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File 1988-0019

Project Name: 7<sup>TH</sup> Day Adventist Church – Miller Sub.- 2554 F Road – Rezone & Final

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>	
X	X	<b>Table of Contents</b>	
		<b>Review Sheet Summary</b>	
		Application form	
		Review Sheets	
		Receipts for fees paid for anything	
		<b>*Submittal checklist</b>	
X	X	<b>*General project report</b>	
		Reduced copy of final plans or drawings	
X		Reduction of assessor's map	
		Evidence of title, deeds, easements	
X	X	<b>*Mailing list to adjacent property owners</b>	
		Public notice cards	
		Record of certified mail	
X		Legal description	
		Appraisal of raw land	
		Reduction of any maps – final copy	
		<b>*Final reports for drainage and soils (geotechnical reports)</b>	
		Other bound or non-bound reports	
		Traffic studies	
		<b>*Petitioner's response to comments</b>	
		<b>*Staff Reports</b>	
		<b>*Planning Commission staff report and exhibits</b>	
		<b>*City Council staff report and exhibits</b>	
		<b>*Summary sheet of final conditions</b>	
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>	
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>			
X	X	Action Sheet	X Floor Plan
X	X	Review Sheet Summary	X Elevation Map
X		Review Sheets	
X	X	Development Summary – 6/8/88	
X	X	Ordinance No. 2389 - **	
X	X	Planning Clearance - **	
X	X	Foresight Village- Replat – Filing One - **	
X	X	City Council Minutes - ** - 5/165/88	
X		Certification of Plat – 7/7/88	
X	X	Planning Commission Minutes - ** - 6/7/88	
X		Public Notice Posting – 5/25/88	
X		Abstract of Title	
X		Request for Treasurer's Certificate of Taxes Due – 5/6/88	
X	X	Site Plan	
X		Development Application – 5/4/88	
X		Pre-Application Conference and Submittal Sheet for minor change from 1996 – 10/31/96	

B

May 4, 1988

TO: The Grand Junction City Council  
RE: Property located at 2554 F Road

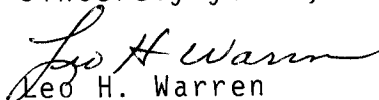
We are requesting that permission be granted to subdivide the property located at 2554 F Road, Grand Junction, Colorado. The land will be used to build a new Community Service Center operated by the Seventh-day Adventist Church. The Seventh-day Adventist Church has operated a Community Service Center for many years at 829 3rd Ave. This facility has become too small. Mrs. Wilma Miller, a Church member has offered to sell the Church this parcel of ground at a very reasonable price. We would like to build a 50' x'80' building which will allow us to serve others better.

The Community Service Center provides help for many people. It supplies food and clothing for the poor and also victims of fire or flood. We also offer baby layettes to mothers and babies in need. These services are offered free of charge to all, not just Seventh-day Adventists. The workers at the Center are all volunteers, ready to help anyone in need of assistance.

We want to continue to reach out and help those less fortunate than we are. We do this with helping hands and caring hearts. A larger building will allow us to serve the residents of Grand Junction better.

Thank-you for your consideration of this request.

Sincerely yours,

  
Leo H. Warren

Representative, Seventh-day Adventist Church

#19 88

Original  
Do NOT Remove  
From Office

H

MILLER SUBDIVISION  
Adj. Prop. Owners

2945-102-00-100  
Robert F. Buford  
585 25½ Road  
Grand Jctn., CO 81505

2945-101-00-942  
Pomona Elementary  
588 25½ Road  
Grand Jctn., CO 81505

2945-034-08-014  
Columbia Savings  
P.O. Box 17127  
Grand Jctn., CO 81502

2945-102-00-015  
Richard Dewey  
2236 Tiffany Dr.  
Grand Jctn., CO 81503

2945-102-00-008  
Kenneth Haining  
2554½ F Road  
Grand Jctn., CO 81501

2945-102-00-057  
William Novinger  
2479 G Road  
Grand Jctn., CO 81505

2945-102-00-060  
Robert Keech  
5672 S. Willowbrook  
Morrison, CO 80465

2945-102-00-059  
Wesley Dixon  
2562 F Road  
Grand Jctn., CO 81505

2945-033-14-910  
United States PostOffice  
602 Foresight Circle  
Grand Jctn., CO 81505

