

PROJECT: Grand Junction Seminary Building
1521 North 7th Street
Grand Junction, Colorado

OWNER: The Church of Jesus Christ of Latter-day Saints

PROJECT NARRATIVE:

The purpose of this proposal is to obtain a revised conditional use permit on a property which presently provides Christian religious education courses to students attending Grand Junction High School. The courses are taught following School District 51 criteria for 'release time' activities, hours of use would correspond with normal school hours. The existing facility presently provides these same services to scheduled classes generally ranging in size below twenty students. It is not anticipated that the facility will substantially increase the number of individual students using the building. The purpose of the addition included herein is to update the physical structure and provide a more efficient teaching facility.

Other than a full time instructor and a part time clerical assistant all traffic to and from the building is by foot from Grand Junction High. The property lies east across the traffic carrying alley (which parallels 7th Street) from the High School. Student parking is not required nor anticipated. The present 7th Street Driveway will be maintained for occasional use and service access but additional paved parking will be provided on-site with access off the alley for use by the building staff.

It is the intent of the project to maintain the residential characteristics of the neighborhood. The building addition will be masonry walled with a wood framed asphalt shingled hip roof not exceeding the height of the existing structure. Budget permitting the owner wishes to upgrade the existing exterior finishes by means of a masonry veneer over the present shingled exterior. The present screened porch on the east (7th Street) side of the structure would be removed and be replaced with a simple direct entrance into the building. It is anticipated the revised entry would be smaller in scale than the existing, bringing the structure more nearly in line with the present 7th Street setback requirements. It is the intent of the project to retain the residential character of the facility meeting the 7th Street Corridor guidelines. The adjacent neighbors have been contacted by the facility staff and support of the project has been verbally expressed. Landscaping will retain the residential character with presently exists with maintained sodded open areas interspersed with evergreen shrubbery and deciduous trees. Other than the revision of evergreen shrubbery (removal of existing and replacement of new units) required by the east entrance modifications, present plantings will largely remain unchanged. The present driveway, parking area south of the structure accessing 7th Street will be replaced with a concrete paved patio/parking area to improve general drainage and finished appearance of the site.

#16 86

Original
Do NOT Remove
From Office

#16 00

All public services to the facility, i.e. sewer, water (domestic and irrigation), gas, electrical, police and fire protection presently exist and it is anticipated they will remain unchanged other than specific routing to accommodate the new construction.

It is anticipated that the project will be started within 60 days of the Revised Conditional Use approval with completion scheduled in time for the use of the full facility corresponding with the start of the School District 51 Fall term of 1986. The project does not anticipate any phasing of construction although budget restrictions may delay the brick veneer work on the existing facility for a calendar year. Any building signage will be of the wall mounted type, similar in appearance to the existing and meeting any requirements of the specific sign permit.

There are no changes anticipated in any easements in connection with the project for either public services or right-of-ways.

