

Table of Contents

File 1988-0029

Project Name: 1120 Orchard Ave. - Church School & SUP

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	Table of Contents	
X		Review Sheet Summary	
X		Application form	
X		Review Sheets	
		Receipts for fees paid for anything	
		*Submittal checklist	
X	X	*General project report	
		Reduced copy of final plans or drawings	
		Reduction of assessor's map.	
		Evidence of title, deeds, easements	
X	X	*Mailing list to adjacent property owners	
		Public notice cards	
		Record of certified mail	
		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	
		*Petitioner's response to comments	
		*Staff Reports	
		*Planning Commission staff report and exhibits	
		*City Council staff report and exhibits	
		*Summary sheet of final conditions	
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)	
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
X	X	Action Sheet	X X Letter to Roger C. Zumwalt from Kathy Portner re: approval of project -11/14/88
X	X	Review Sheet Summary	X Letter from Andrew Gebbie to Planning re: sketch maps outlining the proposal -5/17/90
X		Review Sheets	X X Landscaping Plan
X		Development Application - 8/3/88	X X Letter from Roger Zumwalt to Andrew Gebbie, Orchard Community Church re: conditions not met - 1/23/90
X	X	Fence Permit - 3/23/90 - **	X X Letter from David Thornton to Pastor Gebbie re: compliance to the required pressurized irrigation system installation - 3/23/90
X	X	Fence Permit -5/19/90 - **	X X Handwritten notes to file re: violations -2/16/90
X		Letter from Pastor R.D. Wright, Board Chairman to Faith Baptist Church re: requesting permission to use educational building - 6/28/72	X X Letter from Dave Thornton to Pastor Gebbie re: noncompliance - 2/22/90
X	X	Letter from Roger C. Zumwalt to Mike Sutherland re: concerns to be addressed- 8/10/88	X Minutes to Deacons Meeting - 5/7/72
X	X	Letter Kathy Portner to Andrew Gebbie re: holding up approval pending mtg. with Community Hospital - 9/12/88	X X Letter from Dave Thornton to Pastor Gebbie re: issues to be addressed - 3/13/90
X		Letter from Andrew Gebbie to Roger Zumwalt re: formulating plan - 10/4/88	X Letter from David Thornton to Pastor Gebbie re: Asking for response in 10 days to 2/22/90 letter - 3/2/90

IMPACT STATEMENT/PROJECT NARRATIVE

THE PROPOSAL AND IT'S LOCATION

The proposal is to use the facility of the existing church known as THE ORCHARD COMMUNITY CHURCH for educational purposes. CORNERSTONE CHRISTIAN SCHOOL desires to locate their K-12 grade school in the Education Building. They will occasionally use the church for worship and music purposes, and will share the church office facility.

The plan is to extend the amount of fenced in area for playground facility, especially for the younger children, and to gradually develop the additional non-parking areas for similar use.

Currently the school projects about 55 pupils, but the facility can accommodate at least 100. It is hoped that the number of pupils will increase up to that figure in future years.

The proposal is to open the school on September 7, 1988.

AREA IMPACTED

The surrounding area is used exclusively for business. We foresee no problems in relationship to the proposed plan. Indeed, there used to be a school here prior to the planning regulations being changed in 1981. There are no private residents who could be inconvenienced by the plan. We are proposing a restricted parking and traffic area which will apply during school hours. At the moment we have a problem with vehicles using our property as a shortcut to avoid the traffic lights. This restriction will prevent this and increase the safety factor for the children.

SERVICES PROVIDED

The school will be private, but there may be accompanying programs that will be open on a more public basis.

ADDITIONAL POINTS

It is our belief that the proposal is perfectly consistent with the overall usage pattern for the surrounding area.

Original
Do NOT Remove
From Office



2945-122-00-109
Jack D. Berry
327 N. 7th St.
Grand Junction, CO. 81501.

2945-122-00-109
Jack D. Berry
327 N. 7th St.
Grand Junction, CO. 81501.

2945-122-00-113
Robert L Lipson 111
645 Peony Drive
Grand Junction, CO. 81503.

2945-122-00-113
Robert L Lipson 111
645 Peony Drive
Grand Junction, CO. 81503.

2945-122-00-140
Sirloin Stockade Ltd
1920 N. 12th St.
Grand Junction, CO. 81501.

2945-122-00-140
Sirloin Stockade Ltd
1920 N. 12th St.
Grand Junction, CO. 81501.

2945-122-00-168
Loco Inc.
599 Northgate Drive
Grand Junction, CO. 81505.

2945-122-00-168
Loco Inc.
599 Northgate Drive
Grand Junction, CO. 81505.

2945-111-12-001
Doctor's Clinic Building
1060 Orchard Avenue
Grand Junction, CO. 81501.

2945-111-12-001
Doctor's Clinic Building
1060 Orchard Avenue
Grand Junction, CO. 81501.

2945-111-00-971
Lincoln Park Osteopathic Hosp. Ass.
PO Box 220
Grand Junction, CO. 81502.

2945-111-00-971
Lincoln Park Osteopathic Hosp. Ass.
PO Box 220
Grand Junction, CO. 81502.

2945-111-00-978
Grand Junction Osteopathic Hosp.
1065 Walnut Ave
Grand Junction, CO. 81501.

2945-111-00-978
Grand Junction Osteopathic Hosp.
1065 Walnut Ave
Grand Junction, CO. 81501.

2945-114-04-927
Mesa State College
PO BOX 2647
Grand Junction, CO. 81502.

2945-114-04-927
Mesa State College
PO BOX 2647
Grand Junction, CO. 81502.