Wilma Miller  
2554 F Road  
Grand Junction, CO 81505

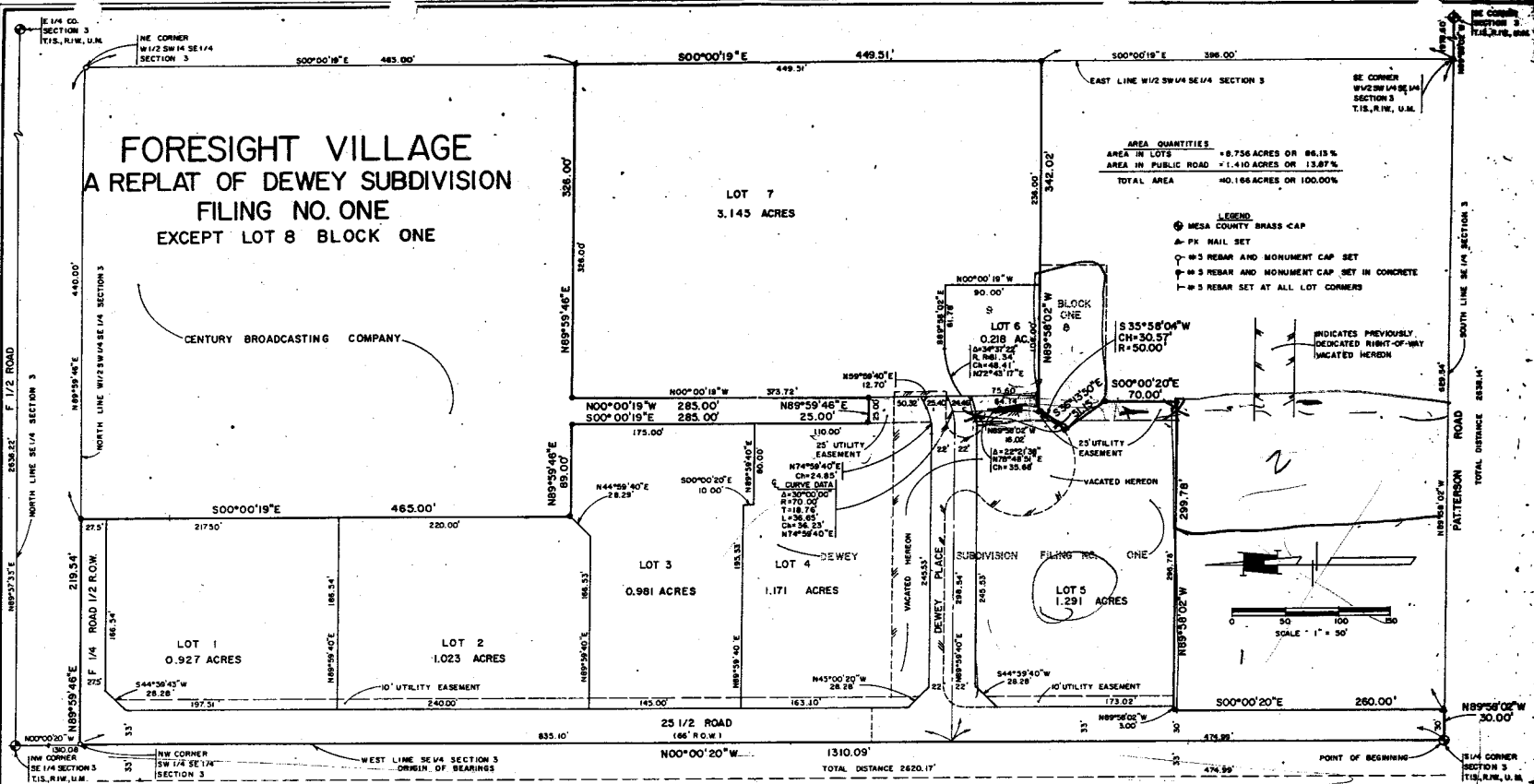
Seventh-day Adventist Church  
730 Mesa Ave.  
Grand Junction, CO 81501

Leo Warren  
2815 Patterson Rd.  
Grand Junction, CO 81501

Do Not Remove  
From Office

#19 88

**FORESIGHT VILLAGE  
A REPLAT OF DEWEY SUBDIVISION  
FILING NO. ONE  
EXCEPT LOT 8 BLOCK ONE**



**AREA QUANTITIES**

AREA IN LOTS	= 8.756 ACRES OR 86.15%
AREA IN PUBLIC ROAD	= 1.410 ACRES OR 13.87%
<b>TOTAL AREA</b>	<b>= 10.166 ACRES OR 100.00%</b>