Original
Do NOT Remove
From Office

#16 86

Ray E. Simmons
1621 North 7th Street
Grand Junction, CO 81501

School District 51
2115 Grand Avenue
Grand Junction, CO 81501

Arthur P. Sulley
2178 Avenal Lane
Grand Junction, CO 81503

Myrtle D. McDonald
1615 North 7th Street
Grand Junction, CO 81501

Susan M. Ewing
1524 North 7th Street
Grand Junction, CO 81501

Hilpa A. Feller
1616 North 7th Street
Grand Junction, CO 81501

Leo Markrud
1605 North 7th Street
Grand Junction, CO 81501

Charles B. Bray
1520 North 7th Street
Grand Junction, CO 81501

Edward Starkebaum
P.O. Box 846
Worland, Wyoming 82401

Isabel Mc Glohn
Rt.1 - Box 190
Colbran, CO 81624
c/o Lester M. Stites

Lois Virginia Edwards
120 Vista Grande
Grand Junction, CO 81503

George Black
1604 North 7th Street
Grand Junction, CO 81501

Lois Inez Chadwick
1515 North 7th Street
Grand Junction, CO 81501

James Lemaster
145 Lost Lane
Grand Junction, CO 81501

LDS
50 East North Temple
Salt Lake City, UT 84150

Elva I. Cass
1511 North 7th Street
Grand Junction, CO 81501

Mildred F. Corcoran
730 Elm Avenue
Grand Junction, CO 81501

Gary L. Vanderwood
715 Horizon Dr.
Grand Junction, CO 81506

Durwood D. Cobb
1507 North 7th Street
Grand Junction, CO 81501

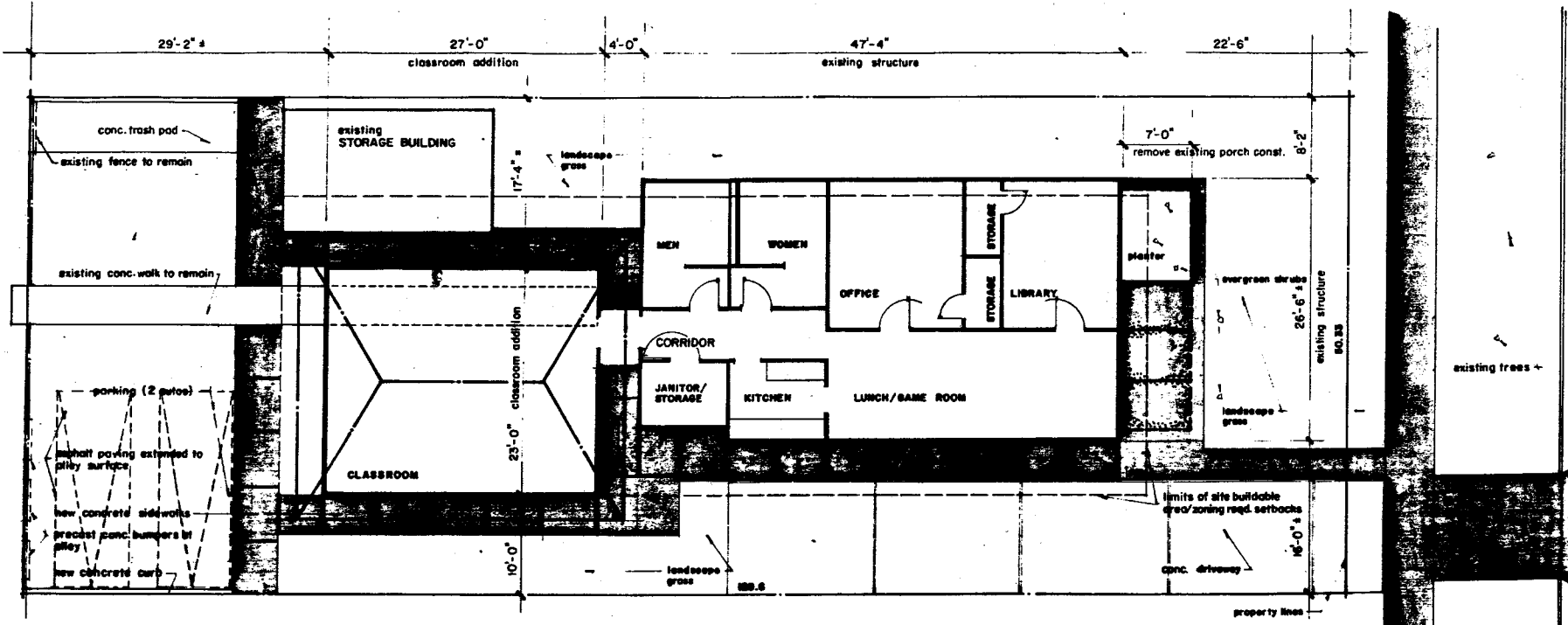
Katherine Phillips
1503 North 7th Street
Grand Junction, CO 81501