2945-123-03-019
Orchard Group Ltd
PO BOX 20
BOISE, ID 83726

2945-123-03-019
Orchard Group Ltd
PO BOX 20
BOISE, ID 83726

2945-123-03-020
Orchard Group Ltd
2808 North Avenue (NO 400)
Grand Junction, CO. 81501.

2945-123-03-020
Orchard Group Ltd
2808 North Avenue (NO 400)
Grand Junction, CO. 81501.

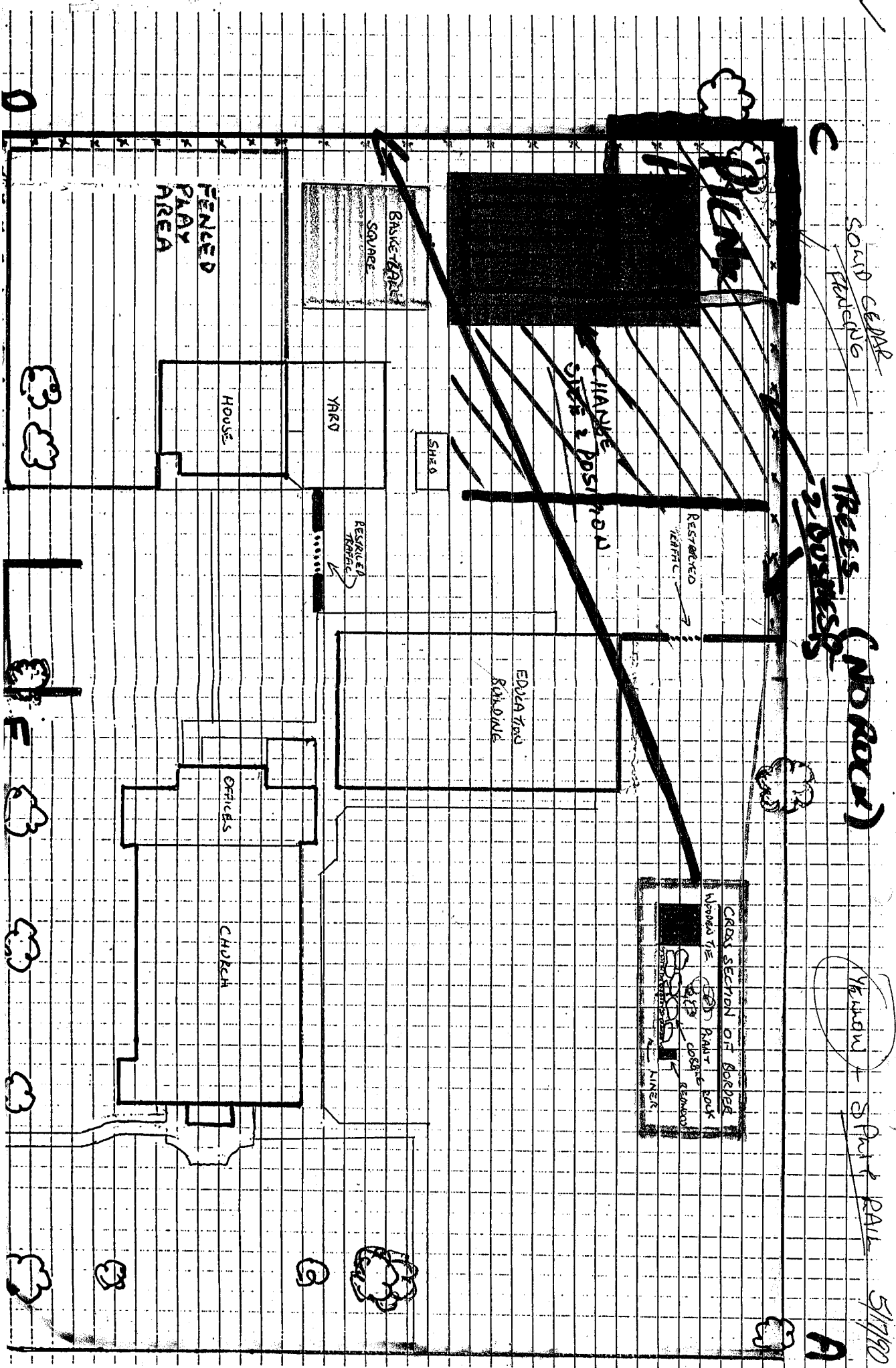
2945-123-03-022
Orchard Group Ltd
2808 North Avenue (NO 400)
Grand Junction, CO. 81501.