- LEGEND**
- MESA COUNTY BRASS CAP
  - ▲ PK NAIL SET
  - 3 REBAR AND MONUMENT CAP SET
  - 5 REBAR AND MONUMENT CAP SET IN CONCRETE
  - 5 REBAR SET AT ALL LOT CORNERS
- INDICATES PREVIOUSLY DEDICATED RIGHT-OF-WAY INDICATED HEREIN

**KNOW ALL MEN BY THESE PRESENTS:**

That the undersigned P.J. Management, Inc., a Colorado Corporation, is the owner of that real property situated in the County of Mesa, State of Colorado and being a part of the W 1/2 SW 1/4 SE 1/4 of Section 3, Township 1 South, Range 1 West of the 7th Meridian and a part of Dewey Subdivision, Filing No. One as shown on the accompanying plat, said real property being more particularly described as follows:

Beginning at the 2 1/4 Corner of said Section 3; Thence N 00° 00' 20" W along the west line of the SE 1/4 of said Section 3 a distance of 130.09 feet to the SW Corner of the SW 1/4 SE 1/4 of said Section 3; Thence N 89° 59' 45" E along the north line of the W 1/2 SW 1/4 SE 1/4 of said Section 3 a distance of 235.54 feet; Thence S 00° 00' 30" E 465.00 feet; Thence N 89° 59' 45" E 89.00 feet; Thence S 00° 00' 30" E 25.00 feet; Thence N 89° 59' 45" E 350.00 feet to a point on the east line of the W 1/2 SW 1/4 SE 1/4 of said Section 3; Thence S 00° 00' 30" E along said east line of the W 1/2 SW 1/4 SE 1/4 of Section 3 a distance of 449.51 feet; Thence N 89° 59' 45" E 342.00 feet; Thence along the arc of a curve to the right whose radius is 50.00 feet and whose long chord bears S 35° 58' 04" W 75.00 feet; Thence S 35° 58' 04" W 75.00 feet; Thence N 89° 59' 45" E 27.78 feet; Thence S 00° 00' 20" E 260.00 feet to a point on the south line of the SE 1/4 of said Section 3; Thence N 89° 59' 45" E along said south line of the SE 1/4 of Section 3 a distance of 30.00 feet to the point of beginning, containing 10.166 acres.

That said owner has caused the said real property to be laid out and surveyed as Foresight Village A Replat of Dewey Subdivision Filing No. One except Lot 8 Block One, a subdivision of a part of the City of Grand Junction, County of Mesa, State of Colorado.

That said owner does hereby dedicate and set apart all of the streets and roads as shown on the accompanying plat to the use of the public forever, and hereby indicates to the Public Utilities those portions of said real property not accepted by structures on the accompanying plat as utility, drainage and irrigation easements as perpetual easements for installation and maintenance of utilities, sanitary sewer and water lines, irrigation and drainage facilities, including but not limited to electric lines, gas lines, telephone lines and cables; together with the right to trim interfering trees and shrubs; with perpetual right of ingress and egress for installation and maintenance of such lines. Such easements and rights shall be utilized in a reasonable and prudent manner. Also an ingress and egress easement is dedicated to owners of the property within said Foresight Village for personal ingress and egress for themselves and the general public, including postal service, trash, fire, police and emergency vehicles.

I, the undersigned, being the owner of the above described premises, do hereby certify that the accompanying plat of Foresight Village A Replat of Dewey Subdivision Filing No. One except Lot 8 Block One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

**WITNESSETH** that the owner has caused this deed to be heretofore subscribed this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1968.

P.J. Management, Inc., a Colorado Corporation  
*M. Ray Painter*  
 M. Ray Painter, President

**NOTARIAL STATEMENT**

Due to the convenience and common needs of the public being adequately served by the granting of public rights-of-way, the location of fractional parts of previously dedicated public rights-of-way not within the public rights-of-way dedicated by this plat are hereby ordered.

Approved this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1968.

\_\_\_\_\_  
 Robert E. Mirnes, Secretary

STATE OF COLORADO )  
 COUNTY OF MESA ) SS

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1968 by M. Ray Painter, President and Robert E. Mirnes, Secretary of P.J. Management, Inc., a Colorado Corporation.

