

1354 East Sherwood Drive, Grand Junction, Colorado 81501 (303) 245-8021

January 7, 1987

Mr. Michael Sutherland
City of Grand Junction
Planning Commission
City Hall
Grand Junction, CO 81501

Original
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Re: Project Narrative - Special Use Development Application
441 Kennedy Avenue, Grand Junction, Colorado

Dear Mr. Sutherland:

As you know, the Jewish Community Center of Grand Junction, a non-profit Colorado corporation, has executed a contract to purchase the two buildings located, as a unit, at 441 Kennedy Avenue, from Mr. Raymond Gardner. The conveyance of the deed for the two buildings is contingent upon the Jewish Community Center obtaining authorization from all of the requisite governmental agencies to utilize the buildings for religious school, religious service, and related purposes. The two buildings historically have been used for preschool purposes, first by the Montessori School and most recently by Mesa Developmental Services.

As can be seen from the attached site plan, the two buildings are positioned in an L-shaped configuration. The buildings are not presently attached, but are separated from one another by a distance of approximately ten feet. The larger building is approximately 1,800 square feet. It has three separate bathrooms and heaters, at periodic intervals along the length of the building. It is wired for kitchen appliances, such as a refrigerator and stove, at the east end of the building. Finally, it is divided by approximately a third by a non-structural wall, with a door connecting the two rooms. Accordingly, the larger building has a multi-purpose room, with two bathrooms and two heaters, and a smaller room, with one bathroom, one heater, and wiring for kitchen appliances.

The smaller building is approximately 840 square feet. It has two wheel chair accessible bathrooms and a heater at its south end. The building has no other interior walls, and is essentially an open concept.

The Grand Junction Jewish Community has enjoyed a relatively stable membership for several years now, although our membership has decreased slightly since the demise of oil shale development. The community presently has a total of approximately 105

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members, including approximately 70 adults and 35 children and infants. We anticipate these figures remaining relatively stable for the next several years.

Assuming the community obtains the requisite governmental approvals, we shall immediately utilize both buildings for religious school purposes. At present, there are 25 children enrolled in the religious school, divided into five grades. All five grades meet one weekend morning each week (either Saturday or Sunday, depending upon the time of year involved), from approximately 10:30 a.m. to 12:30 p.m. The four older grades meet one weekday afternoon each week, after public school, from approximately 3:30 p.m. to 5:30 p.m.

The community will also immediately begin utilizing the multi-purpose room of the larger building to conduct its Sabbath services. Generally speaking, Sabbath services are conducted every-other Friday evening, from approximately 7:30 p.m. to 9:30 p.m. Attendance at Friday evening services ranges between 20-40 people, including children.

The community shall also utilize the multi-purpose room of the larger building to conduct services on the three or four minor holidays, such as Hanukkah, that arise during the year. Attendance at these minor holiday services also ranges from between 20-40 persons, including children. The multi-purpose room of the larger building will also be used to conduct occasional meetings of Jewish Community Center committees, and to host visiting guests, such as adult lecturers from Denver. Generally speaking, these occasional committee meetings and special events are attended by between 10-30 people. Finally, the community may utilize the great room to conduct its Rosh Hashonah and Yom Kippur High Holiday Services in September and October, and its Passover services in April, of each year. These five services are attended by between 50 and 100 people each year, including children. Instead of utilizing the multi-purpose room to conduct these services, the community may utilize other, more finished, chapels in the community, as we have done in the past.