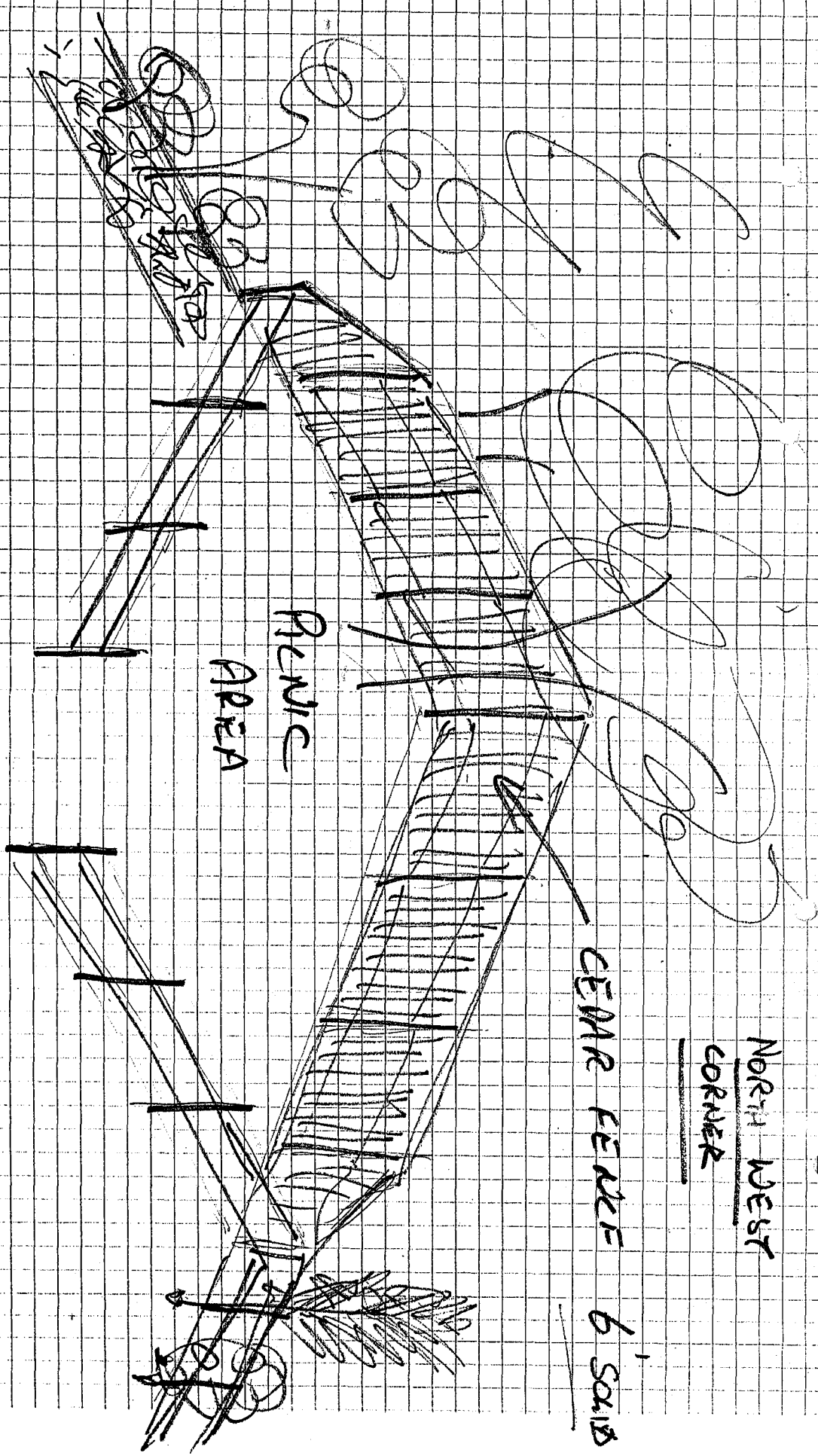
2945-123-03-022
Orchard Group Ltd
2808 North Avenue (NO 400)
Grand Junction, CO. 81501.

2945-123-03-023
Ninth Cheltenham Association
PO BOX 20
Boise, ID 83707.

2945-123-03-023
Ninth Cheltenham Association
PO BOX 20
Boise, ID 83707.

Original
Do NOT Remove
From Office





NORTH WEST
CORNER

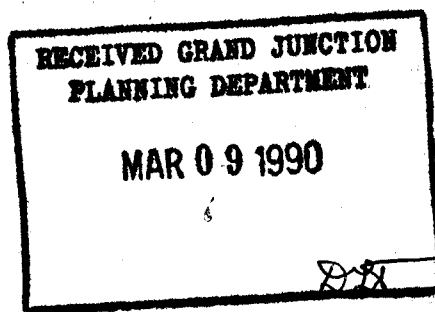
CEDAR FENCE
6 SAILS

PICNIC
AREA

THE ORCHARD Community Church
1120 Orchard Avenue
Grand Junction
CO. 81501

Tel: (303) 242-8303

March 9, 1990.



David L. Thornton
Planner I
Grand Junction Planning Department
250 North Fifth Street
Grand Junction
Co. 81501-2668.

Dear Mr Thornton:

Please find enclosed a plan for the proposed landscaping of our property. The plan includes more than you requested, but will give you a better idea overall of our intent.

The section A to B we plan to leave open plan.

The section B to C will be landscaped as shown in the orange box, but if Community Hospital makes no objection we will use their existing railroad ties as part of that structure.

The section C to D will be landscaped as shown with our own wooden ties some of which are already in place.

The section D to E will be done in a similar manner, but perhaps at a later date. This does not relate to the planning permit.

The green crosses represent the placement of shrubs &/or trees to be planted - mainly in bare root form. These are more concentrated in the area of the cyclone fencing to provide extra concealment. We will plant mainly Lilac, Honeysuckle, etc.

We have already begun on the plan, but plan to make a substantial push towards completion on the 31st March, and hope to have finished a to D by May 31 at the latest.

