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File 1989-0060

Name: Messiah Lutheran Church – Special Use – RMF-32 & B-3

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>	
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<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>			
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			Letter from Kevin R. Combs, Chief Estimator, Elam Construction, Inc. to John Moseman, Lutheran Church of Messiah re: proposed parking lot rehabilitation – 4/26/91
X	X	Review Sheet Summary	
X		Review Sheet	
X		Development Application – 12/12/89	
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X		Power of Attorney designating David J. Turner for the Dean C. Dickman and Lois L. Dickman – 11/1/89	
X		Vacant Land/Farm and Ranch Contract to Buy and Sell Real Estate – 11/1/89	
X		Request for Treasurer's Certificate of Taxes Due – 11/28/89	
X		Certificate of Occupancy – 7/18/91	
X		Letter from Linda A. Weitzel, Planning Tech to William H.T. Frey, Dufford, Waldeck, Milburn & Krohn re: approval of Special Use with conditions – 1/9/90	
X		Letter from Paul Bonnell to Planning re: opposition letter – 1/3/90	
X		Notice of Special Use Application	

IMPACT STATEMENT/PROJECT NARRATIVE

The proposal submitted by Messiah Evangelical Lutheran Church of Grand Junction, Colorado ("Messiah") is for a special use permit concerning the currently undeveloped property along Teller Avenue extending to the east of Messiah's existing property to Twelfth Street. The proposal for issuance of a special use permit will allow the development of the property to be acquired as a parking area for use in connection with church services, church activities and school activities.

The development of the property as a parking lot will be completed in 1991 at about the same time reconstruction of the burned out church building is accomplished. There will not be any phasing of the project; however, development will occur in conjunction with the reconstruction of the church building and any changes to the site plan will be submitted in conjunction with the approval process for such reconstruction. Don Newton has indicated that the execution of an improvements agreement can be deferred until the plans for reconstruction of the church are submitted for approval.

The area impacted by the proposal includes all properties adjoining Block 23 in the city of Grand Junction; which is bounded by Eleventh Street, Teller Avenue, Twelfth Street and Hill Avenue. Messiah believes the proposed special use permit would be compatible with the surrounding area. The development of the property as a parking area will improve the compatibility of the church and school facilities with the community because it will allow off-street parking during church activities in place of the existing on-street parking which is quite extensive along Teller Avenue, Hill Avenue and Eleventh Street, and will result in the improvement of the property, which is currently undeveloped, concreted lots, into a landscaped area.

Messiah provides worship services on Sundays which are open to the public as well as its members; related meetings of church groups during the week; and, a day school for grades K-8 which is open to the general public as well as church members.

In developing the plan for development of the parking area, Messiah has taken into account the guidelines for the Downtown Residential Neighborhood and the Twelfth Street Corridor. Messiah believes its development plan is consistent with those guidelines and will facilitate their implementation as long range plans for the community. The development of the parking area will preserve an area from commercial development which will enable the neighborhood to develop and maintain its identity by the landscaping and streetscaping of the parking area which is currently vacant concrete lots. The site plan submitted does not have any driveway access to Twelfth Street (and closes existing

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curb cuts to Twelfth Street) and will thus meet the primary goal of the Twelfth Street Corridor guidelines by not adversely impacting traffic flow along Twelfth Street or pedestrian traffic along the existing sidewalks of Twelfth Street. Further, development of the parking area will not adversely affect existing adjacent neighborhoods through increased traffic, on-street parking, lighting or noise because such development will result in no more traffic than exists with the current use. On-street parking will be substantially reduced by creation of the off-street parking facility for the church. Further, development of the parking area to the east of the sanctuary will result in less use of the alley which separates the sanctuary and school building from the existing parking lot by lowering pedestrian traffic between the parking lot and the building and allow ingress and egress to parking facilities from Teller Avenue rather than through use of the alleyway.

The proposal also meets the requirements for special use permits. Pedestrian and vehicle circulation will be greatly improved after development of the parking area to the east of the sanctuary because parallel on-street parking will no longer interfere with traffic flow and pedestrians will not need to cross the streets, or exit their vehicles on public streets, because off-street parking will be available.

