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File 1991-0008

Name: Grand Jct. Baptist Church-SUP- Church in a C-1 zone-SW Corner of North Avenue & 29 Rd.

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>		
X	X	<b>Table of Contents</b>		
X	X	<b>Review Sheet Summary</b>		
		Application form		
X	X	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		
		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		
X	X	<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><u>DOCUMENT DESCRIPTION:</u></b>				
X		Action Sheet	X X	Letter from Dan Hooper to Planning re: property being used for counseling and guest facilities-6/10/91
X	X	Development Application	X X	Letter from Dan Wilson to David Younger, Younger, Nelson, Hoskin and Farina re: applicaton incomplete - 2/5/91
X	X	Petition for the Creation of a Street Imp. District Sparn Street South of North Avenue - 3/20/91	X X	Letter from Dave Thornton to Dan Hooper (draft letter also included) re: Comments - 2/26/71
X		Fence Permit - 3/28/91 - not issued	X X	Mortgage between Grand Junction Baptist Church and the City - 4/12/91 - not signed by the City
X	X	Planning Clearance - issued 3/27/91 - **	X X	Letter from Dave Thornton to Rev. Dan Hooper re: special use permit for a church in a C-1 Zone at 29 Road-2/28/91
X	X	Letter form Al Ptomey to Dave Thornton re: transmitting legal documents to Planning - 3/20/91	X	Returned Notice of Special Use Applications - 1/5/91
X	X	Letter from Don Newton to Paris Wallace, Fellowship of Excitement granting request to retain driveway - 11/9/92	X	Commitment to insure from Transamerica Title Services- 12/17/90



A



Receipt # 4088  
Date Rec. 1-14-91  
Received By [Signature]

# DEVELOPMENT APPLICATION

Original  
Do NOT Remove  
From Office ✓

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

#8 91

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input type="radio"/> Conditional Use					
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input checked="" type="radio"/> Special Use			SW CORNER OF 29 RD & NORTH AV.	C-1	TO ALLOW A CHURCH IN A C-1 ZONE
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Spartan Corporation

Name

Name

Name

2400 E. Ganson St.

Address

Address

Address

Jackson, MI 49202

City/State

City/State

City/State

(517) 787-8600

Business Phone #

Business Phone #

Business Phone #

Note: Legal property owner is owner of record on date of submittal.



WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA



Spartan Corporation  
Signature of person completing application

Dec. 28, 1990  
Date

John J. Smith, Chairman  
Signature of property owner(s) - attach additional sheets if necessary

## B

### IMPACT STATEMENT/PROJECT NARRATIVE FOR: GRAND JUNCTION BAPTIST CHURCH

1) What is the proposal?

The Church' intention is to modify and reconstruct the 6 acres, plus or minus, and the existing structure there as our primary Church and Education facility.

2) Where is the proposal?

The land and structure above Proposed is the old Spartan facility on the south west corner of the North Avenue and 29 Road intersection. Frontage on North Avenue 300 feet. Frontage on 29 Road 838 feet.

3) The redevelopment of this property will begin as soon as possession to Grand Junction Baptist Church is completed.

Phase one will be to restructure the existing building into a church facility. Including an auditorium to seat 400 plus, educational class rooms, fellowship facilities and staff offices. Parking areas on the property are more then adequate.

4) The area impacted by the facility, a 200' radius, involves businesses and commercial enterprises for the most part, a few homes are within this radius to the west. Zoning in the surrounding area is, city zone C-1, to the north, south and west. And county zone C, to the east.

5) We see no problem as far as compatibility with the area is concerned, our ingress and egress will be from 29 Road, our sanctuary entrance will be from the 29 Road side. Our business and staff entrance from existing entry way on the North Avenue side.

6) Services provided.

Those of the traditional church type services ie: Congregational gatherings, Sunday AM and PM. Sunday educational programs in the morning. Mid week evening gatherings for Youth (AWANA) and adults, Bible Study and visitation. Daily the church offices will be open for business, consultation and other staff work. A full time Christian Counselor will office here and provide counseling on an appointment basis.

7) We can think of no special considerations at this time.

We propose to bring the building up to the code required for a public meeting facility.

8) We doubt that rezoning, if necessary, will be a problem. This facility, building, parking space and additional areas was formerly a light commercial - manufacturing enterprise. To use it for our facility; church, fellowship hall, office areas, adequate ingress and egress and parking will take minimum restructuring inside and outside to meet our use goals.

294318

THE POWELL APARTMENTS  
AND BUSINESS CENTER  
A REPLAT OF A PART OF LOT 1  
BLOCK 1, WEEKS SUBDIVISION

WEST COUNTY WARDEN DEPARTMENT

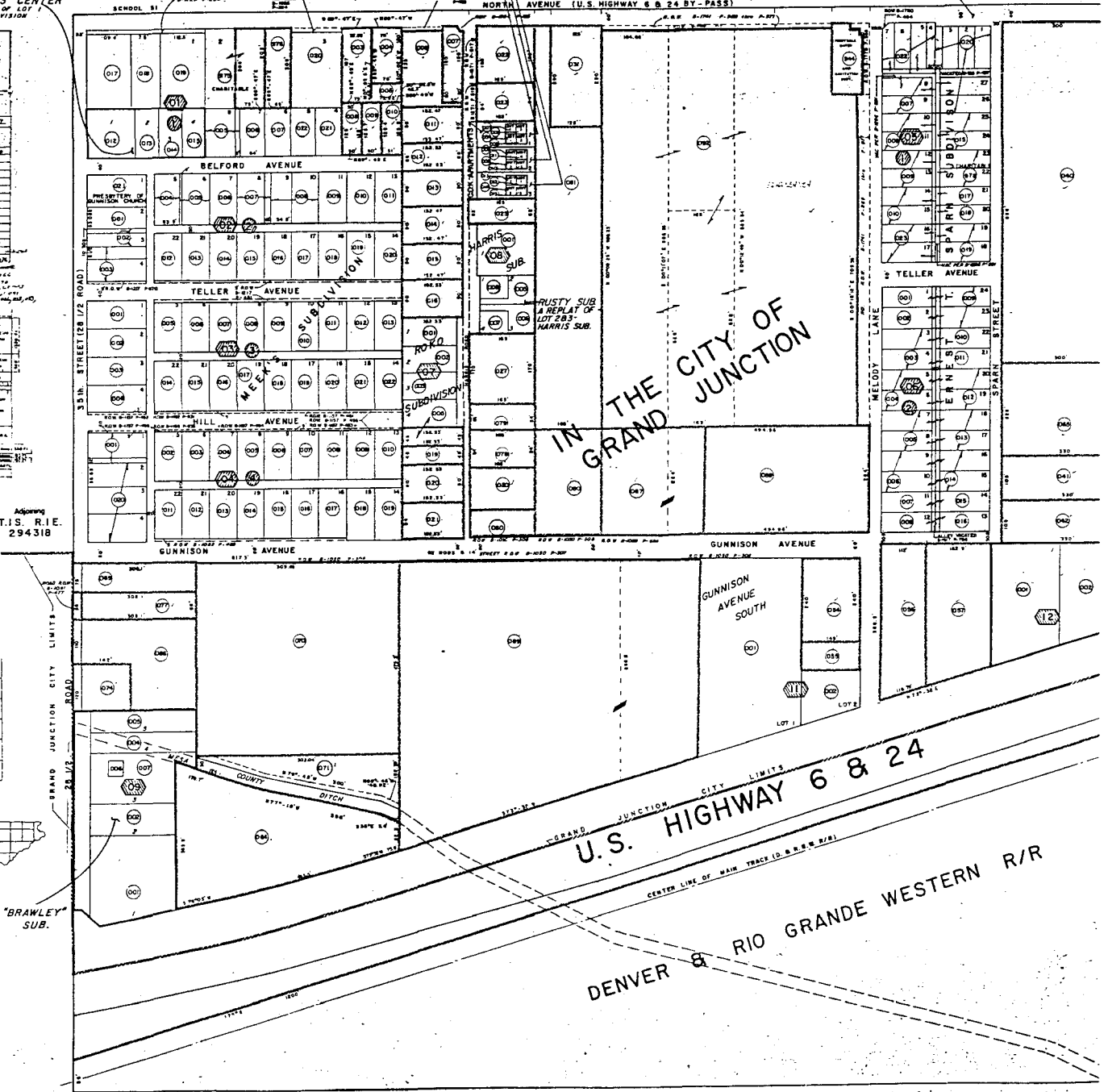
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 494 B HARRIS ROAD CONDO'S  
 494 A HARRIS ROAD CONDO'S

