob Golden
244-1678

APPLICATION FEE REQUIREMENTS Original Do NOT Remove From Office
 Special Use - \$115.00 at submittal



#21 85