Public services are already available in the area and will not be adversely impacted by granting of the special use permit. The development of the parking area will not place any substantial burden upon those public services. The parking area will be maintained by the membership of Messiah with a neat and clean appearance befitting a worship sanctuary having a membership in excess of 900 persons.

F2/11/6760

Brenda L. Bechter
1101 Belford Avenue
Grand Junction, CO 81501

Joan S. Good
1109 Belford Avenue
Grand Junction, CO 81501

Paul & Esther B. Bonnell
1143 Chipeta
Grand Junction, CO 81501

Joan S. Good
1109 Belford
Grand Junction, CO 81501

Joan S. Good
1109 Belford Avenue
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Herbert & Marsha Klein
201 N. Mill Street
Aspen, CO 81611

Jeanne M. Andre
Peter R. Andre
Jeanette A. Andre
P.O. Box 4766
Grand Junction, CO 81502

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Peter R. Andre
Jeanette A. Andre
P.O. Box 4766
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Raymond & E.R. Boggs
1135 Hill Avenue
Grand Junction, CO 81501

William & Janet Pomrenke
710 Victor Drive
Grand Junction, CO 81506

Thomas & Sheryl Duncan
P.O. Box 9162
Grand Junction, CO 81502

Katherine M. Setter
1128 Gunnison Avenue
Grand Junction, CO 81501

Thomas & Sheryl Duncan
P.O. Box 9162
Grand Junction, CO 81502

Dean C. & L.L. Dickman
2144 North 21st Street
Grand Junction, CO 81501

Freeda L. Kelly
1817 N. 7th Street
Grand Junction, CO 81501

Winifred W. Naudack
& C.A. Williams
1130 Hill Avenue
Grand Junction, CO 81501

Wm. E & O.A. Hopkins
1991 S. Broadway
Grand Junction, CO 81503

Freeda L. Kelly
1817 N. 7th Street
Grand Junction, CO 81501

J.A. & R.E. Burton
1144 Hill Avenue
Grand Junction, CO 81501

Lee Trimble
2913 Jon Hall
Grand Junction, CO 81503

Freeda L. Kelly
1817 N. 7th Street
Grand Junction, CO 81501

Messiah Evangelical
Lutheran Church
840 North 11th St.
Grand Junction, CO 81501

William H.T. Frey
P.O. Box 2188
Grand Junction, CO 81502

City of Grand Junction
250 North 5th Street
Grand Junction, CO 81501

Lee Trimble
2913 Jon Hall
Grand Junction, CO 81503

John E. & Leona M. Brophy
2654 Paradise Way
Grand Junction, CO 81506

Scott & Valerie Lambdin
1117 Hill Avenue
Grand Junction, CO 81501

Peter D. Banghart
1129 Hill Avenue
Grand Junction, CO 81501

DEVELOPMENT SCHEDULE

The proposed development of the property at 12th and Teller Avenue will occur concurrently with the reconstruction of the church building at 840 North Eleventh Street. In conjunction with the approval of the plans for the reconstruction of the church structure, any required changes to the site plan will be concurrently submitted for approval. It is anticipated that reconstruction of the church structure and development of the parking area will be completed some time in 1991.