Adjoining  
 T.I.S. R.I.E.  
 2943074

IN THE CITY OF  
 GRAND JUNCTION

Adjoining  
 T.I.S. R.I.E.  
 294318



Adjoining  
 T.I.S. R.I.E.  
 294318

616

ETHINGTON DOROTHY  
529 31 ½ Rd  
Grand Jct., CO 81504

HERRERA JESUS  
MARIA E  
481 Sparn St  
Grand Jct., CO 81501

WALLACE FRANCES T  
MCGIOME PHYLLIS  
3212 E Palmyra  
Orange, CA 92669

MCCULLOUGH LEO T + DM  
492 Melody Lane  
Grand Jct., CO 81504

MCPAHAN NORRIS P  
P.O. BOX 115  
Gateway, CO 81522

EWEVER ROBERT C  
P.O. Box 239  
Steamboat Springs, CO 80477

SUMMERS KENNETH L  
P.O. Box 40834  
Grand Jct., CO 81504-0834

JONES ROBERT LEE  
KAREN J  
482 Melody Lane  
Grand Jct., CO 81501

CARNES BEN E  
P.O. Box 3117  
Grand Jct., CO 81502

MAHAN JOHN B + T  
489 ½ Sparn St.  
Grand Jct., CO 81501

RATLIFF CLARENCE E & TERRY W  
485 29 RD  
Grand Jct., CO 81501

SWISHER W.B.  
TRUST CAROL L  
1640 O RD  
Loma, CO 81524

METZ GEORGE E  
DBA GEMCO ENTERPRISES  
#2 Cognac Court  
Grand Jct., CO 81503

VALLEY FEDERAL SAVINGS & LOAN  
P.O. BOX 400  
Grand Jct., CO 81501

COVEY WILLIAM T & JEANNE W  
2907 North Ave  
Grand Jct., CO 81504

PEERLESS TIRE CO  
9251 E. 104th. Ave.  
Henderson, CO 80640

WILSON W.F.  
493 Sparn St  
Grand Jct., CO 81501

BELCASTRO NICOLA & FANNIE  
7215 N 1st  
Grand Jct., CO 81501

RANEY RUTH L  
WALTER REX  
478 melody Ln  
Grand Jct., CO 81504

MOORE ROY E & SUSAN A  
486 ½ Melody Ln  
Grand Jct., CO 81501

GREENBRIAR INC  
5970 NE 18th Av #711  
FT. Lauderdale, FL 33334

PHILLIPS JR BOYD  
MYRTLE E  
9113 Emerald Grove  
Lakeside, CA 92040

BENSON JAMES E & PAMELA J  
2206 Arrowhead Ln  
Grand Jct., CO 81503

MANGURIAN PIERCE  
P.O. Box 365  
Boulder City, NV 89005

COVEY WILLIAM T & J W  
2907 N Ave  
Grand Jct., CO 81504

LONGWELL, JOYCE M  
BRANSCUM MD  
230 SW 13th st  
Cedaredge, CO 81413

VALLEY CHURCH OF CHRIST OF  
GRAND JUNCTION  
P.O. Box 40281  
Grand Jct., CO 81504

VALLEY FEDERAL SAVINGS  
AND LOAN  
P.O. BOX 400  
Grand Jct., CO 81502

GALLEGOS JOSE L  
417 Chiswick Way  
Grand Jct., CO 81504

STONE/ LEBARON PROPERTIES  
2808 North Ave Suite 420  
Grand Jct., CO 81501

HAMMER TERENCE I,  
CAMILIA A  
203 Epps Drive  
Grand Jct., CO 81501

ENEVER C ROBERT  
P.O. BOX 239  
Steamboat Springs, CO 80477

MINGUS THOMAS M  
JOANNE  
610 Rushmore Dr  
Grand Jct., CO 81503

FLYNN JAMES M  
165 Willowbroak Dr  
Grand Jct., CO 81506

REVIEW SHEET SUMMARY

(Page 1 of 3)

FILE NO. #8-91 TITLE HEADING: Special Use-Church

ACTIVITY: Special Use for Grand Junction Baptist Church

PETITIONER: Grand Junction Baptist Church

REPRESENTATIVE: M. Brent Pruett

LOCATION: Southwest Corner 29 Road and North Avenue

PHASE: Final ACRES:

PETITIONER'S ADDRESS: (303) 434-6587

ENGINEER:

STAFF REPRESENTATIVE: David Thornton

Response Necessary  
by FEB 25 1991

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NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.  
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COMMUNITY DEVELOPMENT 01/29/91  
David Thornton 244-1447

1. Improvement Agreement and Guarantees are required and have not yet been received by our office.
2. Half street improvements are required for 29 Road to collector status and Sparn Road to local status. Additional R.O.W. is also required for these two streets along with North Avenue. (See City Engineer's comments).
3. Parking areas will need to be redesigned to accommodate the change in the property line/boundary due to the wider public street rights-of-way.
4. Landscaping plan will also have to accommodate these changes.
5. The number of parking spaces required is determined by the designed capacity of the building. One parking space is required per each three persons.
6. All review agency comments must be addressed by the petitioner. Our office needs a written response back from the petitioner addressing these comments.
7. A drainage/grading plan needs to be submitted for review.
8. The site plan shows ingress/egress off of Sparn Road. Is this true? If so, how many access points?

CITY UTILITIES ENGINEER 01/29/91



4. Storm drainage detention will be required if additional area is paved for parking or other uses.

**CITY ENGINEER** 01/25/91  
**J. Don Newton** 244-1559

The site is adjacent to public road on three sides. Additional right-of-way will be required on each of these roads as follows:

- 29 Road increase from 30 feet to 50 feet half width.
- North Avenue increase from 40 feet to 50 feet half width.
- Sparn Road increase from 30 feet to 40 feet full width.

Half street improvements to City standards should be required on 29 Road and Sparn Road.

The existing parking areas should be redesigned to conform to new right-of-way lines. Parking spaces 60 through 71 and 48 through 54 should be relocated to prevent vehicles from backing into Sparn Road. A drainage and grading plan should be submitted for review. Where does storm runoff from roof and parking lot drain to?

**TRANSPORTATION ENGINEER** 01/17/91  
**David Tontoli** 244-1567

1. Isle way parking should be 25 feet.
2. Parking stalls should be 9 feet wide and 18.5 feet long minimums.
3. Parking lot medians should be raised for percentage of landscaping requirements.
4. Turning radius at exit/entries should be to City standards. Exit/entry ways should be 30 feet minimum width.