We will not be performing any significant structural changes to the two buildings in the near future. Indeed, it is our understanding, from the Building and Fire Departments, that we could immediately utilize the two buildings for religious school and religious services purposes, consistent with applicable

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regulations, without performing any renovations, except perhaps having to add a fire alarm system to the smaller building, to complement the system already present in the larger building. Nevertheless, we anticipate installing a portable partition in the middle of the multi-purpose room, thereby dividing the larger building into thirds, and another portable partition in the middle of the small building, thereby dividing the smaller building in half. The partitions would be closed when the religious school is in session, thereby providing five potential classrooms within which to conduct classes. The partition in the multi-purpose room of the larger building would be opened, to permit services to be conducted in the multi-purpose room. We also anticipate building a pulpit at the west end of the multi-purpose room, miscellaneous shelving in both buildings, kitchen cabinetry in the east end of the larger building, and installing kitchen appliances, such as a refrigerator and stove, in the east end of the larger building, where the building is wired for such appliances. Finally, we may recarpet and repaint either or both buildings.

After we have "lived-in" the buildings for a time, we may wish to renovate the larger building, by consolidating, and relocating, the three separate bathroom and heating facilities to one end of the building, and by upgrading the kitchen facilities. We may also wish to connect the two buildings together. We would submit any such structural renovation proposals to the Planning Commission and other appropriate governmental agencies, for their prior review and approval.

With respect to parking, it is our understanding, from the Building and Fire Departments, that the number of required parking spaces is based upon the designed occupancy capacity of the buildings. However, in determining the designed occupancy capacities for the buildings, the anticipated usages of the building may be taken into account. In this regard, it is essential to emphasize that the two buildings will never be used, simultaneously, to full capacity. For example, if, in the future, the community holds a High Holiday service in the multi-purpose room of the larger building, there may be as many as 100 people, including children, in attendance for the service. Following the service, the children may be removed from the multi-purpose room to the smaller building, to read stories, while the adults remain in the multi-purpose room, to hear the Rabbi's sermon. The community will never utilize the two buildings for more people than the designed occupancy capacity of

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the multi-purpose room. Consequently, according to the Building and Fire Departments, based upon the above, the required number of parking spaces should be based upon the designed occupancy capacity of the multi-purpose room.

As can be seen from the attached site plan, the designed occupancy capacity of the multi-purpose room is approximately 180 people, far more than the 100 people we anticipate would ever use the room. Pursuant to Building Code regulations, sixty parking spaces would be required to accommodate said 180 person designed occupancy capacity. The subject lot has eight parking spaces in the rear of the larger building. In addition, across the street from the subject property is the First Congregational Church. The church's rear parking lot is 161 feet from the west boundary of the subject lot, and has seventy-eight parking spaces. The church's front lot is directly across the street from the subject lot, approximately 20 feet away, and has 21 parking spaces. Finally, further down the street on Kennedy Avenue is Terry Building Associates' medical facility, located at 403 Kennedy. The medical facility's front parking lot is located 150 feet from the west boundary of the subject lot, and has 23 parking spaces. Attached to this application package are agreements executed by Terry Building Associates and the First Congregational Church, pursuant to which the Jewish Community Center is authorized to use both the medical facility's and the church's respective parking lots. Said parking lots would accommodate, in total, 122 cars, far more than the 60 parking spaces required to accommodate the designed occupancy capacity of the multi-purpose room in the larger building. Indeed, said 122 parking spaces, coupled with the eight parking spaces in the rear of the larger building, would be more than enough parking spaces to accommodate the designed occupancy capacity of both buildings. Accordingly, we have arranged for more than adequate parking for the two buildings.

Finally, the Jewish Community Center's proposed usage of the two buildings is consistent with the other buildings in the surrounding area. To begin with, as noted above, the two subject buildings have, for years, been used as a pre-school, Monday through Friday. Accordingly, the Jewish Community's use of the building as a religious school two days per week is consistent with the previous utilization of the building, but to a far lesser degree. Moreover, the use of the two buildings for religious service purposes is obviously consistent with the First Congregational Church, located across the street. The remaining buildings in the surrounding area include the Grand Junction High

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School, Denning Lumber, Dr. Crumbaker's medical building, and Western Engineering. The use of the two buildings for religious school and service purposes will have no adverse impact on these other facilities.