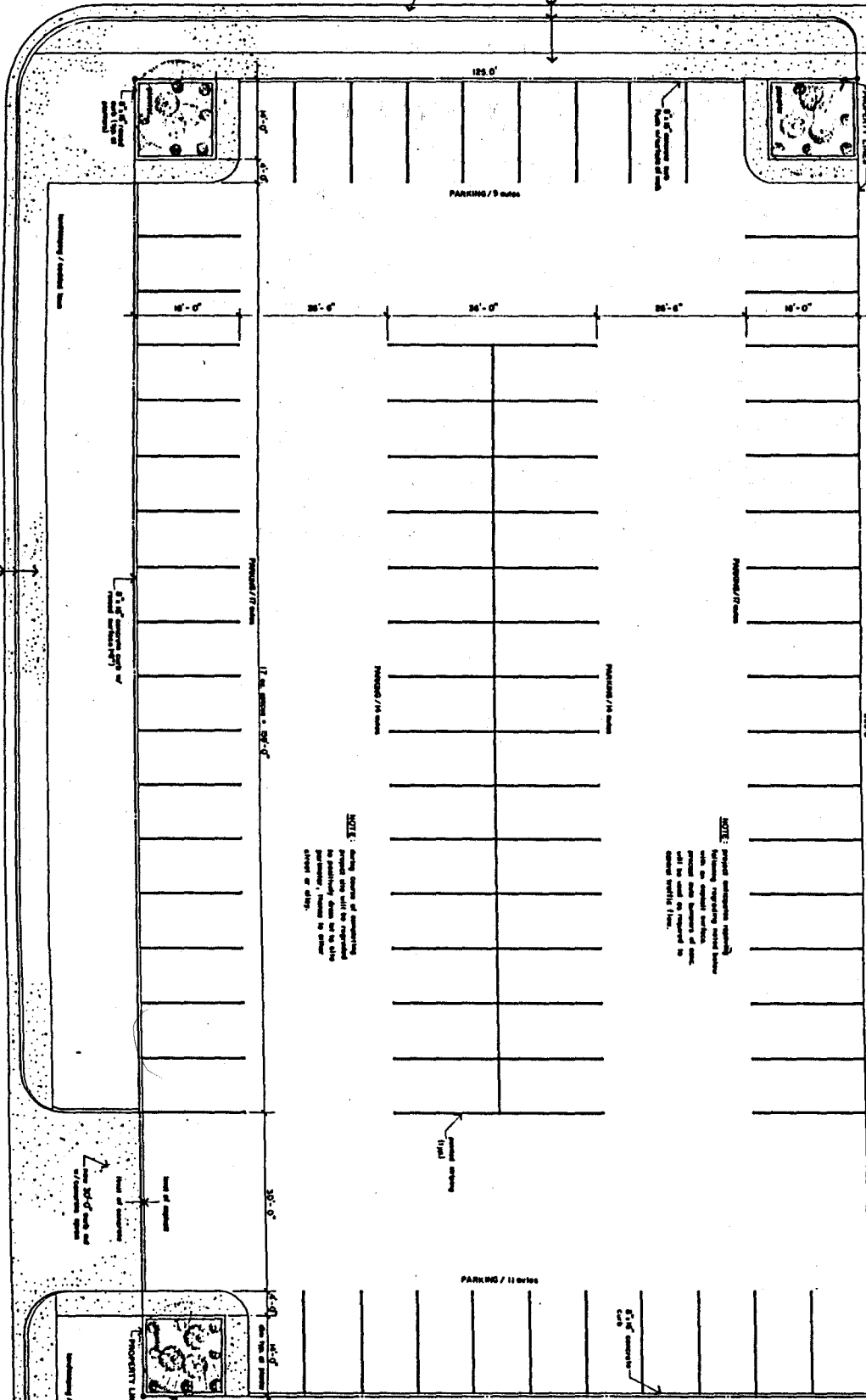
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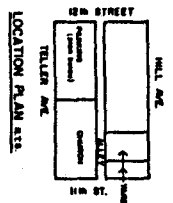
12 IN STREET

TELLER AVENUE

ALLEY



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NOTE: Existing site plan of this property is shown in blue. Changes to this plan are shown in black.

NOTE: Existing site plan of this property is shown in blue. Changes to this plan are shown in black.

NOTE: Proposed site plan of this property is shown in black. Changes to this plan are shown in blue.

SITE PLAN / 12TH TELLER PARKING LOT
125'-0"