**CITY POLICE DEPARTMENT** 01/21/91  
**Martyn Currie** 244-3562

No problems noted.

**CITY FIRE DEPARTMENT** 01/18/91  
**George Bennett** 244-1400

Fire Flow:

Adequate fire flow must be provided - A fire flow survey must be completed to determine if existing services are adequate. Please provide us with remodel plans to facilitate this.

Access:

Adequate access must be provided for our emergency vehicles.

Fire Alarm System:

**U.S. WEST** 01/15/91  
**Leon Peach** 244-4964

No comments at this time.

**GRAND JUNCTION DRAINAGE** 01/17/91  
**John Ballagh** 242-4343

The site presently drains into the Indian Wash via the fruitvale drain (a GJDD open drain between I-70 Business Loop and the railroad). Surface runoff probably gets to the fruitvale drain via irrigation/waste water ditches (not GJDD) along 29 Road.

If there is no additional building and no paving, there will be minimal added impact from the change in use of the existing building. Any added impervious surfacing (roof or pavement) should be cause for an on site drainage plan and off site evaluation of the system of pipes and ditches through which the surface runoff travels to the fruitvale drain.

**MESA COUNTY PLANNING** 01/23/91  
**Keith Fife** 244-1636

Zoning of unincorporated properties in the vicinity of this project is primarily Commercial. Mesa County considers churches an allowed use in a Commercial Zone; therefore, if access is properly designed a church should be compatible with area uses and zoning.

The 29 Road Corridor Policy (Policy #22-C of the Mesa County Land Use and Development Policies) addresses this area as follows:

"The segment of 29 Road from F Road to North Avenue will be encouraged to develop as it has in the past - medium density residential intersperses with neighborhood commercial uses. Further commercial expansion in this segment as well as in segment #2 will be discouraged."

29 Road is classified a principal arterial road in the Grand Junction Area Right-of-Way Functional Classification map. Direct access to principal arterials is discouraged. Shared access with existing adjacent development is encouraged if feasible.

**FRUITVALE SEWER DISTRICT** 01/29/91  
**Art Crawford** 243-1494

We see no problem with the church locating at this address. There is adequate sewer service for a large number of people.

**CITY ATTORNEY** 02/08/91  
**John Shaver** 244-1506

29 Road and Sparn need to be improved to City standards. Developer needs to secure financing and City Attorney will need to review improvement guarantees.

REVIEW SHEET SUMMARY

(Page 1 of 3)

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PHASE: Final ACRES:

PETITIONER'S ADDRESS: (303) 434-6587

ENGINEER:

STAFF REPRESENTATIVE: David Thornton

RESPONSE NECESSARY  
by FEB 25 1991

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COMMUNITY DEVELOPMENT 01/29/91  
David Thornton 244-1447

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4. Landscaping plan will also have to accommodate these changes.
5. The number of parking spaces required is determined by the designed capacity of the building. One parking space is required per each three persons.
6. All review agency comments must be addressed by the petitioner. Our office needs a written response back from the petitioner addressing these comments.
7. A drainage/grading plan needs to be submitted for review.
8. The site plan shows ingress/egress off of Sparn Road. Is this true? If so, how many access points?

CITY UTILITIES ENGINEER 01/29/91  
Bill Cheney 244-1590

1. Available water supply along North Avenue and 29 Road is adequate to supply requirements of Fire Department. Current supply is +/- 2,000 gallons per minute and will be upgraded to +/- 2,500 gallons per minute before the end of summer.
2. The sewer service charge will need to be adjusted from 8.0 e.q.u. to 4.0 e.q.u. if seating capacity is estimated at 400 persons.
3. The building is presently on City sewer and water availability with all accounts current.

- 4. Storm drainage detention will be required if additional area is paved for parking or other uses.

**CITY ENGINEER** 01/25/91  
**J. Don Newton** 244-1559

The site is adjacent to public road on three sides. Additional right-of-way will be required on each of these roads as follows:

- 29 Road increase from 30 feet to 50 feet half width.
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**TRANSPORTATION ENGINEER** 01/17/91  
**David Tontoli** 244-1567

- 1. Isle way parking should be 25 feet.
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**CITY POLICE DEPARTMENT** 01/21/91  
**Martyn Currie** 244-3562

No problems noted.

**CITY FIRE DEPARTMENT** 01/18/91  
**George Bennett** 244-1400

Fire Flow:  
 Adequate fire flow must be provided - A fire flow survey must be completed to determine if existing services are adequate. Please provide us with remodel plans to facilitate this.

Access:  
 Adequate access must be provided for our emergency vehicles.

Fire Alarm System:  
 An alarm system shall be installed.

These may not be all the requirements. Please submit a complete set of plans so we may determine if code compliance is being met. Thank you.

Contact our office if you have any questions. 244-1400.

**PUBLIC SERVICE** 01/17/91  
**Carl Barnkow** 244-2658

GAS & ELECTRIC: No objection to Special Use.

**U.S. WEST** 01/15/91  
**Leon Peach** 244-4964

No comments at this time.

**GRAND JUNCTION DRAINAGE** 01/17/91  
**John Ballagh** 242-4343

The site presently drains into the Indian Wash via the fruitvale drain (a GJDD open drain between I-70 Business Loop and the railroad). Surface runoff probably gets to the fruitvale drain via irrigation/waste water ditches (not GJDD) along 29 Road.

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**Keith Fife** 244-1636

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**FRUITVALE SEWER DISTRICT** 01/29/91  
**Art Crawford** 243-1494

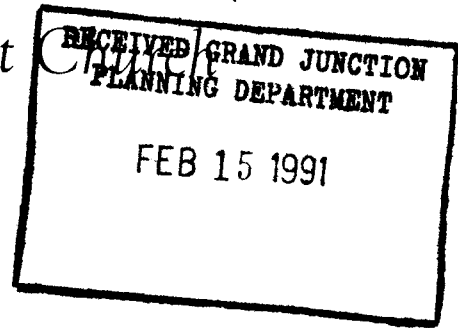
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**CITY ATTORNEY** 02/08/91  
**John Shaver** 244-1506

29 Road and Sparn need to be improved to City standards. Developer needs to secure financing and City Attorney will need to review improvement guarantees.



Grand Junction Baptist  
Rev. Daniel C. Hooper, Pastor



February 13, 1991

City of Grand Junction  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668

RE: Special Use Application  
29 Road and Sparn Road

Gentlemen:

May we take this opportunity to express our thanks to you for your efforts to help in our special use application.

It is our concurrence that our application for special use permit was submitted completely on/or before the 14th of January with the submittal of the landscape drawings: The staff review summary provides additional responses which will be reflected on further drawings which as completed will be given to the appropriate individuals. This response should be viewed as our attempt to work with each of the departments in the city.

To respond to these comments and suggestions we offer the following:

COMMUNITY DEVELOPMENT-David Thornton-

1. Agreement in that improvements to Sparn Road will be set forth and dedication of the right of way will be transmitted after final draft of agreement (petition now being made for S.I.D. District).
2. Improvement to 29 Road will consist of asphalt to side of road for egress/ingress to access points. Any additional improvements will await the decision from the county/state government bodies.
3. Parking areas will be redesigned to accommodate the change in the property boundaries.
4. The landscape plan will also be redesigned to accommodate the change in the property boundaries.
5. No response required.
6. Written response in this letter.
7. A drainage plan will be included on the plot plan for review.
8. Ingress/egress from Sparn Road - 4 access points with emphasis to use Teller Avenue as an arterial on the west.

