## **Table of Contents**

File 1986-0021

Project Name: 1<sup>ST</sup> Church of the Naazarene – 1022 Grand Ave.-Special Use

P	S	A few items are denoted with an asterisk (*), which means they a	re to be scanned for permanent record on the in some									
r	.c	instances, not all entries designated to be scanned by the department are present in the file. There are also do										
e	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.										
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick										
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t	d	Files denoted with (**) are to be located using the ISYS Query 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	, <u> </u>	· ·									
X	X											
XX.		Application form										
<u> </u>	-	Review Sheets										
			·									
		Receipts for fees paid for anything										
		*Submittal checklist										
		*General project report										
L.	Ĺ_	Reduced copy of final plans or drawings										
X		Reduction of assessor's map										
X		Evidence of title, deeds, easements										
X	X											
		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)										
		Other bound or non-bound reports										
		Traffic studies										
		Individual review comments from agencies										
		*Petitioner's response to comments										
		*Staff Reports										
		*Planning Commission staff report and exhibits										
	$\vdash$	*City Council staff report and exhibits										
	$\top$	*Summary sheet of final conditions										
		*Letters and correspondence dated after the date of final approval	(pertaining to change in conditions or expiration date)									
	<u> </u>	DOCUMENTS SPECIFIC TO THIS DE	EVELOPMENT FILE:									
X	X	X Action Sheet										
X		1 1										
X		Development Application -4/14/86										
X	X	Review Sheets Certified letter from Michael Sutherland to Robert Wade, First Church of the										
^	1	Nazarene re: everything acceptable with one exception-alley width-8/8/86										
X	X	K Landscaping Plan										
X												
X												
X		Request for Treasurer's Certificate of Taxes Due Letter from Geri Walters, First Church of the Nazarene to Planning re:										
Α.		easements										
X	T	Letter from Mountain Bell stating they have no easement or outside plant										
		facilities on property - 6/2/86										
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B Impact Statement O Development Schedule Y Traffice Analysis Grand Junction First Church of the Nazarene, located at 1022 Grand Avenue, proposes to use Lots 24 and 25 in Block 68 of the City of Grand Junction, Mesa County, Colorado, otherwise known as 1038 Grand Avenue for additional parking space. This property is adjacent to the east of the present church property. At the present time an old unused house occupies this property. We are in the process of removing the house and clearing the property. We propose completing the project within ninety days of approval by the planning commission. The details for this project, i.e., paving, landscaping, lighting, etc. are on the site plan. This parking area will allow an additional seventeen (17) parking spaces for church use. The area to impacted contains single family dwellings, multi-family dwellings, a Montessori school, and a medical facility. Of those owners we could contact, there was no negative response to this pro-There was some comment about the removal of an eye-sore to the community. This project meets the criteria for Special Use in that it extends the parking facilities for a church already located in this area. Our parking design will meet the criteria established for such a parking area in safety and in type of construction. 86 #21 #2.. Original Do NOT Remove From Office

Mary Ellen Shideler Florence Colman Helen Williams 1003 Grand Ave. 1003 Ouray 1024 Ouray Grand Jct., CO 81501 Grand Jct., CO 81501 Grand Jct., CO 81501 Robert Marquis Renita Boothe Stanley Rocklin 1009 Ouray 1028 Ouray 1015 Grand Ave. Grand Jct., CO 81501 Grand Jct., CO 81501 Grand Jct., CO 81501 Mary F. Flynn W. R. Barron Leona Mills 1025 Grand Ave. 1017 Ouray 1036 Ouray Grand Jct., CO 81501 Grand Jct., CO 81501 Grand Jct., CO 81501 Steven Landman Lola Hampton Marcia Pilgrim 1035 Grand Ave. 1029 Ouray 1044 Ouray Grand Jct., CO 81501 Grand Jct., CO 81501 Grand Jct., CO 81501 William A. Trine Donald F. Bishop Harry Bergman 1039 Grand Ave. 1037 Ouray 1050 Ouray Grand Jct., CO 81501 Grand Jct., CO 81501 Grand Jct., CO 81501 Rachel Hooper William A. Trine Leslie F. Hayer 1060 Ouray 1045 Grand Ave. 1041 Ouray Grand Jct., CO 81501 Grand Jct., CO 81501 Grand Jct., CO 81501 Laura H. Ragsdale Charles E. Freeman Jack Brophy 2654 Paradise Way 1055 Grand Ave. 1057 Ouray Grand Jct., CO 81506 Grand Jct., CO 81501 Grand Jct., CO 81501 (Owner of 302 N. 10th) Thomas Gibson Katherine B. Marcil Jack Brophy P.O. Box 5535 2654 Paradise Way 1042 Grand Ave. Clearlake, CA 95422 Grand Jct., CO 81506 Grand Jct., CO 81501 (Owner of 1059 Ouray) (Owner of 304 N. 10th) Admin. of Veterans Affairs Fred McCalmont Penny Hills #21 86 44 Union Blvd 1004 Ouray 1010 White Box 25126 Denver, CO 80225 Grand Jct., CO 81501 Grand Jct., CO 81501 (Owner of 1050 Grand) Emery Edward Connors Clyde Gardner Juanita Weaver 3127 F Rd. 1018 White 1008 Ouray Clifton, CO 81520 (Owner of 1060 Grand) Grand Jct., CO 81501 Grand Jct., CO 81501