ADJACENT EXISTING
CHURCH PROPERTY

12th Street / 3 parking
18' / 24' / 26' / 28' / 30' / 36' / 38' / 40' / 42' / 44' / 46' / 48' / 50' / 52' / 54' / 56' / 58' / 60' / 62' / 64' / 66' / 68' / 70' / 72' / 74' / 76' / 78' / 80' / 82' / 84' / 86' / 88' / 90' / 92' / 94' / 96' / 98' / 100' / 102' / 104' / 106' / 108' / 110' / 112' / 114' / 116' / 118' / 120' / 122' / 124' / 126' / 128' / 130' / 132' / 134' / 136' / 138' / 140' / 142' / 144' / 146' / 148' / 150' / 152' / 154' / 156' / 158' / 160' / 162' / 164' / 166' / 168' / 170' / 172' / 174' / 176' / 178' / 180' / 182' / 184' / 186' / 188' / 190' / 192' / 194' / 196' / 198' / 200' / 202' / 204' / 206' / 208' / 210' / 212' / 214' / 216' / 218' / 220' / 222' / 224' / 226' / 228' / 230' / 232' / 234' / 236' / 238' / 240' / 242' / 244' / 246' / 248' / 250' / 252' / 254' / 256' / 258' / 260' / 262' / 264' / 266' / 268' / 270' / 272' / 274' / 276' / 278' / 280' / 282' / 284' / 286' / 288' / 290' / 292' / 294' / 296' / 298' / 300' / 302' / 304' / 306' / 308' / 310' / 312' / 314' / 316' / 318' / 320' / 322' / 324' / 326' / 328' / 330' / 332' / 334' / 336' / 338' / 340' / 342' / 344' / 346' / 348' / 350' / 352' / 354' / 356' / 358' / 360' / 362' / 364' / 366' / 368' / 370' / 372' / 374' / 376' / 378' / 380' / 382' / 384' / 386' / 388' / 390' / 392' / 394' / 396' / 398' / 400' / 402' / 404' / 406' / 408' / 410' / 412' / 414' / 416' / 418' / 420' / 422' / 424' / 426' / 428' / 430' / 432' / 434' / 436' / 438' / 440' / 442' / 444' / 446' / 448' / 450' / 452' / 454' / 456' / 458' / 460' / 462' / 464' / 466' / 468' / 470' / 472' / 474' / 476' / 478' / 480' / 482' / 484' / 486' / 488' / 490' / 492' / 494' / 496' / 498' / 500' / 502' / 504' / 506' / 508' / 510' / 512' / 514' / 516' / 518' / 520' / 522' / 524' / 526' / 528' / 530' / 532' / 534' / 536' / 538' / 540' / 542' / 544' / 546' / 548' / 550' / 552' / 554' / 556' / 558' / 560' / 562' / 564' / 566' / 568' / 570' / 572' / 574' / 576' / 578' / 580' / 582' / 584' / 586' / 588' / 590' / 592' / 594' / 596' / 598' / 600' / 602' / 604' / 606' / 608' / 610' / 612' / 614' / 616' / 618' / 620' / 622' / 624' / 626' / 628' / 630' / 632' / 634' / 636' / 638' / 640' / 642' / 644' / 646' / 648' / 650' / 652' / 654' / 656' / 658' / 660' / 662' / 664' / 666' / 668' / 670' / 672' / 674' / 676' / 678' / 680' / 682' / 684' / 686' / 688' / 690' / 692' / 694' / 696' / 698' / 700' / 702' / 704' / 706' / 708' / 710' / 712' / 714' / 716' / 718' / 720' / 722' / 724' / 726' / 728' / 730' / 732' / 734' / 736' / 738' / 740' / 742' / 744' / 746' / 748' / 750' / 752' / 754' / 756' / 758' / 760' / 762' / 764' / 766' / 768' / 770' / 772' / 774' / 776' / 778' / 780' / 782' / 784' / 786' / 788' / 790' / 792' / 794' / 796' / 798' / 800' / 802' / 804' / 806' / 808' / 810' / 812' / 814' / 816' / 818' / 820' / 822' / 824' / 826' / 828' / 830' / 832' / 834' / 836' / 838' / 840' / 842' / 844' / 846' / 848' / 850' / 852' / 854' / 856' / 858' / 860' / 862' / 864' / 866' / 868' / 870' / 872' / 874' / 876' / 878' / 880' / 882' / 884' / 886' / 888' / 890' / 892' / 894' / 896' / 898' / 900' / 902' / 904' / 906' / 908' / 910' / 912' / 914' / 916' / 918' / 920' / 922' / 924' / 926' / 928' / 930' / 932' / 934' / 936' / 938' / 940' / 942' / 944' / 946' / 948' / 950' / 952' / 954' / 956' / 958' / 960' / 962' / 964' / 966' / 968' / 970' / 972' / 974' / 976' / 978' / 980' / 982' / 984' / 986' / 988' / 990' / 992' / 994' / 996' / 998' / 1000'