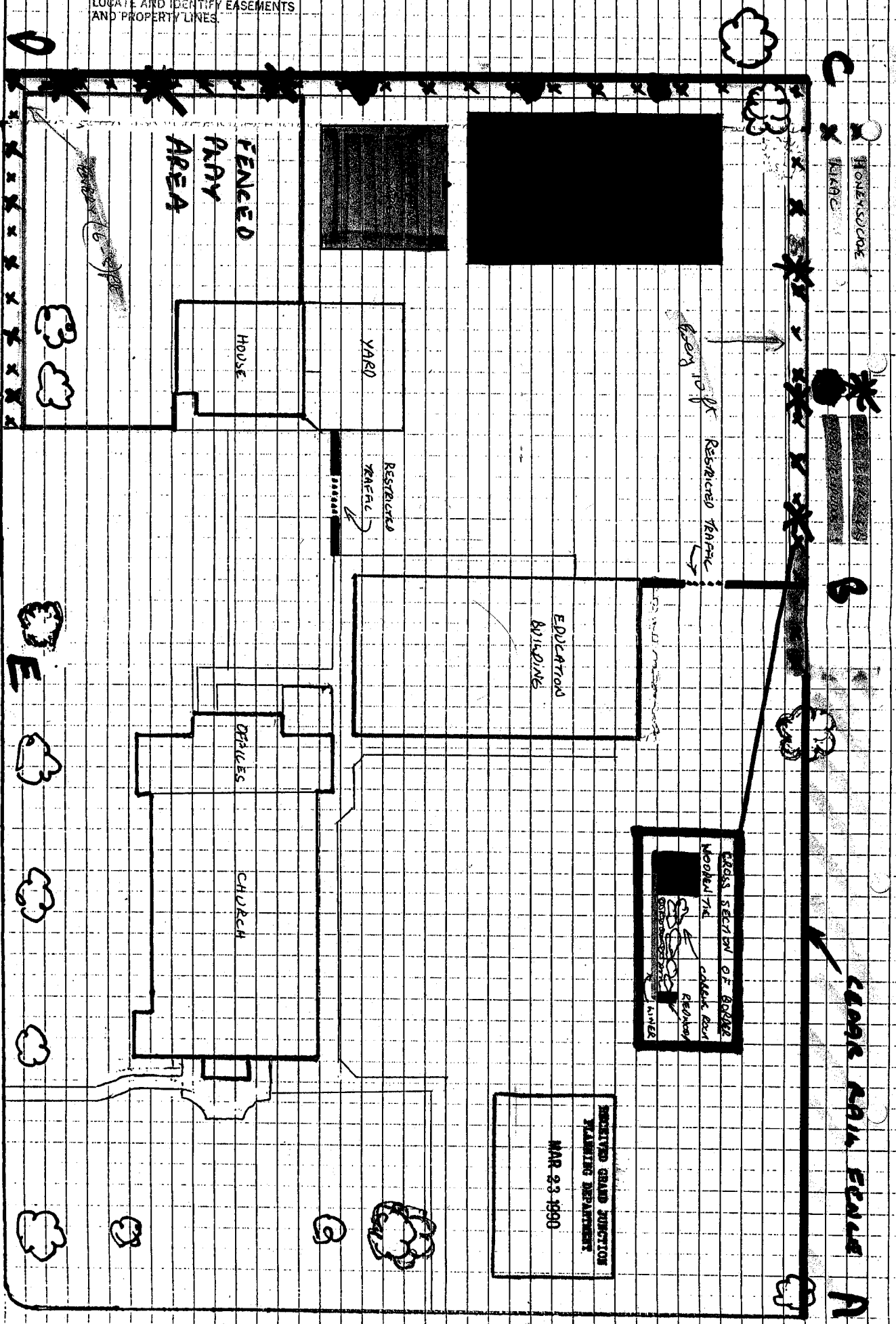
Sincerely,

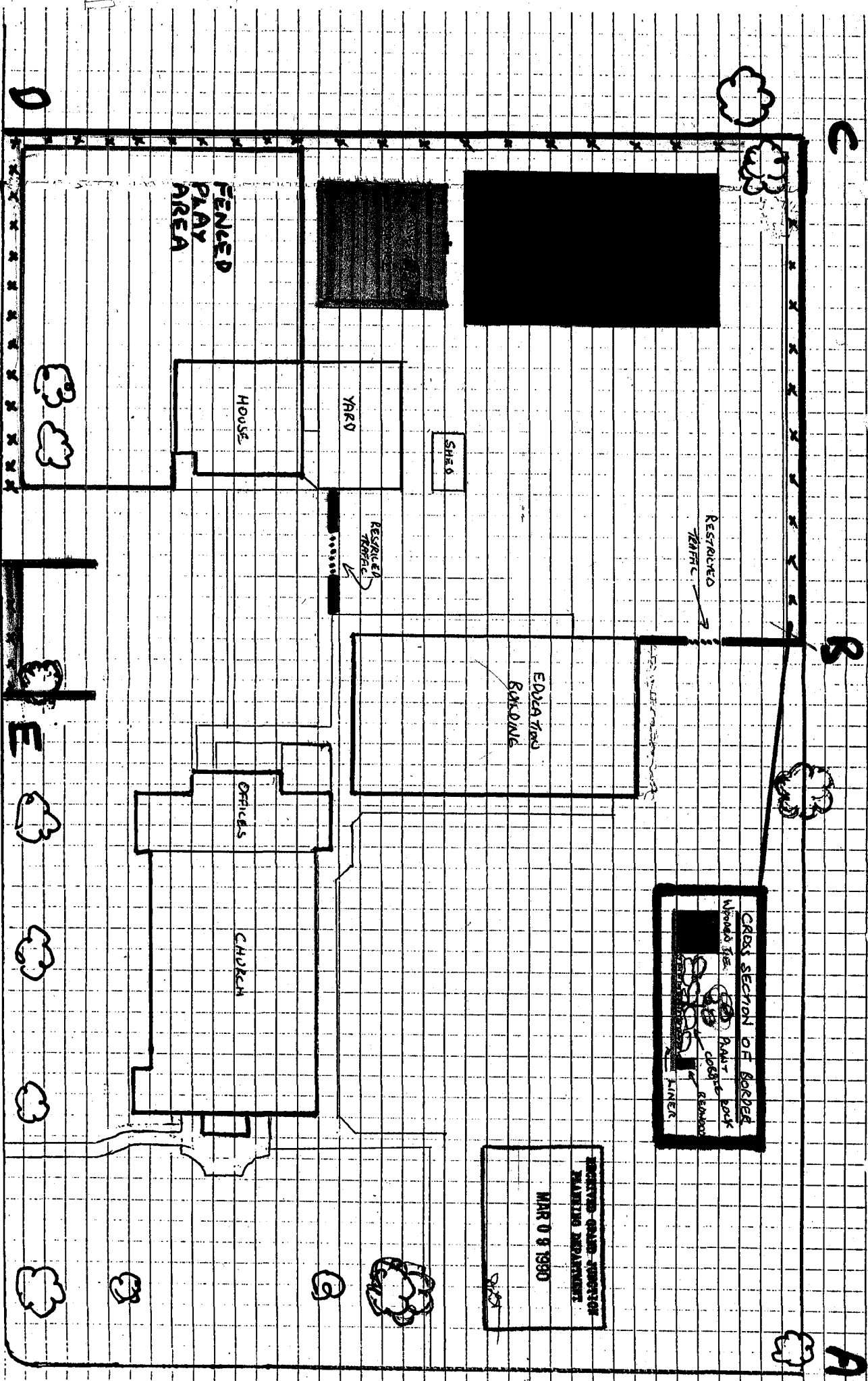
Andrew Gebbie

Andrew Gebbie
Pastor

cc: Roger Zumwalt, Community Hospital Administrator.

ACCEPTED 3-23-90
ANY CHANGE OF CONDITIONS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.





D

C

B

A

E

Community Hospital



An Osteopathic Facility

2021 North 12th Street Grand Junction, Colorado 81501 (303) 242-0920

August 10, 1988

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

AUG 10 1988

Mike Sutherland
Planning Department
City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Dear Mr. Sutherland:

Our hospital received notice of a Special Use Application for the property at 1120 Orchard Avenue for a Church School. Though we have no major objections for issuance of the special use permit, we do have several concerns that we feel should be addressed as follows:

1. Safety - We are concerned about safety from vehicular traffic of students attending the school, since it is our understanding that grades K through 12 are to be offered. This property is located on the northwest corner of 12th and Orchard; one of the busiest intersections in our city, and bordered on the west and north by parking lots with considerable vehicular traffic.
2. Aesthetics- We do believe that some type of buffer will probably be required to both the west and north of subject property. Our concern is that cyclone fencing will be provided which we believe would detract from the general open arrangement that currently exists between our properties. Cyclone fencing (unconcealed), in our opinion, would not be aesthetically appealing or conform to the un-institutional image that we have attempted to relay to the community for the past several years.
3. Noise - Hospitals have traditionally been recognized and treated as a "quiet zone". It is very important that patients being treated for illnesses and disease receive uninterrupted rest. We offer no solutions or suggestions for appropriate noise abatement measures to be taken, but feel this may become a significant concern, not only to our patients in the hospital, but patients being treated at the Doctor's Clinic Building and its outpatient rehabilitation services located to the west; also to our medical students located in the house immediately north of subject property, who try, on occasion, to find sleep during the day due to night duty at the hospital.

August 10, 1988

Page 2

I have intended to be constructive and not punitive in the expression of our concerns regarding the proposed use of the subject property. We were unaware that the proposed Christian School could house up to as many as 150 students. Children are, by their nature, very active (as they should be), and we are, we believe, legitimately and sincerely concerned about the possible adverse efforts it may have on our organization.