Admin. of Veterans Affairs Washington, D.C. (Owner of 1030 White)

Sec. of Housing & Urban Devel. 1405 Curtis St. Denver, CO 80202 (Owner of 1038 White)

Dorothy Sanchez 1042 White Grand Jct., CO 81501

Jerry Smith 1950 White Grand Jct., CO 81501

William Hall 1060 White Grand Jct., CO 81501

Church of the NAZarene 1022 Grand AUE. GRAND JUNCTION, CO 81504

Robert A. WADE 1522 ELM AUC Grand Jel, CO 81501 Landscaping for areas indicated on Site Plan are as follows:

The two areas in the parking lot itself on either side of the 6 spaces @ 9'6" will be: left by alley, a Summit Ash surrounded by yellow and white Potentilla, underlaid with a weed barrier and that weed barrier covered with gray rock; right by street will be the same.

Street area by sidewalk will be as follows: 3' wide bed underlaid by above with Mugho pine and Pygmy Crimson Barberry

Not knowing the requirements for the width of this bed, we will be willing to negotiate the width.

Summit Ash: Fraxinus Pennsylvanica 'Summit'

Crimson Pygmy Barberry: Berberis thunbergii 'Crimson Pygmy'

Mugho Pine: Pinus mugo mughus Potentilla: Potentilla Synaria REPARED 84:

ELAM CONSTRUCTION, LUC

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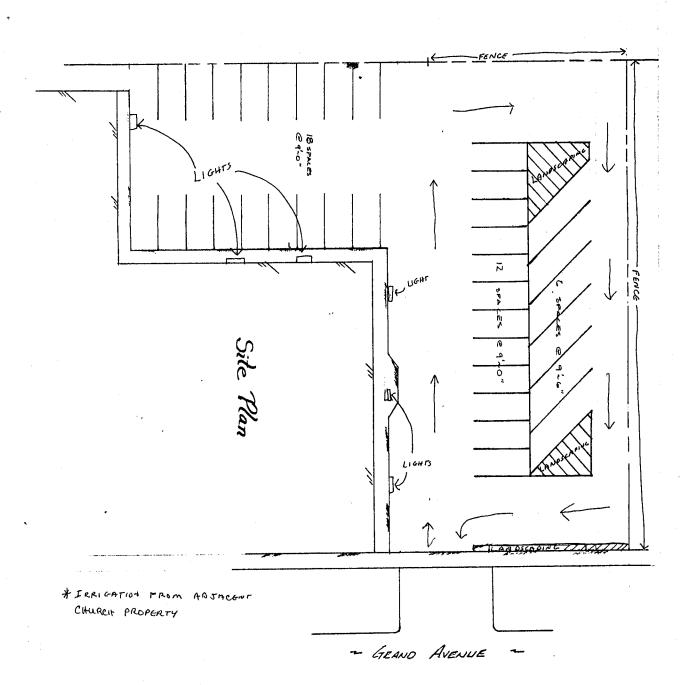
GRAND SUNCTION, CO

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1027 GRAND AVENUE

GRAND JUNCTION, CO



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## REV EW SHEET SULMARY

FILE NO. <u>#21</u>	-86 TITLE HEADING	Special Use for Parking Lot DUE DATE July 10, 1986
ACTIVITY - P	ETITIONER - LOCATION	
Zon	ne, First Church of t	he Nazarene, Bob Wade, 1038 Grand Ave.
PETITIONER A	DDRESS 1022 Grand A	ve.
ENGINEER		
DATE REC.	AGENCY	COMMENTS
5-2 <b>4</b> -86	Building Dept.	Demolition of existing house and any parking lot lighting or sprinkler system for landscaped areas requires building permits. Electrical wiring is required to be installed by a State of Colorado licensed electrical contractor.
-08-86	City Engineer	I have no objections to the proposed parking plan. I would prefer to see access to the alley eliminated since it is a residential neighborhood.
		If alley access is to be allowed, it should be limited to 25 feet width and line up with the curb cut on Grand Ave. The remaining frontage along the alley should have access restricted by a raised concrete curb.
		If alley access is to be allowed, any fence should be of a type and height not to restrict sight distance to the alley.
7-14-86	Planning Dept.	This is a request for a special use permit for a parking

- This is a request for a special use permit for a parking lot in an RMF-64 (residential) zone abutting an existing church.
- 1. Site plan guidelines should have been followed more closely:
  - a. The scale shown is not accurate.
  - b. Many of the most important dimensions are not shown.
  - c. Alley access (if such is anticipated) should be specified and dimensioned as well as the curb cut (Grand Ave.) dimensions.
- 2. Does the existing driveway fall on Lot 25 or is it part of Lot 26?
  - 3. The east boundary fence should be a 6 foot solid wooden fence to act as a buffer to the neighboring residential lot.
  - 4. If the fence along the alley way is to be used, then it should not exceed 2'6" (or in any way impair site/distance into the alley) near the exit onto the alley, unless no alley access is to be used (see #5).
  - 5. Neighbors have indicated that since the removal of the residence, the noise on Grand Ave. has increased substantially. The best solution would include a continuous 6 foot solid wood fence along the alley for the full width of the church property. This would be the preferred option from the City standpoint.
  - Landscape areas within the parking area should have solid concrete curbing perimeters.
  - 7. The use of rock as ground cover near plantings is discouraged. It is preferred that you use a natural ground cover such as bark or wood chips.