EAST AREA SITE PLAN / PARKING LOT

MESSIAH LUTHERAN CHURCH
840 NORTH 11th STREET
GRAND JUNCTION, COLORADO

VANDERWOOD
ASSOCIATED
ARCHITECTS
104 NORTH 9th STREET
grand junction, colorado
1302 242-0645 81602

DATE	REVISION
PROJECT	11-1289

Drawn by
G.L.V.
Checked by
G.L.V.
Date
11-1289

REVIEW SHEET SUMMARY

FILE NO. 61-89 TITLE/HEADING Special Use for parking lot DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Special Use for parking lot for the
Messiah Evangelical Lutheran Church

Petitioner: Messiah Evangelical Lutheran Church, William H. T. Frey

Location: 821 N 11th Street

PETITIONER ADDRESS 840 N. 11th St., Grand Junction, CO 81501

ENGINEER _____

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.

12/14/89	Fire Department	Our department doesn't have any problem with this permit of special use for a parking lot at 12th and Teller. When construction of the new church is planned, we will need to review the plans to ensure that all the current code requirements are being met.
12/14/89	Building Department	No objections or comments.
12/15/89	Police Department	No problems noted.
12/18/89	Public Service	GAS: No objections to Special Use Permit. C.B. 12/13/89 ELECTRIC: No objections. F.B. 12/14/89
12/14/89	Utilities Engineer	1. Any existing sewer services will need to be capped or plugged when use, if any, is discontinued. These lines will require inspection by City Inspector prior to backfilling. 2. Any water services will require disconnection from the main of the service line capped to prevent back flow into the system or leakage from the service line.
12/14/89	U.S. West	None.
12/15/89	DDA	No concerns.
12/26/89	City Engineer	Please show dimensions of all parking spaces and aisles. Need a curb or other type of barrier between alley and parking lot. Need bumper curbs on all perimeter parking spaces. Two spaces in southwest corner of the lot should be eliminated. Any fence placed between parking lot and alley should be limited to 30" in height.
12/27/89	Planning Department	There are several areas of concern regarding the Special Use application for a parking lot as an accessory use to the Messiah Lutheran Church. 1. There are no spaces shown for handicapped parking. We have no specific requirements for handicapped parking; however, we recommend that you show at least one space, 17' x 18'. 2. The Zoning & Development Code requires that lighting be provided if the parking lot will be used at night. The site plan must show where the lighting will be located. This lighting must meet the requirements of Section 5-1-3. 3. Show a typical parking space with dimensions. 4. Show the north/south aisle width on east end of the proposed parking lot.

RESPONSE NECESSARY

JAN 12 1990

by _____

12/27/89 Planning Department
(continued)

5. The precast auto bumper guards will be required around the boundary of the parcel facing public rights of way. Striping is required for the spaces not using bumper guards.
6. Along the sodded area on Teller Avenue, the City Street Tree Program may be beneficial. Contact Don Hobbs at City Parks, 244-1545, or the Planning Department for further information.
7. Screening/buffering is required for parking lot boundaries directly abutting residential uses or zones. The alley on the south side separates the parking lot from residential uses; however, a fence or preferably a vegetative screen is required.
8. The site plans show approximately 588 square feet of landscaping. A minimum of 1875.0 square feet is required in accordance with the provisions of Section 5-4-15.
9. What use, if any, will be made of this area prior to completion in 1991?
10. Is the alley going to be used as an access to the parking lot? Show this on site plan.