Witness my hand and official seal. My commission expires: \_\_\_\_\_

*Elizabeth R. Root*  
 Notary Public

**CITY APPROVAL**

This plat of Foresight Village A Replat of Dewey Subdivision Filing No. One except Lot 8 Block One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was accepted on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 1968.

*James E. Waples* City Manager  
*James R. Beach* President of Council  
*James D. P. ...* Chairman Grand Junction City Planning Commission

*Mark S. Eckert* Director of Development  
*Ronald P. ...* Grand Junction City Engineer

**CLERK AND RECORDS CERTIFICATE**

STATE OF COLORADO )  
 COUNTY OF MESA ) SS # 1265048

I hereby certify that this instrument was filed in my office at 4:28 o'clock P.M. this 5th day of August, A.D., 1968 and is duly recorded in Plat Book \_\_\_\_\_ Page \_\_\_\_\_

*Jack ...* Clerk and Recorder  
*By: ...* Deputy

Form 8 10-67

**SURVEYOR CERTIFICATE**

I, James T. Petty Jr., do hereby certify that the accompanying plat of Foresight Village A Replat of Dewey Subdivision Filing No. One except Lot 8 Block One, a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, has been prepared under my direction and accurately represents a field survey of same.

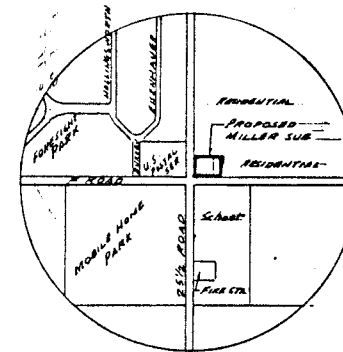
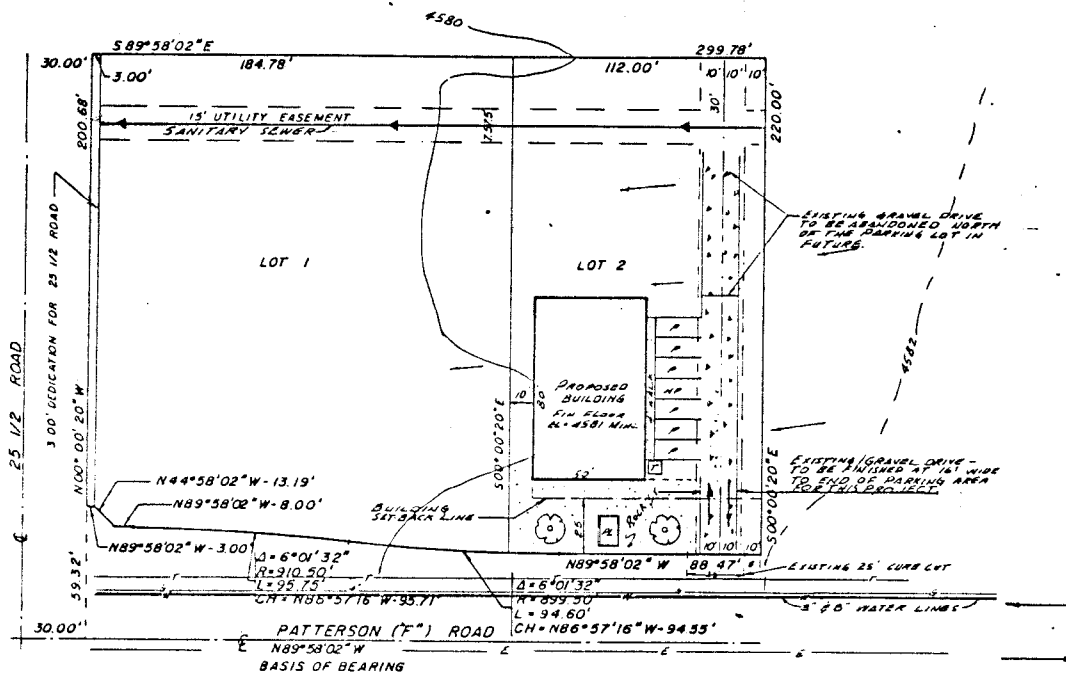
*James T. Petty Jr.*  
 Registered Land Surveyor  
 Colorado Registration No. 9900

7-10-68



**FORESIGHT VILLAGE  
A REPLAT OF DEWEY SUBDIVISION  
FILING NO. ONE  
EXCEPT LOT 8 BLOCK ONE**

DD

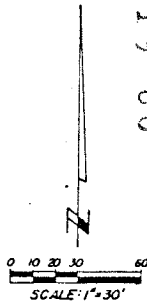


LOCATION & VICINITY MAP  
SCALE 1" = 100'