Attached to this narrative report are the following documents:

1. A check in the amount of \$115.00, representing the Special Use Application fee;
2. A Special Use Development application;
3. A Special Use Application Acknowledgment Statement;
4. A copy of the Contract to Purchase the subject property;
5. A legal description of the subject property;
6. A list of the names and addresses of adjacent property owners within 200 feet;
7. A 24 inch by 32 inch site plan;
8. A copy of an Assessor's map with the subject property outlined in red;
9. A reduction of the site plan; and
10. Parking lot use agreements with Dr. Crumbaker and the First Congregational Church.

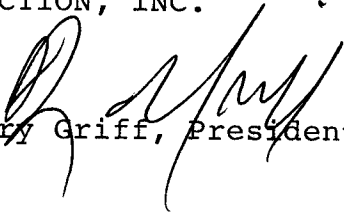
I believe this narrative statement, together with the attachments, satisfy all of the Planning Commission's Special Use Development Application requirements. Should you need any further information regarding the application, please so advise, and I will assure that the additional information is provided as quickly as possible.

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Finally, your prompt attention in reviewing, and approving, the Special Use Application would be greatly appreciated, as the Jewish Community would like to consummate the purchase of the subject property as quickly as possible.

Very truly yours,

JEWISH COMMUNITY CENTER OF GRAND
JUNCTION, INC.


Harry Griff, President

HG:ab
Enclosure

cc: Mr. Gardner

Richard P. and Dorothy Coakley
121 Mantey Heights
Grand Junction, CO 81501

Herbert Wright
3740 Beechwood St.
Grand Junction, CO 81506

Terry Building Associates
424 Elm Court
Grand Junction, CO 81501

John Hough
P. O. Box 340
Grand Junction, CO 81502

David S. Meyer
727 Birdie Dr.
Grand Junction, CO 81506

Robert R. Denning
432 North Avenue
Grand Junction, CO 81501

International Union of
Operating Engineers Local #9
431 Kenney St.
Grand Junction, CO 81501

Denning Lumber
432 North Avenue
Grand Junction, CO 81501

Mesa County Valley School
District No. 51
2115 Grand Avenue.
Grand Junction, CO 81501

First Congregational Church
1425 N. 5th St.
Grand Junction, CO 81501

Teresa Anderson
402 Elm Court
Grand Junction, CO 81501

Raymond Gardner
1230 North 24th St.
Mesa, AZ 85203

Robert M. Collier
408 Elm Court
Grand Junction, CO 81501

Jewish Community Center of
Grand Junction, Inc.
P.O. Box 1311
Grand Junction, CO 81502

Gary Cordray
416 Elm Court
Grand Junction, CO 81501

Harry Griff
1254 E. Sherwood Dr.
Grand Junction, CO 81501

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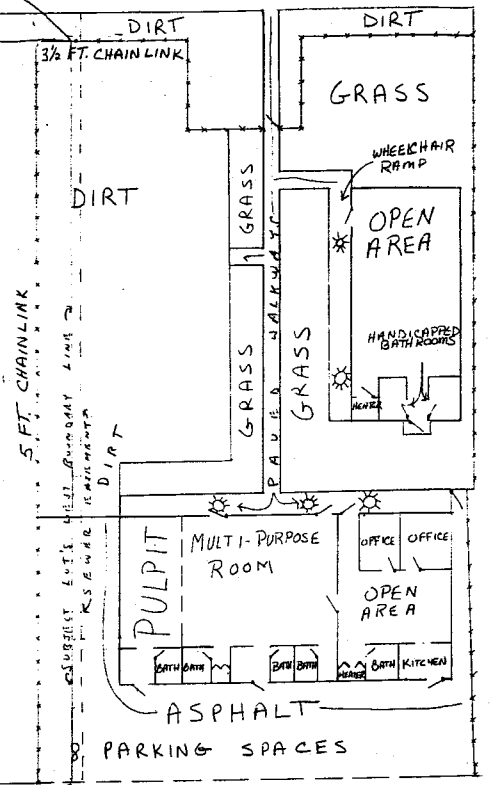
5. 87

FIRST CONGREGATIONAL CHURCH

160 FT. TO CHURCH
PARKING LOT

KENNEDY AVE.

