

B Impact Statement
O Development Schedule
Y Traffic 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 proposal. 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.

#21 86

#2

Original
Do NOT Remove
From Office

Mary Ellen Shideler
1003 Grand Ave.
Grand Jct., CO 81501

Stanley Rocklin
1015 Grand Ave.
Grand Jct., CO 81501

Mary F. Flynn
1025 Grand Ave.
Grand Jct., CO 81501

Steven Landman
1035 Grand Ave.
Grand Jct., CO 81501

William A. Trine
1039 Grand Ave.
Grand Jct., CO 81501

William A. Trine
1045 Grand Ave.
Grand Jct., CO 81501

Laura H. Ragsdale
1055 Grand Ave.
Grand Jct., CO 81501

Thomas Gibson
1042 Grand Ave.
Grand Jct., CO 81501

Admin. of Veterans Affairs
44 Union Blvd
Box 25126
Denver, CO 80225
(Owner of 1050 Grand)

Clyde Gardner
3127 F Rd.
Clifton, CO 81520
(Owner of 1060 Grand)

Florence Colman
1003 Ouray
Grand Jct., CO 81501

Robert Marquis
1009 Ouray
Grand Jct., CO 81501

W. R. Barron
1017 Ouray
Grand Jct., CO 81501

Lola Hampton
1029 Ouray
Grand Jct., CO 81501

Donald F. Bishop
1037 Ouray
Grand Jct., CO 81501

Leslie F. Hayer
1041 Ouray
Grand Jct., CO 81501

Charles E. Freeman
1057 Ouray
Grand Jct., CO 81501

Katherine B. Marcil
P.O. Box 5535
Clearlake, CA 95422
(Owner of 1059 Ouray)

Fred McCalmont
1004 Ouray
Grand Jct., CO 81501

Juanita Weaver
1008 Ouray
Grand Jct., CO 81501

Helen Williams
1024 Ouray
Grand Jct., CO 81501

Renita Boothe
1028 Ouray
Grand Jct., CO 81501

Leona Mills
1036 Ouray
Grand Jct., CO 81501

Marcia Pilgrim
1044 Ouray
Grand Jct., CO 81501

Harry Bergman
1050 Ouray
Grand Jct., CO 81501

Rachel Hooper
1060 Ouray
Grand Jct., CO 81501

Jack Brophy
2654 Paradise Way
Grand Jct., CO 81506
(Owner of 302 N. 10th)

Jack Brophy
2654 Paradise Way
Grand Jct., CO 81506
(Owner of 304 N. 10th)

Penny Hills
1010 White
Grand Jct., CO 81501

Emery Edward Connors
1018 White
Grand Jct., CO 81501

#21 86

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
1050 White
Grand Jct., CO 81501

William Hall
1060 White
Grand Jct., CO 81501

Church of the Nazarene
1022 Grand Ave.
Grand Junction, CO 81504

Robert A. Wade
1522 Elm Ave
Grand Jct, 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*

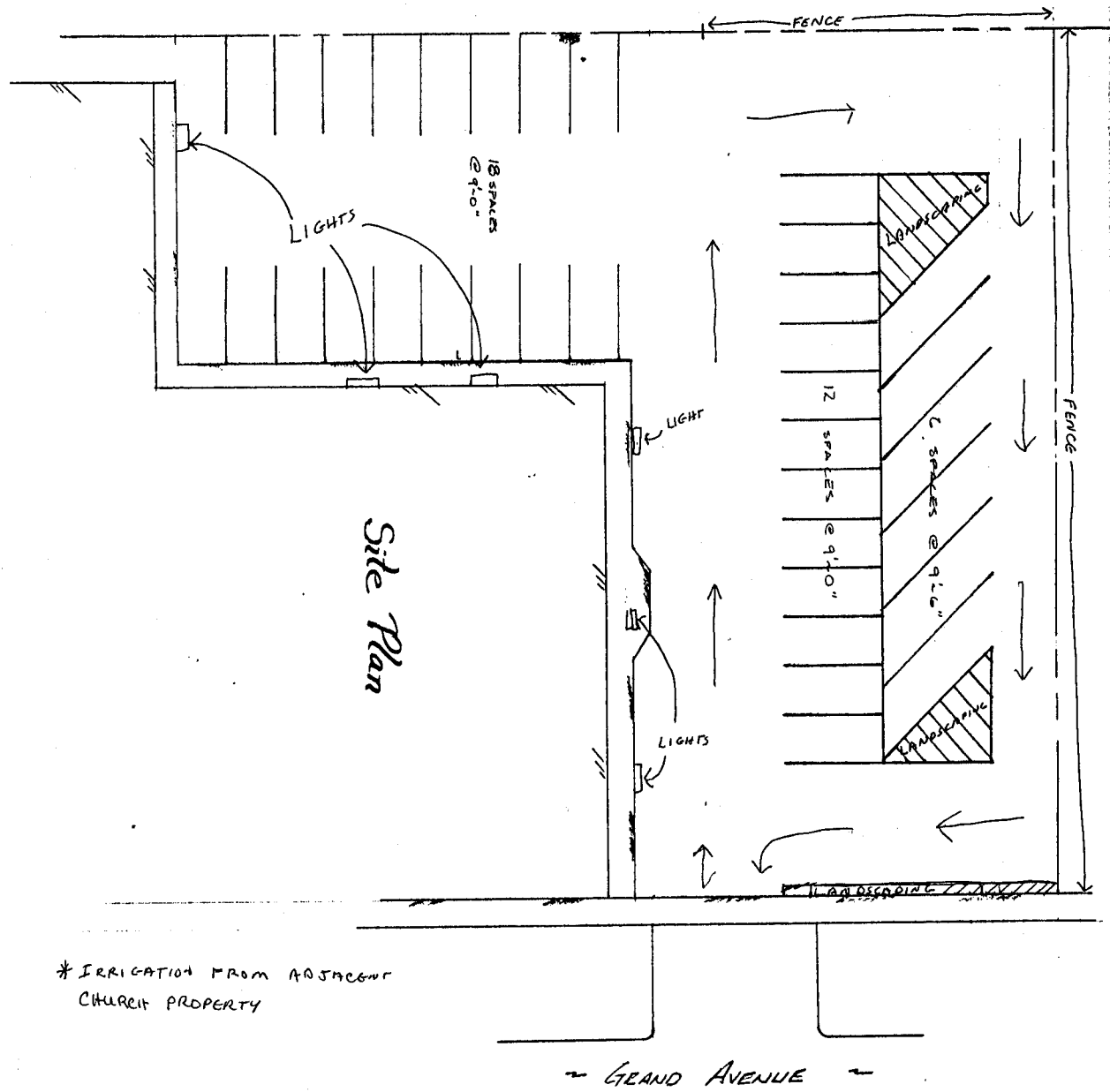
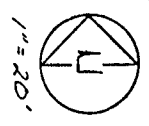
Potentilla: *Potentilla Synaria*