CITY UTILITIES ENGINEER-Bill Cheney-

1. Thru #4 - No response necessary.

CITY ENGINEER-J. Don Newton-

The parking will be relocated to prevent vehicles from backing into Sparn Road. See also, item numbered 7 under Community Development above.

*"Practical Bible Preaching For Everyday Living"*



# Grand Junction Baptist Church

Rev. Daniel C. Hooper, Pastor

TRANSPORTATION ENGINEER-David Tontoli-

Parking lot medians shall be raised. All other items are in compliance as noted.

CITY POLICE DEPARTMENT-Martyn Currie-

No response necessary.

CITY FIRE DEPARTMENT-George Bennett-

The facilities do have a fire alarm system and sprinkler system. Access for emergency vehicles will be noted on the parking and traffic areas as required. Per discussion with George Bennett on February 7, 1991, I advised him that we are not presently undertaking any major remodeling or renovation.

PUBLIC SERVICE-Carl Barnkow-

No response necessary.

U.S. WEST-Leon Peach-

No response necessary.

GRAND JUNCTION DRAINAGE-John Ballagh-

No material additions of impervious surfacing is planned by applicant at the present time.

MESA COUNTY PLANNING-Keith Fife-

No response necessary.

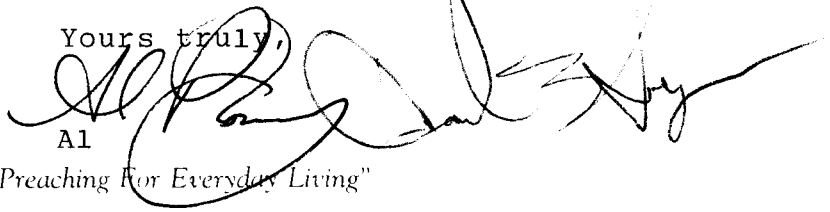
FRUITVALE SEWER DISTRICT-Art Crawford-

No response necessary.

We would also clarify that the response to the application is based upon our contingency with the present owner closing the agreement to complete the sale of the property. Also it would be our desire that improvements to the right of way (curbs, gutters, road) and to the parking and landscape would be delayed until after the removal of the mill tailings which is under governmental control.

We hope that this response will clarify our commitment to the application. We look forward to a favorable response.

Yours truly,



A1

cc Brent Pruett  
cc Pastor  
cc Ward Scott  
cc David Younger

*"Practical Bible Preaching For Everyday Living"*



February 26, 1991

Grand Junction Baptist Church  
Rev. Daniel C. Hooper, Pastor  
1510 N. 17th Street  
Grand Junction, Colorado 81501

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

RE: Special Use Permit for a Church in a C-1 Zone at 29 Rd. and North Av.

Dear Rev. Hooper:

As you are aware, City staff have been working with representatives from the Church as to City requirements for half street road improvements for 29 Road and Sparn Road. Road dedication and improvements are required under section 5.4.1 of the Grand Junction Zoning and Development Code. Although, the widening of 29 Road would be an item for which we would normally require funds in escrow or construction of half road improvements to a Collector standard, in this case the low traffic impact of the church does not warrant the improvement, except for the accel-decel lanes. I am recommending that a deceleration/turning lane will be the only road improvement required for 29 Road. An improvements agreement and guarantee via escrow or other form of financial agreement will be required for the turn lane prior to issuance of a building permit. Drawings and specs prepared by a professional engineer for the roadway plan are required for staff review and approval. The drawings plus cost estimates prepared by a professional engineer for the entire improvements and a performance guarantee is required prior to issuance of the Special Use Permit. The improvements agreement can specify that the work will not take place until after the mill tailings removal in the parking lot is complete, but the financial arrangements must be agreed to now.

Major improvements are required for Sparn Road. The current site plan will create an enormous amount of traffic not only on Sparn Road, but also on Teller Avenue that currently does not exist for those two streets. Neither street is improved; both are currently dirt. You may choose to finance the improvements through a Special Improvement District for full street improvements on Sparn Road and Teller Avenue. It is the Church's responsibility to gather the necessary signatures to meet the test of 50% of land and greater than 50% of the affected owners of adjacent property owners along both of these streets. The Church will be responsible for half street improvements (curb, gutter, sidewalk, and one half street pavement width) for Sparn Avenue as a petitioner for the improvement district.

All parking lot improvements including landscaping in islands may be delayed until after the removal of the mill tailings. Landscaping along North Avenue is required prior to the issuance of a Certificate of Occupancy. Please modify your landscaping plan to incorporate these items and complete an improvements agreement and guarantee to cover the landscaping after the mill tailings removal.

The construction of the accel/decel turning lane along 29 Road is required before occupancy. Other improvements agreements and guarantees are required for all road, parking and landscaping improvements prior to the issuance of a Certificate of Occupancy. If you have any questions please contact me at your earliest convenience.



I will issue the Special Use permit for a church use in a C-1 zone once the items discussed in this letter have been satisfied or accomplished. For Clarity's sake, the conditions that you must satisfy are:

1. Submit professionally engineered plans and specifications for City review showing the following prior to issuance of a building permit:
  - a. the accel-decel lane improvements on 29 Road;
  - b. the full street improvements on Sparn as explained in 3.b. below;
  - c. parking lot plans and specifications;
  - d. landscaping plans for the entire property;
2. Submit a professional engineer's estimates on a standard improvements agreement form (see attached) of the costs of constructing a. through d. (above) prior to issuance of a building permit;
3. Submit your proposed method of paying for the required improvements prior to issuance of a building permit.
  - a. normally you must escrow funds with us, purchase a surety bond or obtain a letter of credit to guarantee that the improvements will be built by the specified times;
  - b. in this case, as to Sparn improvements, the City is willing to allow you to use a special improvement district so long as all of the City costs are included in the costs of the district and so long as you obtain the necessary triggering majority consent prior to issuance of a building permit. If you are unable to obtain the necessary consent of your to-be neighbors, you must submit an alternative proposal for construction of the Sparn improvements.

Please return a signed copy of this letter if you agree with the conditions.

Respectfully,



Dave Thornton  
Planner

I have read and agree with these conditions.

X \_\_\_\_\_  
Rev. Hooper      Date

dlt

cc: Dan Wilson, City Attorney  
Jim Shanks, Public Works Director  
Al Ptomey  
Brent Pruett  
Ward Scott  
File # 8-91



February 28, 1991

Grand Junction Baptist Church  
Rev. Daniel C. Hooper, Pastor  
1510 N. 17th Street  
Grand Junction, Colorado 81501

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

RE: Special Use Permit for a Church in a C-1 Zone at 29 Rd. and North Av.