#16 86

Original
Do NOT Remove
From Office

Original
 0.1107 Remove
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GR 916
 alley



AREAS / LOT @ 1521 NORTH 7TH STREET:
 buildings: 2092 s.f.
 landscape: 1526 s.f.
 paving: 2905 s.f. /
 (walks & drives) 6523 s.f. lot area



7th STREET (1521 NORTH 7TH)

REVIEW SHEET SUMMARY

FILE NO. #16-86 TITLE HEADING Revised Conditional Use DUE DATE 4-14-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Religious Education Center -
LDS Church, Andrew Christensen - 1521 North 7th Street

PETITIONER ADDRESS 2669 Paradise Drive

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-04-86	Fire Dept.	The Fire Department has no objections to the granting of a revised conditional use permit. All work must conform to the Uniform Fire & Building Codes. Submit your working plan directly to this office for approval.
4-15-86	City Engineer	No Comment
4-17-86	Planning Dept.	This is a request for a revised Conditional Use permit at 1521 North 7th Street. The original Conditional Use permit was File #24-80. 1) Of primary concern is the unnecessary removal of the existing flowers and lilac bush. If possible please move the two parking spaces several feet to the north and place the concrete curb north of the shrubbery. 2) If possible, please retain a landscape strip between the parking and the alley way. 3) We would prefer to see a solid concrete curb or a fence along the alley way rather than bumper blocks. Historically blocks don't remain in place along alley ways no matter how well anchored. 4) The driveway and need for backing onto 7th St. is a major concern. Have all possible alternatives been looked at to provide through access to the alley way? Could the classroom addition be moved northward, or reduced by three or four feet to accommodate this problem? 5) There is no mention of the affect on drainage runoff of increasing the area of asphalt. Where will this runoff go?

Reply April 21

MOTION: "MR. CHAIRMAN, REGARDING ITEM #16-86, REVISED CONDITIONAL USE FOR A CHRISTIAN RELIGIOUS EDUCATION CENTER, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS."

5-13-86	Bldg. Dept.	Early submittal of Architectural drawings is strongly recommended. Building fees are applicable. City of Grand Junction licensed general contractor required to obtain building permit.
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Sent 5/14/86

Sent April 18



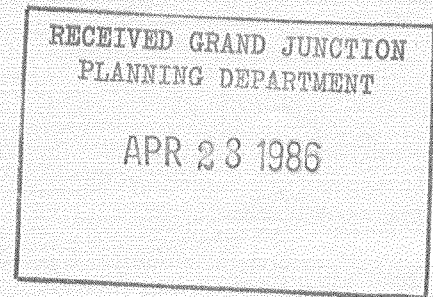
VANDERWOOD & ASSOCIATES
architects • designers • planners • member AIA

28 April 1986

Planning Department
City of Grand Junction
559 White Avenue, Room 60
Grand Junction, CO 81501

attn: Mike Sutherland

re: File No. 16-86
Revised Conditional Permit
Religious Education Center
1521 North 7th Street



Gentlemen

The following constitutes our response to the comments contained in the Review Summary for this project. As neither the Fire Department or the City Engineer presented comments requiring a response, we'll move to those of the City Planning Department.

Item #1 - It was not the intent of the proposal to remove the existing shrubbery and plantings at the south property line within the limits of the new west parking area. The fact that the plan presented that was an oversight in its' development. The final plan will reconfigure the parking area to maintain that area of planting.

Item #2 - Consideration will be given to incorporating a planting strip with the resolution of the curb/fence in item #3 below but we have some real reservations about this. We've found narrow planting strips to be very hard to maintain from a watering & sustained growth of plantings point of view. Mostly they end up as gravel strips after the plantings go. The site is as you know very restricted in terms of buildable area, as a consequence any space devoted to plantings at this point would take away from space which would be devoted to a landscape barrier at the building proper. As the plan is presented, the landscaping on the west is minimal at best & we felt the single landscape area would be more effective use of space.