150 FT. TO
TOBERT BUILDING ASSOCIATES
PARKING LOT



5 FT. CHAINLINK

3 1/2 FT. CHAINLINK

DIRT

DIRT

PULPIT

MULTI-PURPOSE ROOM

OFFICE

OFFICE

OPEN AREA

BATH

BATH

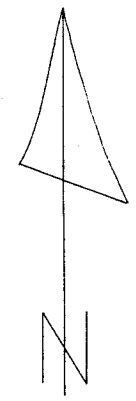
BATH

BATH

KITCHEN

ASPHALT
PARKING SPACES

DRIVEWAY



SCALE
(1:120)

1 inch = 10 feet

Jewish Community Center
of Grand Junction

150 FT

PARKING LOT USE AGREEMENT

THIS Parking Lot Use Agreement is entered into and effective this 24th day of December, 1986, by and between the Jewish Community Center of Grand Junction, Inc., a non-profit Colorado corporation ("Jewish Community Center") and Terry Building Associates, a Colorado partnership ("Partnership").

RECITALS

A. The Jewish Community Center has entered into a contract to purchase the two buildings located, as a unit, at 441 Kennedy Avenue, Grand Junction, Colorado.

B. In order to comply with applicable zoning requirements, the Jewish Community Center must arrange for more than 60 off-street parking spaces, within 200 feet of their property's lot line, in order to accommodate the designed occupancy capacity of the two subject buildings.

C. The Jewish Community Center intends to use the subject buildings for the following purposes:

(1) As a religious school, for approximately 30 students. The religious school shall meet one weekend day per week (either Saturday or Sunday depending upon the season), for approximately three hours, and one weekday afternoon, after public school, for approximately two hours.

(2) For Sabbath services. Generally speaking, Sabbath services are conducted every-other Friday evening, from approximately 7:30 p.m. until 10:00 p.m., and between 20 to 40 persons, including children, attend said services.

(3) For occasional, minor religious holiday services. Generally speaking, between 20 to 40 persons, including children, attend said minor holiday services.

(4) To host occasional Jewish Community committee meetings and special community functions, such as adult lectures. Generally speaking, from 10 to 40 people, including children, may attend said committee meetings and special functions.

(5) For Rosh Hashonah and Yom Kippur holiday services in the fall and Passover services in the spring. Generally speaking, from 50 to 100 people, including children, may attend said holiday services.

(6) For occasional special events, such as bar mitzvahs. Generally speaking, between 50 to 100 people may attend said bar mitzvah and other special events.

D. The Partnership owns a parking lot, located at 403 Kennedy Avenue, containing 23 parking spaces, within 200 feet of the boundary lines of the Jewish Community Center's subject property.

E. The Jewish Community Center wishes to use the Partnership's parking lot, and the Partnership wishes to permit the Jewish Community Center to use its parking lot, subject to the terms and conditions set forth below.

THEREFORE, on the basis of the above Recitals and the mutual promises and representations set forth below, the parties hereby agree as follows:

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AGREEMENT


1. The Partnership hereby authorizes the Jewish Community Center to use its parking lot, without prior notice to the Partnership, for the Jewish Community Center's religious school, Friday evening Sabbath services, occasional minor holiday services, community meetings, and special community functions, provided that no more than 50 people attend said functions, since said limited participation will not interfere with the Partnership's simultaneous use of its lot.

2. The Jewish Community Center may also use the Partnership's parking lot for Rosh Hashonah, Yom Kippur, and Passover services, and other community functions where it is anticipated that more than 50 people will be present, provided that the Jewish Community Center provides the Partnership with at least seven days notice of said function, and the Partnership advises the Jewish Community Center that the proposed function will not unreasonably interfere with the Partnership's simultaneous use of its parking lot.