Dear Rev. Hooper:

A Special Use permit for a church use in a C-1 zone located at 2897 North Avenue (legally described as: Beg. 40FT S 30FT W of NE Corner Sec 18 1S 1E S 838FT, W 300FT, N 838FT, E 300FT to Beginning.) is approved with the following conditions in accordance with Section 4-5-2 of the Grand Junction Zoning and Development Code:

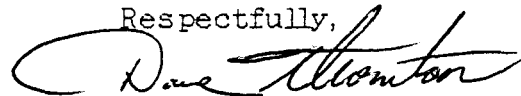
1. Submit professionally engineered plans and specifications for City review and approval showing the following by 5:00 p.m. Friday, March 29, 1991:
  - a. the accel-decel lane improvements on 29 Road;
  - b. parking lot plans and specifications for at least 150 spaces utilizing the existing paved parking, but excluding the Right-of-way on Sparn and 29 Road.
  - c. landscaping plans for the entire property showing both phase I and phase II. Phase I landscaping area shall consist of the area along North Avenue unaffected by mill tailings removal. Phase II shall consist of all remaining landscaped areas.
  - d. Deeds deeding the required Rights-of way widths to the City of Grand Junction for Sparn Road, North Avenue, and 29 Road.
2. Submit a professional engineer's estimates on a standard improvements agreement form of the costs of constructing a. and b. and a landscape architect or contractor's estimate for c. (above) by March 29, 1991 or occupancy whichever comes first;
3. Submit approved improvement guarantees for the required improvements by 5:00 p.m. Friday, March 29, 1991. This includes:
  - a. Improvements to 29 Road. A binding paving contract for completion of the construction for accel/decel lane by not later than June 1, 1991 by a bona-fide contractor.
  - b. Landscaping phase I. This phase is to be planted, inspected and approved by March 29, 1991 or occupancy whichever comes first.
  - c. Landscaping phase II. This phase is to be completed after mill tailings removal. The form of guarantee shall be in one of the following:
    - 1) a second deed of trust encumbering the Church's property at 1510 N. 17th Street, Grand Junction, Colorado.
    - 2) a cash escrow.
    - 3) a bank letter of credit.
    - 4) a personal guarantee by a person(s) with an individual net worth of at least \$200,000.

4. To be submitted by the Church by March 29, 1991, a petition for a Special Improvements District agreement for "half-road" improvements along Sparn Rd. for the length of the Church's ownership. Said improvements shall include curd, gutter, sidewalk, and one half street pavement width. It is further understood that the Church will make a good faith effort to obtain the sufficient consent of property owners along all of Sparn Rd. and Teller Av. where it intersects Sparn and runs west to Melody Lane to allow full road improvements along both streets. In any event, the Church's financial liability shall be limited to that required for the half-road improvements to Sparn. It is agreed that construction shall begin as soon as practical after removal of mill tailings from the Church's property and for planning purposes that is forecasted to be within approximately 2 years.

Any use of dedicated right-of-way for parking until road widening occurs will require a revokable permit to be obtained by approval of City Council. The normal City procedure for the revokable permit process is applicable. No changes or additions to the above conditions may occur without written consent by both parties. If you have any questions please contact me at your earliest convenience.

Please return a signed copy of this letter if you agree with the conditions.

Respectfully,



Dave Thornton  
Planner

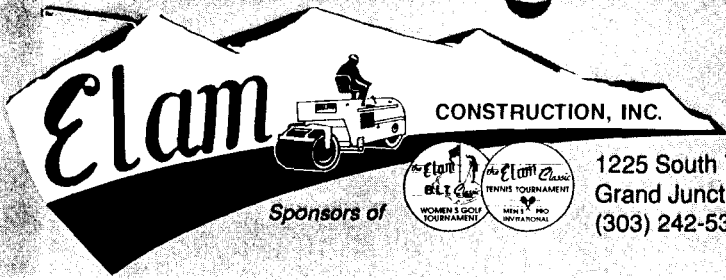
I have read and agree with these conditions.

X \_\_\_\_\_  
Rev. Daniel C. Hooper                      Date

dlt

cc: Dan Wilson, City Attorney  
Jim Shanks, Public Works Director  
Al Ptomey  
Brent Pruett  
Ward Scott  
File # 8-91

# Proposal



Sponsors of



1225 South 7th Street  
 Grand Junction, Colorado 81501-7791  
 (303) 242-5370 • FAX: (303) 245-7716

Page No. 1  
 of 2 Pages

PROPOSAL SUBMITTED TO:		Phone: 242-6011	Date: 3/12/91
Name: Grand Junction Baptist Church		Job Name: 29 Road Street Improvements	
Street: 2987 North Avenue		Street: 2987 North Avenue	
City: Grand Junction		City: Grand Junction	State: CO
State: CO 81501		Architect:	Date of Plans:

We hereby propose:

We hereby propose to furnish the following for design and construction of street improvements along the 29 Road frontage to the property. This includes a 125 foot long acceleration-deceleration lane between the two north existing driveways and a 170 foot long acceleration lane with a 100 foot long taper out of the existing south driveway. Please note that no work is included for the proposed new driveway into the new parking lot area.

**CONSTRUCTION OF 29 ROAD IMPROVEMENTS:**

1. Excavate to subgrade and dispose of excess material offsite.....176 CY
2. Grade and compact the subgrade to 95% of ASTM D698.....529 SY
3. Furnish and install twelve (12) inch depth of class (6) aggregate base course over prepared subgrade.....332 TON
4. Furnish and install three (3) inch thick hot bituminous pavement over prepared base grade..... 67 TON
5. Furnish compliance testing as required by the City of Grand Junction..... 1 LS
6. Furnish traffic control and barricading as required by the City of Grand Junction..... 1 LS
7. Furnish and install Mirafi 500X stabilization fabric.....529 SY

TOTAL \$ 8,194.00

All of the above work to be completed in a substantial and workmanlike manner for the sum of AS STATED ABOVE (\$ \_\_\_\_\_ ) Dollars.

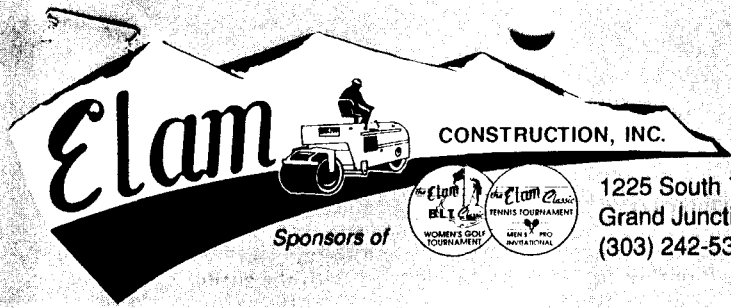
IMPORTANT: The terms and conditions stated on the reverse side hereof are expressly made a part of this contract. This proposal shall not become a binding contract unless and until the Acceptance of Proposal and Confirmation by Contractor on the reverse side have been executed. This proposal must be accepted as provided and delivered to Elam Construction, Inc., 30 days from above date, or it shall expire.

**\*To accept this proposal, please sign back of white copy and return to Elam Construction, Inc. Elam Construction, Inc. shall not be bound herein to execute a contract unless the owner provides satisfactory evidence of adequate financing.**

Respectfully submitted,  
 ELAM CONSTRUCTION, INC.

by \_\_\_\_\_  
 Roy W. Catt, Estimator

# Proposal



1225 South 7th Street  
 Grand Junction, Colorado 81501-7791  
 (303) 242-5370 • FAX: (303) 245-7716

Page No. 2  
 of 2 Pages

PROPOSAL SUBMITTED TO:		Phone: 242-6011	Date: 3/12/91
Name:	Grand Junction Baptist Church	Job Name:	29 Road Street Improvements
Street:	2987 North Avenue	Street:	2987 North Avenue
City:	Grand Junction	City:	Grand Junction
State:	CO 81501	State:	CO
		Architect:	Date of Plans:

We hereby propose:

**NOTES:**

1. Scheduling will be upon the mutual agreement between the owner and Elam Construction, Inc.
2. The design for and the subsequent cost to correct "soft areas" is not included in this proposal. Any problem encountered with "soft areas" will be resolved through a change order to the contract.
3. Prices include all materials, labor, and equipment to complete the work.
4. Permits and fees are included. If changes need to be made to the design or plan to obtain a permit, then any additional costs would be resolved through a change order to the contract.
5. The prices above reflect a pavement design that may or may not be acceptable to the City of Grand Junction. A preliminary conversation has been enacted with the City Engineer and this proposal could be acceptable enough in it's present form to obtain a permit.
6. If further design work is required beyond that already completed at this point, then additional charges for soils work and development of plans will be charged, not to exceed \$1,500.00. If an increase in the construction costs occur due to the further design, then a change order will be executed prior to construction to add those costs to the above offered prices.
7. All excavations will be disposed offsite at the local mill tailings repository.