Item #3 - Serious consideration will be given to a broken curb at the alley way. Due again to the space restriction we would prefer not to use a fence as to do so would impede access to and from the autos using this area. The broken concrete curb would allow for intermediate drainage within its' entire length as would the bumpers. The proposal would like to keep the drainage from the asphalt parking as simple and direct to the alley way as is possible.

Item #4 - As the facility in this project utilizes a staff of one full time employee and one parttime employee the presentation envisions that their parking needs will be met with the new off alley way parking. The students will walk from the High School to attend the classes within the building. The parking off 7th Street would be principally used for either delivery or for emergency services. Deliveries are extremely infrequent to the building. Access from 7th Street is admittedly poor which automatically restricts the usage of such parking. Consideration was given to eliminating the curb cut to 7th Street but the petitioner is very reluctant to do that as long as the usage of the facility is defined by a conditional permit. Reversion to residential usage should that occur would be handicapped without the 7th Street access.

Either movement of the structure or decrease in size to allow the full passage of the driveway thru the site would seriously harm the service of the project to the petitioner. In addition, the full passage of the driveway thru the site would virtually eliminate the possibility of any landscaping barrier or relief on the south elevation of the structure. This would seem to harm the residential character of the project within its' setting. Full drive thru would also permit the shortcutting thru the site which would be detrimental to the neighborhood.

Item #5 - Thru designed control of roof drainage the drainage runoff discharge would be directed to the landscaped areas of the site as it also presently exists. The two proposed areas of change would be the paved parking areas. As previously discussed the west parking area would be simply sloped to drain to the asphalt alley way. The newly paved area to the southeast corner of the site would be designed to gather the surface discharge & carry it east toward 7th Street. A preferred design would divert as much of that runoff to the landscaped parking strip at 7th Street with excess being discharged to the gutter at the west curb of 7th. The design would improve both the finished appearance and casual drainage discharge which exists within that area.

We trust these comments satisfy your present requirements for this project. Should additional questions remain, please let us know.

Sincerely,



Gary L. Vanderwood

GLV:lw

cc: Andrew Christensen

development summary



File # 16-86 Name L.D.S. Seminary Date 5-7-86

PROJECT LOCATION: 1521 N. 7th St.

PROJECT DESCRIPTION: Request for a revised Conditional Use permit for expansion of the Conditional Use permit issued in 1980.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO*		TECHNICAL REQUIREMENTS	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

A condition of the original approval was if Planning received negative comments or complaints the proposal would be rereviewed. Our records indicate no complaints. At the recent hearing no one appeared in opposition.

STATUS & RECOMMENDATIONS:

Staff recommended several minor changes to the plan which the petitioner agreed to implement. We recommend placement on consent agenda.

Planning Commission Action

Recommendation for approval subject to staff comments.



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

October 20, 1987

LDS Religious Education Center
c/o Richard Murri, President
2542 G Road
Grand Junction, CO 81505

CERTIFIED

Dear Mr. Murri:

I'm writing in regard to the conditional use permit approved for 1521 North 7th Street in May of 1986. As you may know, such a permit grants development approval under certain specific conditions and requirements which must be met. There are a couple of outstanding items that need to be completed.

While there are several features which were built not in accordance with the approved site plan, i.e. building configuration, handicap ramp, those are not of great concern. Some landscaping, however, is incomplete and must be installed. Specifically, there was some concern early on about the removal of shrubs along the south property line directly in front of the two parking places. Planning staff and commissioners were assured that the shrubbery would remain to act as a visual barrier between the parking and the neighbors. Also, with the removal of the large mature evergreens, the plan specified replacement of at least five new evergreen shrubs along the Seventh Street side of the structure.