#21 86

X+V+X

CHURCH OF THE NAZARENE
1037 GRAND AVENUE
GRAND JUNCTION, CO

PREPARED BY:
ELIAM CONSTRUCTION, LLC.
1325 So. 7TH ST.
GRAND JUNCTION, CO



* IRRIGATION FROM ADJACENT CHURCH PROPERTY

~ GRAND AVENUE ~

REV EW SHEET SUMMARY

FILE NO. #21-86 TITLE HEADING Special Use for Parking Lot DUE DATE July 10, 1986

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Special use for Parking Lot in RMF-64

Zone, First Church of the Nazarene, Bob Wade, 1038 Grand Ave.

PETITIONER ADDRESS 1022 Grand Ave.

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6-24-86	Building Dept. <i>Paterson</i>	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.
7-08-86	City Engineer	<p>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.</p> <p>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.</p> <p>If alley access is to be allowed, any fence should be of a type and height not to restrict sight distance to the alley.</p>
7-14-86	Planning Dept.	<p>This is a request for a special use permit for a parking lot in an RMF-64 (residential) zone abutting an existing church.</p> <ol style="list-style-type: none">Site plan guidelines should have been followed more closely:<ol style="list-style-type: none">The scale shown is not accurate.Many of the most important dimensions are not shown.Alley access (if such is anticipated) should be specified and dimensioned as well as the curb cut (Grand Ave.) dimensions.Does the existing driveway fall on Lot 25 or is it part of Lot 26?The east boundary fence should be a 6 foot solid wooden fence to act as a buffer to the neighboring residential lot.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).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.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.

REVIEW SHEET SUMMARY

Sheet #2

FILE NO. #21-86 TITLE HEADING Special Use for Parking Lot cont'd DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____

PETITIONER ADDRESS _____

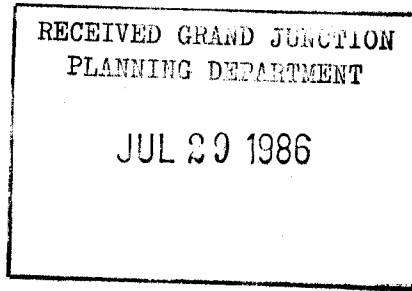
ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
-14-86	Planning Dept.	<p>8. What type of irrigation system will provide water to landscaped areas? <i>see plan</i></p> <p>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.</p> <p>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.</p> <p>10. The landscaping requirement for the RMF-64 zone is a minimum of 15% of the total land area. The proposed landscaping provides less than 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.</p> <p>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.</p>

Sent 7-16-86

#21-86

July 29, 1986



Planning Dept.
Mesa County

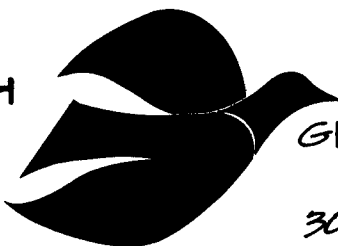
File No. 21-86

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. *should be 25' max*
- 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.

FIRST
CHURCH
OF THE
NAZARENE



1022 GRAND AVE.
GRAND JUNCTION, COLORADO
81501
303-245-3125

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,

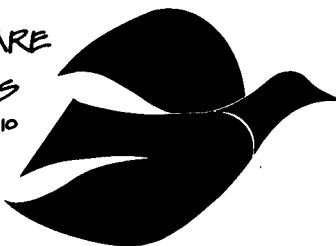


Robert A. Wade
Pastor

RAW/gw

#21-82

... THAT WE MAY SHARE
HIS HOLINESS
HEB. 12:10





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,

A handwritten signature in cursive script that reads "Michael E. Sutherland".

Michael E. Sutherland
City Development Planner

MES/tt

xc: File #21-86

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Mugho Pine: *Pinus mugo mughus*

Potentilla: *Potentilla Synaria*