All of the above work to be completed in a substantial and workmanlike manner for the sum of AS STATED ABOVE (\$ \_\_\_\_\_) Dollars.

IMPORTANT: The terms and conditions stated on the reverse side hereof are expressly made a part of this contract. This proposal shall not become a binding contract unless and until the Acceptance of Proposal and Confirmation by Contractor on the reverse side have been executed. This proposal must be accepted as provided and delivered to Elam Construction, Inc., 30 days from above date, or it shall expire.

**\*To accept this proposal, please sign back of white copy and return to Elam Construction, Inc. Elam Construction, Inc. shall not be bound herein to execute a contract unless the owner provides satisfactory evidence of adequate financing.**

Respectfully submitted,  
 ELAM CONSTRUCTION, INC.  
 by Roy W. Catt  
 Roy W. Catt, Estimator

"TERMS AND CONDITIONS"

The contract amount is payable to Elam Construction, Inc. monthly for work as it progresses with the entire balance payable upon completion unless otherwise provided in this contract or in the plans and specifications. Unless otherwise specified herein, the plans and specifications, if any, are expressly made a part of this contract. The contractor shall perform all of the work in a substantial and workmanlike manner and in accordance with the terms of the plans and specifications.

Additional work or changes may be ordered in writing by the customer at any time, at an agreed price or at the contractor's regular rates for time and material work.

If payments for work are not made when due, the contractor may stop work or terminate this contract and recover from the customer payment for all work executed and any loss sustained and reasonable profit and damages. It is hereby mutually agreed that the contractor shall not be held responsible or liable for any loss, damage, liquidated damages or delay caused by fire, strike, civil or military authority or any other cause beyond its control.

A late charge of 18% per annum on the outstanding balance may be imposed upon all past due payments. Customer agrees to pay all costs of collection and a reasonable attorney's fee if the account becomes delinquent and is referred for collection.

If the customer disposes of the real estate by sale or otherwise, the full amount remaining unpaid on this contract becomes due at once and payable within forty-eight (48) hours after date of such disposal.

The contractor agrees to carry Workmen's Compensation and public liability insurance and to pay all sales taxes, old age benefit and unemployment compensation taxes upon the material and labor furnished under this contract, as required by the United States of America and the State in which this work is performed.

ACCEPTANCE OF PROPOSAL

The prices, specifications, terms and conditions stated above and on the reverse side hereof are satisfactory and are hereby accepted. By this acceptance, I understand that a binding contract has been created when confirmed by Elam Construction, Inc.

ACCEPTED

Date 20 MAR 91

Signature \* *David S. Hooper*

Signature *[Signature]*

CONFIRMATION by CONTRACTOR

Contractor hereby confirms the proposal.

ELAM CONSTRUCTION INC.

Date \_\_\_\_\_

by \_\_\_\_\_



# Grand Junction Baptist Church

Rev. Daniel C. Hooper, Pastor

March 20, 1991

Dave Thornton  
Grand Junction Planning Department  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668

RE: Special Use Permit for 2897 North Avenue

Dear Mr. Thornton:

In accordance with the letter granting the special use permit for Grand Junction Baptist Church at 2897 North Avenue, we hereby transmit the following:

1. A copy of the agreement for the construction of the accel-decel lane on 29 Road is attached and drawings will be submitted by Elam Construction Company to the City Engineer, Don Newton.
2. The parking lot plans showing 150 spaces was prepared and submitted to you on Monday, March 18, 1991.
3. The landscape drawing which had been submitted previously is being further clarified and bids which were received are attached showing our estimate of the cost of the landscaping in phase I of some \$250.00 and phase II of \$9326.00. We have signed the improvement agreement and it is attached to this letter. We also would clarify and agree that all trees in the right of ways to be transmitted to the city would remain in the control of the church and we would be permitted to remove, replace, and/or redistribute until such time as 29 Road improvements would dictate their removal.
4. The deeds transmitting the ownership of the property have been prepared by Tim Woodmansee and we hope to complete these agreements and return them to you before Friday, March 22, 1991.
5. The petition for the creation of a street improvement district for Sparn Road is attached and our discussion with Mr. Woodmansee continues on our involvement in the circulation of a petition for the other owners on the Sparn Road Improvement.
6. We will submit within the next couple of days for the revocable permit for use of the right of way parking.

Thank you for your assistance in completing this agreement. If there is any question or if there is any additional information please let me know as soon as possible.

Yours truly,

Al Ptomey

*"Practical Bible Preaching For Everyday Living"*

PETITION

FOR THE CREATION OF A STREET IMPROVEMENT DISTRICT  
SPARN STREET SOUTH OF NORTH AVENUE

WE, the owners of the real estate described herein, do hereby petition the honorable City Council of the City of Grand Junction, under provisions of Chapter 18 of the City Code of Ordinances, as amended, that a Local Improvement District be created within the limits and for the kind of improvements hereinafter described:

The Limits of the Improvement District are as follows:

Beginning at a point which is South 40 feet and West 30 feet from the Northeast corner of Section 18, Township 1 South, Range 1 East of the Ute Meridian; thence South parallel to the East line of said Section 18, a distance of 838.0 feet; thence West parallel to the North line of said Section 18, a distance of 300.0 feet; thence North parallel to the East line of said Section 18, a distance of 838.0 feet to a point 40 feet South of the North line of said Section 18; thence East 300.0 feet to the Point of Beginning.

The description of the improvements are as follows:

Base course material under a mat of Concrete or Hot Bituminous Asphalt Paving together with the construction of curb, gutter and sidewalk, and also together with any storm drainage facilities as deemed necessary by said City Engineer. All installations shall be constructed in accordance with the General Conditions, Specifications and Details of the City of Grand Junction.

The project costs to be assessed against and upon said property shall be based upon the actual abutting footage of 838.0 feet multiplied by the actual cost to construct said improvements. The total probable cost of said improvements as shown by the estimate of the City Engineer is estimated to be \$37,710.00 based on \$45.00 per running foot. We understand that the total project costs may be greater or less than the estimate of the City Engineer and that the assessment against and upon said property shall be based upon the actual project costs. It is the express intent of this Petition that the entire project costs are to be borne by the Petitioners and not the City of Grand Junction.

The entire assessment will be due and payable within thirty (30) days after proper notification by final publication of the assessing ordinance. We understand, however, that we may instead elect to pay by installments, in which even the entire principal, plus a one-time charge of 6% for cost of collection and other incidentals, will be amortized over a 10-year period with simple interest at the rate of 8% being charged to the declining balance.

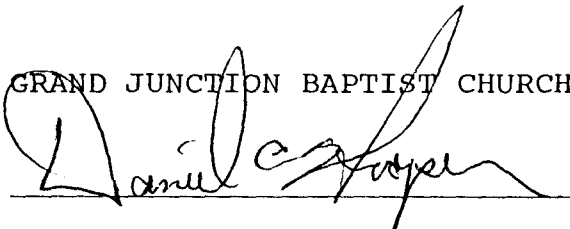
We understand that any rights-of-ways and/or easements required to facilitate the above-described improvements will be made available to the City at no expense to the City. We further understand that this petition will become void if any modifications are made without the prior written consent of the City of Grand Junction.