## REV.EW SHEET SULMARY

Sheet #2

FILE NO. 📑	#21-86 TITLE HEADII	NG Special Use for Pa	arking Lot con	t'd DUE DAT	E
ACTIVITY -	PETITIONER - LOCATIO	N - PHASE - ACRES			
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PETITIONER	ADDRESS				
ENGINEER	-				·
DATE REC.	AGENCY	COMMENTS			
-14-86	Planning Dept.	8. What type of		-	vide water to

9. Due to the extra width of the curb cut (off of Grand Ave.) directional arrows may need to be changed. Exiting \*traffic should be located on the west side of the curb cut rather than the east side.

Another option might be to reverse the circular flow and the parking angle for the east lot. This way traffic entering from Grand Ave. can either turn right into the east lot or look for a space off the main aisle way.

10. The landscaping requirement for the RMF-64 zone is a minimum of 15% of the total land area. The proposed landscaping provides less that 9%, but if the area near Grand Ave. (from the sidewalk to the street - which is public right of way) is maintained in landscaping, then it will be considered sufficient.

All review comments and questions should be resolved as soon as possible. Your written response should be directed to City Planning. An on-site meeting may be beneficial.

\$\$\$21-8b

July 29, 1986

RECEIVED GRAND JUNCTION PLANNING DEPARTMENT

JUL 29 1986

Planning Dept. Mesa County

File No. 21-86

Dear Sir:

On July 28, I met with a member of the Planning Department and the following comments were made: •

- 2. The existing driveway is 80% on Lot 26 with 20% on Lot 25.
- 3,4,5. The east boundary fence will be a 6' solid wooden fence; the north fence along the alley will be the same with the following exception: We will allow alley access to the property from the alley but only the width of the curb cut on Grand Ave. The alley from this access to the building on the west will be metal posts with chain cable stretched between the posts. The fence from the curb cut on the alley east to the east boundary fence line will be a solid wooden fence beginning at 2'6" and gradually rising to 6' over the next 12'. This will allow for site/distance into the alley.
- 6. Landscape areas in parking area will have solid concrete curbing perimeters.
- 7. We will use as a ground cover either bark or wood chips.
- 8. Since our existing watering system is a hose with a sprinkler head attached, and we have a paid grounds maintenance person, we intend to water landscape areas within the parking lot with the same system.
- 9. Directional arrows will be changed to show incoming and outgoing traffic to be reversed.
- 10. The area near Grand Ave. (sidewalk to street) will have the existing grass removed and new sod to replace it. This will be maintained as is the rest of our sidewalk to street grass currently.



In response to the comment from the Building Dept., the lighting for the area is from the outside of the existing building and was installed by a licensed Colorado electrical contractor.

Respectfully submitted,

Robert A. Wade

Pastor

RAW/gw

#21-8





Grand Junction Planning Department 559 White Avenue, Room 60 Grand Junction, Colorado 81501–2643 (303) 244–1648

August 8, 1986

Mr. Robert Wade First Church of the Nazarene 1022 Grand Avenue Grand Junction, CO 81501

CERTIFIED

Dear Mr. Wade:

After reviewing your letter of response, I find everything to be acceptable with one exception:

- Per the City Engineer the width of the alley access should be limited to 25 feet.

I will try to keep abreast of the progress made with these site improvements, but would appreciate your letting me know when all site work is complete. That way I can make a final inspection and put a note into the file to indicate completion of the project.

This letter will serve as final approval for the Special Use Permit - File #21-86.

Thank you for your cooperation and best of luck with the project.

Sincerely,

Michael E. Sutherland City Development Planner

Michael & Southerland Ht

MES/tt

xc: File #21-86

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\$ 115.00 Fee @ Submittal-check payable to City of G.J.

Landscaping for areas indicated on Site Plan are as follows:

The two areas in the parking lot itself on either side of the 6 spaces @ 9'6" will be: left by alley, a Summit Ash surrounded by yellow and white Potentilla, underlaid with a weed barrier and that weed barrier covered with gray rock; right by street will be the same.

Street area by sidewalk will be as follows: 3' wide bed underlaid by above with Mugho pine and Pygmy Crimson Barberry

Not knowing the requirements for the width of this bed, we will be willing to negotiate the width.

Summit Ash: Fraxinus Pennsylvanica 'Summit'

Crimson Pygmy Barberry: Berberis thunbergii 'Crimson Pygmy'

Mugho Pine: Pinus mugo mughus Potentilla: Potentilla Synaria