Thank you for the opportunity to relay this communication to you. We shall, as always, work cooperatively in any way we can with both the City and Orchard Baptist Church.

Sincerely yours,



Roger C. Zumwalt
Administrator

sb

REVIEW SHEET SUMMARY

FILE NO. 29-88 TITLE/HEADING Christian School (K-12) DUE DATE 8/19/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES To add school to existing church

Petitioner: Andrew Gebbie Location: 1120 Orchard Avenue

PETITIONER ADDRESS 519 1/2 31 3/4 Road Grand Junction, CO 81504

ENGINEER n/a

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.

8/16/88	Public Works	No right-of-way concerns.
8/15/88	Fire Dept.	This office has no objections to this special use. We are currently working with them to ensure that the facility meets the local codes pertaining to this use. If you have any questions, please call.
8/19/88	Planning Dept.	All fire and building codes must be met. Any work done on the building will require a planning clearance and building permit. Signage must conform to Section 5-7-3B of the Zoning and Development Code (see attached). Screening with fencing and/or landscaping would better define play areas, provide a noise buffer, and restrict access to vehicular traffic areas surrounding the property. The petitioner will resolve the concerns raised by Community Hospital. The City Engineer will provide recommendations for ingress/egress and internal traffic circulation.
8/19/88	City Engineer	(No comment.)



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

September 12, 1988

Andrew Gebbie
519 1/2 31 3/4 Road
Grand Junction, CO 81504

Dear Mr. Gebbie:

I am holding up approval of the Special Use Permit for the Orchard Community Church/School pending your meeting with Community Hospital. As you know, the hospital administrator has some concerns about the new use.

Enclosed is a copy of Community Hospital's letter to us and our review comments. Please respond as soon as possible so the permit can be issued with the appropriate conditions.

Thank you for your cooperation.

Sincerely,

Kathy Portner
Planner

/kp
Enclosures

THE ORCHARD COMMUNITY CHURCH
1120 ORCHARD AVENUE
GRAND JUNCTION
CO. 81501

October 4, 1988

Roger Zumwalt (Administrator)
Community Hospital
2021 North 12th Street
Grand Junction
Co. 81501

(Copy to the Planning Department)

Dear Roger,

Thankyou for taking the time to discuss with me the concerns you expressed about the having the school here on our property.

We can well understand your concerns, and as promised we will continue to consult with the hospital about any fencing or landscaping. We intend to extend the cyclone fencing near 12th Street as on the plan that I provided, and will endeavor to provide some landscaping as soon as possible to minimize the visual impact of that.