We further understand that we will circulate a petition for improving the remainder of Sparn Street among the owners of property located adjacent to Sparn Street when the same has been prepared by the City of Grand Junction.

Attest:



GRAND JUNCTION BAPTIST CHURCH





STATE OF COLORADO )  
 ) SS:  
COUNTY OF MESA )

AFFIDAVIT

Grand Junction Baptist Church, of lawful age,  
being first duly sworn, upon oath, deposes and says:

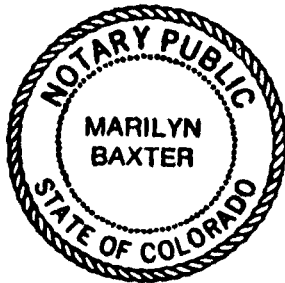
That he or she is the circulator of the foregoing petition;

That each signature on the said petition is the signature of  
the person whose name it purports to be.

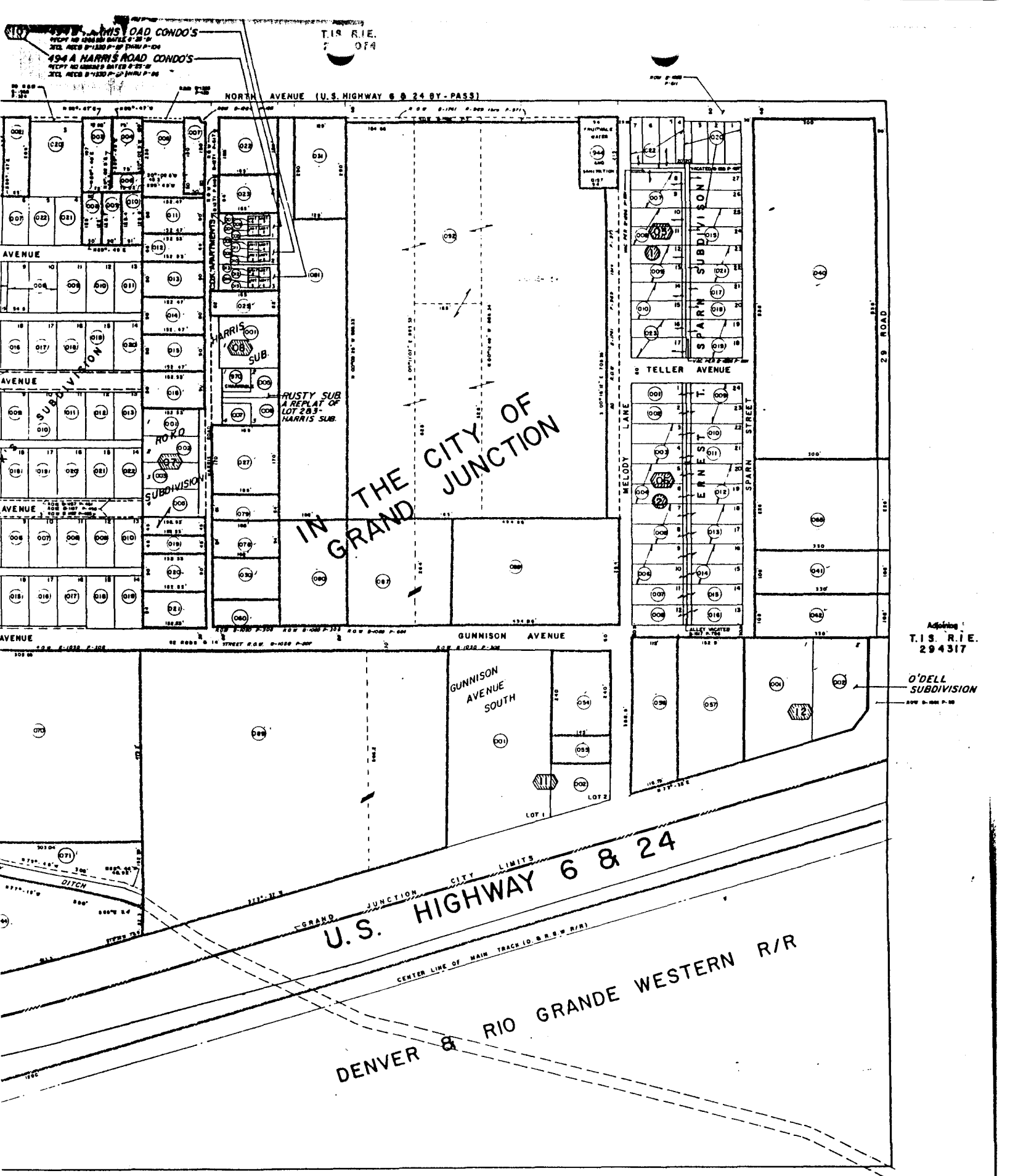
SUBSCRIBED AND SWORN to before me this 20th day of  
March, 1991.

Witness my hand and official seal.

My commission expires: Sept. 23, 1993



Marilyn Baxter  
Notary Public



T.I.S. R.I.E.  
29437

Adjoining  
T.I.S. R.I.E.  
29437

GRAND JUNCTION CITY LIMITS  
U.S. HIGHWAY 6 & 24

DENVER & RIO GRANDE WESTERN R/R

Adjoining  
T.I.S. R.I.E.  
294318

T.I.S. R.I.E.  
2943181

## MORTGAGE

THIS MORTGAGE is made this 12th day of APRIL, 1991 between GRAND JUNCTION BAPTIST CHURCH, the mortgagor herein, whose address is 2897 North Avenue, Grand Junction, Colorado, county of Mesa, state of Colorado; and the city of Grand Junction, 250 North 5th Street, Grand Junction, Colorado, 81501, county of Mesa.

### WITNESS:

The mortgagor is to secure the promise and obligation to construct certain improvements, estimated to cost \_\_\_\_\_ if the improvements are not timely constructed as required by the City Engineer and/or a representative of the City who has been designated, this instrument is a promise to pay \$ 9000.00 to the City of GRAND JUNCTION after the date of 1 APRIL 1994 PAYABLE in full unless the improvements to the property have been constructed and approved by the City's representative, Until paid in full or released by LIEN WAIVER, the City does hereby mortgage the following described property, situated in the County of MESA, State of COLORADO to wit:

also known by Street and number as 1510 North 17th, GRAND JUNCTION, COLORADO, with all its appurtenances and improvements and warrants title to same.

The mortgagor convents that at the time of delivery of this mortgage, it is seized of said property in fee simple, and that said property is free of encumbrances, except that mortgage which has a first lien mortgage with principal of \$60,000.00 dated 29 March 1991, and the current holder of which is CENTRAL BANK OF GRAND JUNCTION .

The mortgagor also convents to keep all buildings under this agreement insured with a company acceptable to the City for fire and extended coverage in the amount equal to the unpaid balance of said obligation with the loss payable to the City, and will cause

delivery of a copy of the policy to the City. GRAND JUNCTION BAPTIST CHURCH WILL also pay all taxes and assessments against said property and amounts due on prior encumbrances. If Mortgagor shall pay insurance premiums, taxes, or amounts due on prior encumbrance, the City may pay the same and all amounts shall become additional indebtedness due hereunder; and in case of foreclosure will pay the reasonable value of an attorney's time and/or reasonable attorney's fees incurred by the City.