DUFFORD, WALDECK, MILBURN & KROHN

ATTORNEYS AT LAW

900 VALLEY FEDERAL PLAZA

P. O. BOX 2188

GRAND JUNCTION, COLORADO 81502-2188

TELEPHONE (303) 242-4614

TELECOPIER (303) 243-7738

D. J. DUFFORD
LAIRD T. MILBURN
RICHARD H. KROHN
WILLIAM H. T. FREY
AMANDA D. BAILEY
BETTY C. BECHTEL

WILLIAM G. WALDECK
OF COUNSEL

January 3, 1990

HAND DELIVERY

Linda Weitzel
City Planning Department
Grand Junction, CO

RE: Your File No. 61-89
Special Use Permit for Parking Lot at
12th and Teller

Dear Linda:

As a follow-up to our meeting this morning, I am submitting this response to the Agency comments.

Initially, I am trying to determine whether the sewer service line has previously been capped and plugged and whether the water service line has been disconnected and capped. I am consulting with the Seller's attorney on that matter and, if those services have not been disconnected and capped, that will be accomplished at the time the parking lot is developed for use by the church members.

With respect to the comments of the City Engineer, it is my understanding that Gary Vanderwood will be submitting a revised site plan which shows the dimensions of the parking spaces and aisles; that a continuous curb will be poured between the alley and the parking lot and that the two spaces in the southwest corner of the lot will be replaced by a planter for additional landscaping. It is my understanding that you are going to inspect the property to determine if the current residential properties across the alley already have barrier fences and will then make a determination whether a barrier fence needs to be installed along the alley when the parking lot is developed.

Lastly, with respect to the numbered concerns of the Planning Department, it is my understanding that Gary Vanderwood will be submitting a revised site plan which addresses Items 1 through 8

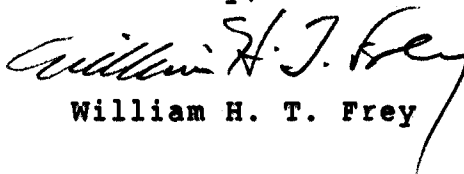
Rec'd 1-3-90

Linda Weitzel
January 3, 1990
Page Two

and 10. In conjunction with Item 9, the use of the area prior to completion of the parking lot will be construction staging during reconstruction of the church building at 11th and Teller. Until construction begins, it is not anticipated that there will be any use of the property.

If you need any additional information or data to complete your review of the special use application, please contact me. As I discussed with you in the meeting, if at all possible I would like to have a final decision by the January 10th deadline in our purchase contract for completion of the permit process.

Sincerely,



William H. T. Frey

WHTF/vr
xc: Dale Rennels
Gary Vanderwood
F2/27/



Original FILE NUMBER **#61 89**
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ACRES _____
 UNITS _____
 DENSITY _____

SPECIAL USE ZONE **RMF-32 & B-3**
 TAX SCHEDULE # **2945-141-18-c12**

ACTIVITY **Parking lot AS accessory use to Lutheran Church of Messiah**
 PHASE **6**

COMMON LOCATION **821 North 11th SW corner of 12th & Teller Ave**

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____
 _____ DAY REVIEW PERIOD RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____
 RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____
X Don't need

REVIEW AGENCIES

	A	B	X	E	F	G	H	X	X	X	M	N	O	X	Q	R	S	T	U	V	W	X	Y	X	AA	BB	CC	DD	EE	FF	GG
<input checked="" type="radio"/> Planning Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> City Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Transportation Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> City Parks/Recreation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> City Fire Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> City Police Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> County Planning	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> County Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> County Health	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Floodplain Administration	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> G.J. Dept. of Energy	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Walker Field	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> School District	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Irrigation	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Drainage	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Water (Ute, Clifton)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Sewer Dist. (FV, CGV, OM)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> U.S. West	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> Public Service (2 sets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> State Highway Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> State Geological	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> State Health Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> City Property Agent	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> City Utilities Engineer	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> City Attorney	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> Building Department	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="radio"/> DDA	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> GJPC (7 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> CIC (11 packets)	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●
<input type="radio"/> Other	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●	●

TOTALS																																
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BOARDS DATE 1-9-90 Letter of Approval & Conditions

STAFF _____

APPLICATION FEE REQUIREMENTS
 \$115.00 at time of submitted





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

January 9, 1990

Mr. William H.T. Frey
Dufford, Waldeck, Milburn & Krohn
900 Valley Federal Plaza
P.O. Box 2188
Grand Junction, CO 81502