We discussed the idea of providing in the longer term some screening by way of trees to minimize any noise penetration. I am certainly share your concern that we maintain as much of the open plan effect as possible. It is our desire to see a substantial improvement in the overall appearance of our property and this will be of visual benefit to the hospital.

At each stage of our development I will provide you with an updated copy of our site plan with the proposed improvements. If at any time you have any concerns please let me know. We also plan to access the irrigation line in the early spring as arranged. This will enable us to extend our landscaping, etc without having to use city water as at present.

Thank you for your observations and comments. Good wishes for your own development plans at the hospital.

Yours sincerely,



Andrew Gebbie (Pastor)



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

November 4, 1988

Andrew Gebbie
519 1/2 31 3/4 Road
Grand Junction CO 81504

Dear Mr. Gebbie:

This letter will serve as official approval of your Special Use application for a Church School at 1120 Orchard Avenue (file #29-88). The approval is contingent on the following:

1. School enrollment will be limited to 100 students as per the project narrative.
2. All fire and building codes will be met. Any work done on the building will require a planning clearance and building permit.
3. Signage must conform to Section 5-7-3B of the Zoning and Development Code (see attached). The two existing temporary signs are not allowed and must be removed or brought into compliance.
4. Fencing and/or landscaping will be provided to better define play areas, provide a noise buffer, and restrict access to vehicular traffic areas surrounding the property. A detailed plan for improvements must be submitted to this office. Community Hospital will also be apprised of proposed improvements.

If you have any questions, please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

/kp
xc: file #29-88

Community Hospital



An Osteopathic Facility

2021 North 12th Street Grand Junction, Colorado 81501 (303) 242-0920

RECEIVED

JAN 20 1990

PLANNING DEPARTMENT

January 23, 1990

Andrew Gebbie, Pastor
The Orchard Community Church
1120 Orchard Avenue
Grand Junction, CO 81501

29-88

Dear Pastor Gebbie:

I am sending you this communication as a good neighbor to your church, at least it is our desire to be such. For over a year now your organization has operated with Grand Junction Planning Department's approval, an educational program for children. We hope that this venture has been successful for you.

We, as good neighbors however, feel a need to voice concern about the conditions agreed to by your organization for the granting of a conditional use permit. In addition, we feel a need to address the location of the cyclone fence erected on the western edge of your property, as it adjoins the Community Medical Plaza property.

The rather scattered appearance on the west side of the church property has caused us to at least bring this matter to your attention. The relatively unkept appearance evident there has a tendency to detract from the professional image we have tried very hard to establish and maintain. My understanding was that your conditional use permit to operate the Christian education program required that not only a fence be constructed, but visual and sound barriers would also be provided. The area, as you know, is not entirely fenced and contains no visual or sound barriers.

You should also be aware that your institutional type cyclone fence running north and south across your western property line has encroached on the eastern property line of our Community Medical Plaza. A recent professional survey of our property line reveals that your fence has been set approximately 20 feet to the west on our property line at the southernmost point. We are respectfully requesting that this fence be removed and/or replaced back on the church's property.

Pastor Andrew Gebbie
January 23, 1990
Page Two

If you feel we have erred regarding these matters, please feel free to contact me at your earliest convenience. I have taken steps by and through this letter to notify our Grand Junction Planning Commission of our concerns and ask that your return communication be promptly delivered to us, along with any of your plans for corrective action.

As mentioned earlier, we continue to desire to keep open channels of communication between our organizations. Our two organizations and our respective missions are quite compatible, and our wish to remain good neighbors will remain steadfast.