#1988

Original  
Do NOT Remove  
From Office

- LEGEND
- P 9' X 20' PARKING STALL
  - HP 9' X 20' HANDICAP PARKING STALL
  - PL PLANTER
  - TR TRASH PICKUP (DUMPSTER)
  - TRAFFIC FLOW PATTERN
  - DRAINAGE PATTERN
  - T TELEPHONE
  - W WATER
  - G GAS
  - E ELECTRIC
  - EVERGREEN TREE



MILLER SUBDIVISION  
SITE PLAN

W. H. LIZER & ASSOCIATES  
ENGINEERING & SURVEYING  
576 25 ROAD · UNIT B · 241-1129  
GRAND JUNCTION, COLORADO · 81505

# REVIEW SHEET SUMMARY

FILE NO. 19-88 TITLE HEADING Miller Subdivision  
Rezone and Final DUE DATE 5/20/88  
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone and Final Petitioner: Wilma Miller  
 Location: 2554 F Road Rezone to PR-16 and minor subdivision

PETITIONER ADDRESS 2554 F Road Grand Junction, CO 81505

ENGINEER Seventh Day Adventist Church 730 Mesa Avenue Grand Junction, CO 81501

DATE REC.            AGENCY                            COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED  
 A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

05/20/88	City Engineer	Entrance and exit arrows shown on driveway for lot 2 should be reversed. <u>The driveway and proposed parking lot on lot 2 should be paved.</u> Access to lot 1 should be from 25 1/2 Road for any future development.
05/09/88	Building Dept.	I have discussed this project with Mr. Warren on a couple of occasions. He is aware of most of our requirements. A city licensed general contractor is required as well as building plans that are stamped by a Colorado licensed architect or professional engineer.
05/12/88	Mtn. Bell	No objection
05/13/88	Public Service gas: electric:	No objection Request north ten (10) feet of lots 1 and 2 as utility easement.
05/16/88	Fire Dept.	This office hasn't any objection to this subdivision as long as access for fire protection is <u>proved</u> and adequate water is also provided for the same. If you have any questions, please call our office. Also, a fire flow will need to be done before any building can take place.
05/20/88	Ute Water	No objection
05/24/88	Development Dept.	There are several minor corrections which will need to be made to the subdivision plat: <ol style="list-style-type: none"> <li>1) The 3.00' dedication to 25 1/2 Road is already existing; 33 feet of R.O.W. (total) has been dedicated.</li> <li>2) Various numbers in the description and dedication appear to be incorrect. Contact City Planning for details.</li> </ol>

Since the requested/preferred zone is planned residential, the developer is encouraged to construct the 50'x80' building to appear somewhat residential in nature if possible. It is not clear whether the parking area will be paved or not. If not, anchored parking blocks should be installed to help delineate the parking stalls, as well as preventing automobiles from overhanging the 4' wide sidewalk next to the building. Rock is highly discouraged as a (widespread) ground cover and for landscape purposes. It tends to absorb much excess heat which can be damaging to plants. Lawn or bark mulch is more appropriate and provides improved aesthetics. Please refer to the publication "Landscape Guidelines for Development in Grand Junction" available at City Planning. Any signage will require a



# development summary



File # 19-88 Name Miller Subdivision Date 6/8/88

**PROJECT LOCATION:** 2554 Patterson Road

**PROJECT DESCRIPTION:** Two lot subdivision, rezone from RSF-8 to Planned Residential/PR-16, final plan for a community service building (owned by Seventh Day Adventist Church) for distribution of clothing, blankets, infant supplies, etc. to needy families and victims of fire, flood or other disasters.

## REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES NO *		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED *	
	YES	NO		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

Some question exists regarding whether this property has a legal right to use the driveway to the north as access to Dewey Place. The existing driveway off Patterson Road is sufficient, but a second access to Dewey Place/25 1/2 Road would be desirable.

### STATUS & RECOMMENDATIONS:

No citizens at the hearing were in opposition to this proposal, but numerous questions were asked whether this would, in any way, open the door to commercial development east of 25 1/2 Road. It should not since the rezone is to residential. Petitioners are requesting that the \$500 fee be waived due to the community service nature of their proposal; therefore, a full hearing will be necessary.

### Planning Commission Action

Planning Commission gave final approval on the subdivision and plan; recommended the proposal for rezone be approved.