Re: #61-89 Special Use for Parking Lot

Dear Bill:

You may consider this letter as the approval for the Special Use Permit for a parking lot as an accessory use for a church. This parking lot is located on the southwest corner of 12th Street and Teller Avenue. The zoning on this property is a mixture of Retail Business (B-3) and Residential Multi-family (RMF-32). This approval is subject to the following conditions:

1. Written notification that the sewer line has been discontinued, capped and plugged.
2. Written notification that the water line has been discontinued and capped. If you plan to use the existing water for irrigation, then service may be continued.
3. The landscaping on the site plan does not yet meet the Zoning & Development Code requirements. The Code requires vegetative landscaping, not textured concrete. A final landscape plan will be required prior to issuing any permits for the new church structure.
4. As discussed before, a drainage plan for the parking lot will be required when the plans for the rebuilding of the church are submitted. Any outstanding concerns regarding the parking lot will be resolved prior to the issuance of any permits for the church.

It has been a pleasure working with you. We are looking

forward to working with you again as the plans for the Lutheran Church of the Messiah come together. If you have any questions about this Special Use Permit or future plans for the church, just give us a call.

Sincerely,

Linda

Linda A. Weitzel
Planning Technician

/lw

xc: Messiah Evangelical Lutheran Church
File



1225 South 7th Street
Grand Junction, Colorado 81501
(303) 242-5370 • FAX: (303) 245-7716

26 April 1991

LUTHERAN CHURCH OF MESSIAH
ATTN: Mr. John Moseman
840 North 11th Street
Grand Junction, CO 81501

RE: Proposed Parking Lot Rehabilitation

Dear Mr. Moseman:

At your request, Elam Construction, Inc. has examined the existing asphalt parking lot east of the Church, and has prepared recommendations for improvements to the lot.

Several features of the former drive-in should be removed to make the parking lot usable. The balance of the lot is severely deteriorated and, in my opinion, is not suitable for an asphalt overlay. Therefore, I am recommending either a partial or a total reconstruction of the lot to restore it to good condition.

OPTION A - PARTIAL RECONSTRUCTION.....TOTAL PRICE \$31,440.00

- a. Remove existing asphalt and concrete to a depth of eight (8) inches below existing grade, as shown on the enclosed sketch. Approximate area is 1,485 square yards.
- b. Grade and compact subgrade, and furnish and install seven (7) inches of 3/4" aggregate base course.
- c. Clean the remaining asphalt, and furnish and install a pavement underliner to inhibit reflective cracking. Approximate area is 1,540 square yards.
- d. Furnish and install a two (2) inch Hot Bituminous Pavement overlay over the existing asphalt, and a three (3) inch Hot Bituminous Pavement over the roadbase portion of the lot. Approximate area is 3,520 square yards.
- e. Stripe parking stalls to desired configuration.

Mr. John Moseman
26 April 1991
page 2 of 2

OPTION B - TOTAL RECONSTRUCTION.....TOTAL PRICE \$38,430.00

- a. Remove all existing asphalt and concrete to a depth of eight (8) inches below existing grade.
- b. Grade and compact subgrade, and furnish and install five (5) inches of 3/4" aggregate base course.
- c. Furnish and install a three (3) inch Hot Bituminous Pavement over entire lot, covering an area of approximately 3,520 square yards.
- d. Stripe parking stalls to desired configuration.

Both options assume that the existing concrete drainage pan will remain, as it is in good condition, and is essential to the proper drainage of the lot. Both options assume that the existing subgrade at the specified excavation depths will be satisfactory.

Unsatisfactory subgrade material, if encountered, would have to be excavated and replaced with satisfactory imported backfill material to stabilize the subgrade. The prices stated above do not include monies to perform subgrade stabilization and backfill, and a determination of the need for this work could not be made until construction begins.

The enclosed sketches should be of help in explaining the scope of work and treatment areas. If you should have any questions, please give me a call. I would be happy to meet with you to discuss your project.

Sincerely,



Kevin R. Combs
Chief Estimator

KRC:kr
Encl.
cc:file