Sincerely,



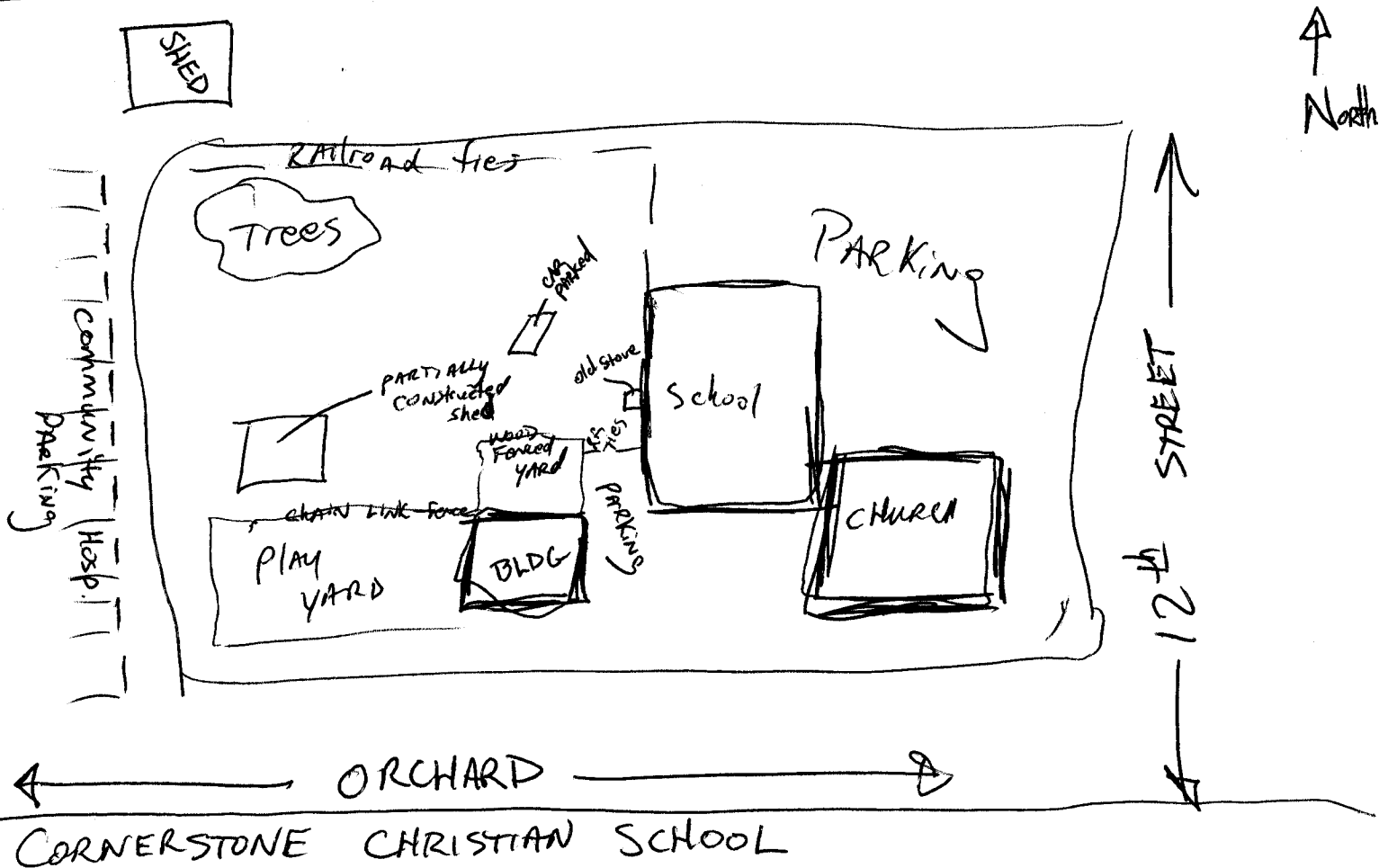
Roger C. Zumwalt
Executive Director

sb

cc: Grand Junction Planning Director ✓
Tom LaCroix, Esq., Chairman, Board of Trustees

VIOLATIONS

- 1 Little landscaping if any has been installed
- 2 Vehicles can still access property site in many locations, if they drive up over railroad ties or parking stops
- 3 A SHED IS PARTIALLY CONSTRUCTED ON THE SITE
- 4 Site has broken tree limbs on ground, A trailer stacked with old lumber, A stack of lumber, A pile of firewood, Lumber stacked alongside the school bldg., AN old ^{cooking} stove stored outside, ^{& other appliance} SAW horses AND other junk scattered here and there.





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

Feb. 22, 1990

Andrew Gebbie, Pastor
The Orchard Community Church
1120 Orchard Avenue
Grand Junction, Colorado 81501

Dear Pastor Gebbie:

On Nov 4, 1988 The Orchard Community Church received a special use permit to operate a school on their property located at 1120 Orchard Avenue (file #29-88). As you may recall, final approval for the permit was given on the basis that certain conditions would be met. These conditions are described in a letter dated Nov. 4, 1988 (copy enclosed).

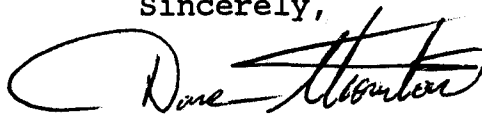
I inspected the Orchard Community Church property on Feb 16, 1990 and found that condition #4 has not met compliance. It states that **fencing and/or landscaping will be provided to better define play areas, provide a noise buffer, and restrict access to vehicular traffic areas surrounding the property. Also, a detailed plan for improvements must be submitted to this office and Community Hospital will be apprised of proposed improvements.** According to our records, we have never received a detailed plan for improvements.

Also, recent inspection by the City's Code Enforcement Officer shows that condition #3 which states "signage must conform to Section 5-7-3B of the Zoning and Development Code" has not been brought into full compliance. The A-framed sign facing 12th Street is illegal and must be brought into compliance or taken down.

Chapter 4, section 5-2.F of the Zoning and Development code states that "developments and uses subject to a special use permit shall be developed or established in accordance with the approved development schedule, or within one year of the date of approval if no development schedule is established. Failure to so develop or establish such development or uses accordingly shall constitute sufficient basis to revoke the permit." Presently, we do not want to revoke the permit for the Orchard Community Church School, but we will have to consider that if the church does not respond and complete the requirements and conditions already established.

You have 10 days upon receipt to respond to this letter. We would like to obtain from you a development schedule endorsed by your neighbor Community Hospital, with work commencing immediately. If you have any questions, please call me at 244-1447.

Sincerely,



Dave Thornton
Planner

*Mailed
Feb. 23, 1990*

/dt

cc: Roger Zumwalt, Community Hospital Administrator
Dan Wilson, City Attorney
file #29-88



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

November 4, 1988

Andrew Gebbie
519 1/2 31 3/4 Road
Grand Junction CO 81504

Dear Mr. Gebbie:

This letter will serve as official approval of your Special Use application for a Church School at 1120 Orchard Avenue (file #29-88). The approval is contingent on the following:

1. School enrollment will be limited to 100 students as per the project narrative.
2. All fire and building codes will be met. Any work done on the building will require a planning clearance and building permit.
3. Signage must conform to Section 5-7-3B of the Zoning and Development Code (see attached). The two existing temporary signs are not allowed and must be removed or brought into compliance.
4. Fencing and/or landscaping will be provided to better define play areas, provide a noise buffer, and restrict access to vehicular traffic areas surrounding the property. A detailed plan for improvements must be submitted to this office. Community Hospital will also be apprised of proposed improvements.