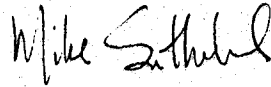
One of the greatest concerns when allowing a non-residential use to encroach into areas with existing residences is that screening by means of solid wood fencing or dense landscape materials be placed to mitigate undesirable impacts, particularly those created by the parking of cars. Since a new chain link fence was installed, it wouldn't be practical to ask for a wooden one to replace it. Considering the fact that shrubs were to remain, and the approved plan also indicated a six-foot wide strip of grass along the south property line (which was not planted), I will request that new shrubs be planted in that area. One or more species should be selected and planted, from the alley eastward, which will grow to a sufficient height and density to create a natural buffer for the neighbor to the south. This should not create a hardship since presently there is only a colored rock ground cover in place.

No Certificate of Occupancy (C.O.) has been released for this project due to the outstanding site requirements. Use and occupancy of this building is technically illegal until the C.O. is released, so it's very important to bring this to a conclusion.

LDS Religious Education Center
October 20, 1987
Page 2

If you have questions or would like any assistance, I'll be glad to do anything I can. Your cooperation is greatly appreciated.

Sincerely,



Michael E. Sutherland
City Development Planner

MES/tt

xc: Mr. Gary Vanderwood
File #16-86



2 November 1987

Richard Murri, President
Grand Junction Colorado West Stake
2542 G Road
Grand Junction, CO 81505

re: Grand Junction Seminary
1521 North Seventh St.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 06 1987

President Murri

I had an additional discussion with Mike Sutherland of the Grand Junction Planning Department this past week concerning his letter of 20 OCT 87 which was addressed to you. As I'd previously mentioned to you in our phone conversation of the week before, his main concerns are in regard to the plantings or lack thereof at the south fence line & on the east side of the building. Part of his problem rests in the fact that the evolution of this project saw the scope of construction change extensively from the time of the conditional permit review and its' approval. We are forwarding a copy of the built site plan (dated July 86) along with a copy of this letter to the Planning Dept. which they will file with the conditional permit information.

While Planning was generally aware of the changes & did not express serious concern, they do view the original landscaping commitments as binding. Those were:

- 1) HEDGE PLANTINGS ALONG THE SOUTH FENCE LINE. (That is why the paved entry/driveway slab was held back from the south fence curb line.)
- 2) EVERGREEN SHRUBS EAST OF BUILDING. (It was initially assumed the original evergreen plantings would remain although not a requirement).
- 3) TWO EXISTING DECIDUOUS TYPE SHRUB UNITS WERE TO REMAIN AT AREA SOUTH OF WEST PARKING SPACES.

The single item the built project violates as far as we know is that of item 3. We did agree that the original shrubs were to remain and would be maintained, but that agreement was based on the assumption that the south property had their north fence on this property's south property line. When that turned out not to be the case, the new fence was installed on that property line, passing thru the heart of those shrubs & requiring their removal.

2 November 1987

The full fence line hedge plantings on the south would negate their concerns for both items 1 & 3 in this area as they were based mainly on a desire to soften the visual impact of this project & its' use on the residential neighbors.

To the best of our knowledge, there never was a specific number of evergreen plantings agreed to, although our assumption was that the original plantings would be maintained. As they were not, I'm sure a grouping of horizontal (spreader) & vertical units near both the northeast building corner & the elbow in the entry ramp would resolve the Planning Dept. concerns. I would suggest you try to avoid using evergreen units along the south property line as the screening effect in winter may cause an ice build-up problem on the concrete paving, otherwise types of plantings are optional with the Church.

While our records indicate that you have already received two copies of the Certificate of Occupancy, we have two and only need one for our file. We are therefore enclosing one additional copy along with a copy of both the initial site plan submitted to the Planning Dept. and the built project.

Should additional questions remain, please give us a call.

Sincerely



Gary D. Vanderwood

GLV:lw
enclosures

cc: Mike Sutherland
Lloyd Frey

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

NOV 03 1987