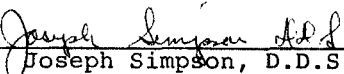
3. The Jewish Community Center shall obtain general liability insurance covering its use of the Partnership's parking lot, and the Jewish Community Center shall name the Partnership as an additional insured of said policy.

4. The Partnership understands and acknowledges that the Jewish Community Center is proceeding with the purchase of the two subject buildings located at 441 Kennedy Avenue, in reliance upon this Parking Lot Use Agreement.

JEWISH COMMUNITY CENTER OF
GRAND JUNCTION, INC.

By 
Harry Griff, President

TERRY BUILDING ASSOCIATES

By 
Joseph Simpson, D.D.S.,
General Partner

REVIEW SHEET SUMMARY

FILE NO. 5-87 TITLE HEADING Jewish Community Center DUE DATE 1-22-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Jewish Community Center of Grand Junction

Synagogue and religious school. Harry Griff, petitioner rep., location: 441 Kennedy

PETITIONER ADDRESS 1354 E. Sherwood Dr.

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
1-12-87	Police Dept.	I see no police issues in this application.
1-15-87	Public Service	Gas & Electric: No objections.
1-16-87	Fire Dept.	This agency has no problem with this request as long as everything is up to code and an alarm system is installed and approved in the smaller building. If at a time in the future they wish to renovate, it will have to meet the code requirements in effect at that time.
1-22-87	Mt. Bell	No comment.
1-22-87	Public Works	3/4 inch water meter in place. 4 inch sewer tap already in service. Approximately 25 students. Building is currently used as a day care center and the change will be to a school estimated to accomodate 25 students. No food preparation and no showers, facilities will remain the same as they presently are. 1 EQU charged based on .04 EQU per student on sewer. Water tap is adequate for facility If changes are made in the future a new review would be required.
1-23-87	City Engineer	I have no problem with this proposal. The dirt area along the west side of the lot could be converted into a parking if additional on site parking were necessary. This area would need to be paved if used for parking. This would also require a curb cut on Kennedy Ave.
1-23-87	Bldg. Dept.	I have inspected the two (2) buildings that are the subject of this review and have found the buildings to be in full compliance with the requirements of this Department and the Uniform Building Code for the proposed use. The building that is to be used for assembly purposes is a change in use and will require a Certificate of Occupancy before being occupied. At that time we will issue an occupant load sign for the assembly room. Mr. Griff was advised that any remodel or renovation work would require a building permit.
1-26-87	Planning	As a Special Use application, this proposal is subject to review at any time that problems might arise. There appears to be no obvious problems with this proposed use at 441 Kennedy. Sufficient parking has been provided off-site. Members should be encouraged to use those off-site street parking areas to help prevent excess congestion caused by street side parking. Parking which requires that cars back onto Public Right of Way (ie: the alley way) has generally been discouraged within the City. However, so long as no problems arise in this case, it is our opinion that the minimal number of alley parking should cause no problems. As of January 26, 1987, none of the neighboring property owners have voiced opposition to this proposal.



Acres _____

File No. # 5 87

Units _____

Zone B-1

Density _____

SPECIAL USE

Tax Parcel Number

2945-113-15-002

Activity Religious School

Phase _____

Common Location 441 Kennedy

Date Submitted _____ Date Mailed Out _____ Date Posted _____

_____ day Review Period Return by _____

"X" we don't need it

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____

Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

review agencies

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

Grid table with rows for various agencies (e.g., Development Dept., City Public Works, City Engineer) and columns for review agencies (A-Z, AA-FF). Contains dots and shaded cells indicating review status.

9-

totals

BOARDS DATE Jan. 26, 1987 Approves by M.S.

STAFF Original Do NOT Remove From Office Mike Sutherland 244-1648

APPLICATION FEE REQUIREMENTS

\$115.00 upon submittal payable to City of Grand Jct.