If you have any questions, please call me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

/kp
xc: file #29-88

5-7-3 EXEMPTIONS - The following signs are exempt from all the provisions of this Code, except as otherwise required by construction or safety regulations, or the following requirements:

- A. Public Signs: Signs of a non-commercial nature, erected by, or on the order of, a public officer in the performance of his duty, such as, but not limited to, safety signs, danger signs, trespassing signs, traffic signs, memorial plaques, signs of historical interest, informational signs and the like.
- B. Institutional: Permanent signs which set forth only the name of a public, charitable, educational or religious institution, located entirely upon the premises of that institution, and which do not exceed an area of twenty-four square feet per street frontage. If mounted on a building, these signs shall be flat wall signs and shall not project above the roof line; if ground mounted, the top shall be no more than six feet above ground level.
- C. Integral: Names of buildings, dates of erection, monumental citations, commemorative tablets and the like when carved into stone, concrete or similar material or made of metal or other permanent-type construction and made an integral part of the structure.
- D. Private Traffic Direction: Signs directing traffic movement into a premise or within a premise, not exceeding three square feet in area for each sign. Illumination of these signs shall be permitted in accordance with the section on illumination. Horizontal directional signs on, and flush with, paved areas are exempt from these standards.
- E. A nameplate, not exceeding two square feet in area, containing only the name of the resident, title of person conducting a permitted home occupation, name of building and name of agent.
- F. Temporary decorations or displays clearly incidental and customary and commonly associated with national or local holiday celebrations.
- G. Rear entrance signs, when associated with pedestrian walk-through buildings. These signs shall not exceed sixteen square feet in area and shall be flush mounted, identifying only the name of the establishment and containing directional information.
- H. ~~Temporary signs not~~ advertising a product or service offered for sale and not in excess of six square feet may be erected as participation in a public parade, event, or celebration for a period not to exceed ten days.
- I. Menu signs at drive-in restaurants which are not readable from the nearest public right-of-way; and signs not visible beyond the boundaries of the lot or parcel upon which they are located or from any public right-of-way.



File

29-88

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

March 13, 1990

Andrew Gebbie, Pastor
The Orchard Community Church
1120 Orchard Avenue
Grand Junction, Colorado 81501

Dear Pastor Gebbie:

On Friday, March 9, 1990, I verbally gave you some incorrect information on sign requirements for the Cornerstone Christian School. One sign per street frontage is allowed, but since you already have one sign identifying the church, only one sign will be allowed to identify the school. This second permanent sign may be located on either Orchard Avenue or 12th Street, but must be located on your property and follow all regulations in section 5-7-3.B of the Grand Junction Zoning and Development Code. The sign may identify the school, name of Principal, telephone number, and identify grades taught, but must be approved by our department before it is installed.

There are some issues which need to be addressed concerning the landscaping plan you delivered on the 9th. Please note that in a RMF-64 Zone, which the Orchard Community Church property is zoned, a minimum of 15% of the gross land area must be landscaped. In your case the existing landscaping on the property can be included in this 15% requirement. Please review the Development Code for landscaping standards, section 5-4-15 (enclosed).

Also, the landscaping plan submitted did not mention **(1) a pressurized irrigation system which is required for all new landscaping, (2) spacing distance of trees and shrubs, (3) types of trees that would be planted.** A detailed plan showing locations, distances, and species is needed to approve a landscaping plan.

I suggest that in order to better address the issues of providing a noise buffer and restrict vehicle access to surrounding properties, that either a solid fence be installed along the west and north property lines or enough landscaping be planted using both deciduous and evergreen species to create a yearround screening between properties. Again, we encourage consultation with Community Hospital on this final plan.

The parking lot along the north property line needs to be addressed. No vehicular access is allowed between properties. A minimum of parking blocks dividing the properties is needed. Landscaping may be considered along this property line which will help the Church comply with the 15% landscaping requirement.

The current landscaping plan is not acceptable as currently submitted. I need the Church to address these concerns immediately before any landscaping is installed. Please let me know if I can answer any further questions.

Sincerely,

A handwritten signature in black ink, appearing to read "David Thornton". The signature is fluid and cursive, with a large, prominent initial "D".

David Thornton
Planner I

dlt

Enclosure

cc: Roger Zumwalt, Community Hospital Administrator
Dan Wilson, City Attorney
file



March 23, 1990

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

Andrew Gebbie, Pastor
The Orchard Community Church
1120 Orchard Avenue
Grand Junction, Colorado 81501

Dear Pastor Gebbie:

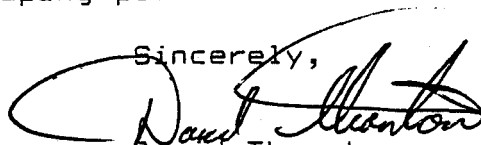
In our phone conversation last Wednesday, March 21st, I discussed with you the need for a pressurized sprinkler system. As you know, section 5-4-15.D of the City's Development Code states that "An underground, pressurized irrigation system will be required for all landscaped areas." When you brought in the more detailed landscaping plan today, you stated that the Church would extend its sprinkler system to cover all of the new landscaping. We appreciate your compliance to this requirement.

We can work with you as to the minimum allowable plant sizes. Bare root form for the lilacs and honeysuckle will be permissible especially since there will be an irrigation system in place to help increase their chance of survival and growth. Adding Weeping Willows and Scotch Pines are both appropriate within the landscaped area. The Church may want to reconsider planting grass between the shrubs and trees rather than installing cobble rock.

As to the barrier we discussed along the property line north of the parking area, the cedar rail fence is appropriate and has our approval.

The Orchard Community Church may consider this final landscaping plan approved with the conditions discussed. We understand that the Church may need an additional 30 days to complete the landscaping due to the added time involved in the installation of the irrigation system and cedar rail fence. The Church's former completion date of May 31, 1990 is now extended to June 30, 1990. If you have any questions please call or come by. Please keep Community Hospital apprised of these changes and additions to the landscaping plan. Thanks.

Sincerely,


David Thornton
Planner I

dlt

cc: Roger Zumwalt, Community Hospital Administrator
Dan Wilson, City Attorney
file