Should the City be included or made party to any action affecting this mortgage or the title to said property, the Mortgagor agrees that court cost and attorney's fee paid by the City shall become additional indebtedness due hereunder.

It is agreed that in the case of default in the construction of the required improvements or the payment of said principal, or a breach of the covenants herein, then said principal sum hereby secured shall be due and payable unless notification and correction of the deficiency has been made within 30 days of the notification. The possession of the property will thereon be delivered to the City if default is not removed.

Whenever used herein the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders. All of the covenants herein shall be binding upon the respective heirs, personal representatives, successors and assigns of the parties hereto.

The construction of the improvements and the type and detail of the improvements and other related information set forth in the files of the Community Development Department of the City of GRAND JUNCTION which files are incorporated herein by this reference as though fully set forth. Changes to the improvements can be made at time of the improvements with the approval of the representative of the City and the official of the Mortgagor.

Executed this day and year first above written.

*Dan Hooper*

DAN HOOPER, GRAND JUNCTION  
BAPTIST CHURCH

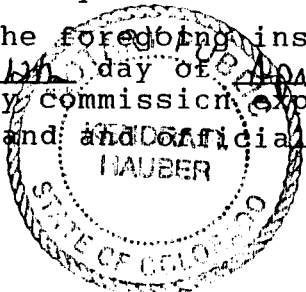
CITY REPRESENTATIVE,  
GRAND JUNCTION, CO.

STATE OF COLORADO

County of Mesa

The foregoing instrument was acknowledged before me this  
10 day of April, 1991.

My Commission expires 4-4-95. Witness my  
hand and official seal.



*Klaus L. Hauber*  
Notary Public



# Grand Junction Baptist Church

Rev. Daniel C. Hooper, Pastor

June 6, 1991

City Planning Committee  
250 N 5th st  
Grand Jct., co. 81501

RE: Property on 17th and Elm  
1510 N. 17th.

City Planning Committee:

Please be advised that the property located at 1510 N. 17th. is continually being used for counseling and guest facilities.

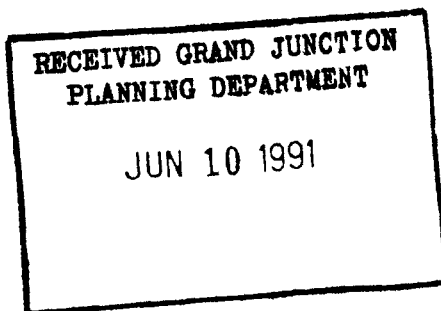
This usage will continue until the sale of the property.

Please file this letter.

Sincerely,

Kendra R. Hauber  
Church Secretary

Daniel C. Hooper  
Pastor



DCH/kh

*"Practical Bible Preaching For Everyday Living"*

---

2897 North Avenue • Grand Junction, Colorado 81501 • Office Phone (303) 243-3321



August 1, 1991

City of Grand Junction, Colorado  
81501-2668  
250 North Fifth Street

Rev. Daniel Hooper  
2897 N. Avenue  
Grand Junction, CO 81501

Re: Speed Change Lanes on 29 Road

Dear Sir:

We have inspected the speed change lane on 29 Road that was required as a condition of the special use permit for the Grand Junction Baptist Church.

Elam Construction has provided compaction test results for the aggregate base course and asphalt pavement. Because three of the asphalt density tests did not meet minimum requirements, Elam has also provided a one year warranty for the pavement (see copy enclosed).

As a result of the above, I hereby accept the speed change lane on behalf of the City of Grand Junction. The City will be responsible for maintenance of the paving improvements after expiration of the warranty period.

The City Traffic Department will install "No Parking" signs along the speed change lane to keep it unobstructed.

Thank you for your cooperation in providing these improvements.

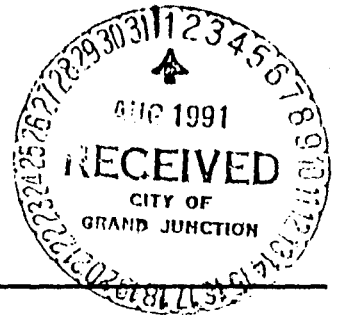
Sincerely,

A handwritten signature in cursive script that reads "J. Don Newton".

J. Don Newton  
City Engineer

xc: file  
~~Dave Thornton, Community Development Dept.~~  
Doug Cline, Streets Department  
Walt Hoyt, City Inspector  
Jim Shanks, Public Works Director  
Roy Catt, Elam Construction

file:gjbapt.chu



July 30, 1991

Mr. J. Don Newton, City Engineer  
City of Grand Junction, Colorado  
250 N. 5th Street  
Grand Junction, Colorado 81501

Re: Grand Junction Baptist Church Acceleration Lane Improvements.

Dear Sir:

We acknowledge that three of the asphalt density tests taken did not meet the minimum C.D.O.H. requirements. If it is acceptable to you, we will warranty the new pavement, for any defect due to installation, for a period of one year from this date July 30, 1991.

Thank you for being so helpful in the finalization of this project. Please inform me, if there are any other concerns.

Sincerely,

  
\_\_\_\_\_  
Roy W. Catt, Project Manager



City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

November 9, 1992

Mr. Paris Wallace  
Fellowship of Excitement  
2897 North Avenue  
Grand Junction, CO 81501

Dear Mr. Wallace:

I am writing in response to your request to retain the driveway that was installed on 29 Road during the recent mill-tailings removal.

I have no objection to this driveway remaining in place and open. In the event that the property is further developed or the current use changes, the driveway location may require further review and evaluation.

Please call if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "J. Don Newton".

J. Don Newton, P.E.  
City Engineer

mg

xc: ~~Karen Scotti~~, Chem Nuclear  
David Thornton, Community Development



29 ROAD

838-0

TELEPHONE

WATER

SEWER GAS

ASPHALT

north avenue

300-0 117-0 100-6 82-6

ASPHALT

22-0

24-0

GRAVEL

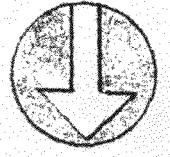
65-0

HYDRANT

838-0

sparn road

NORTH

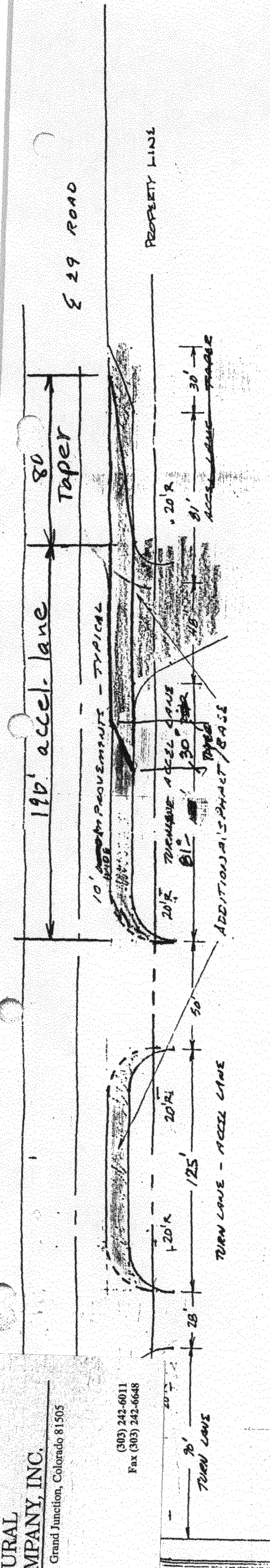


PLOT PLAN

SCALE 1/4" = 1'-0"

AL PTOMEY

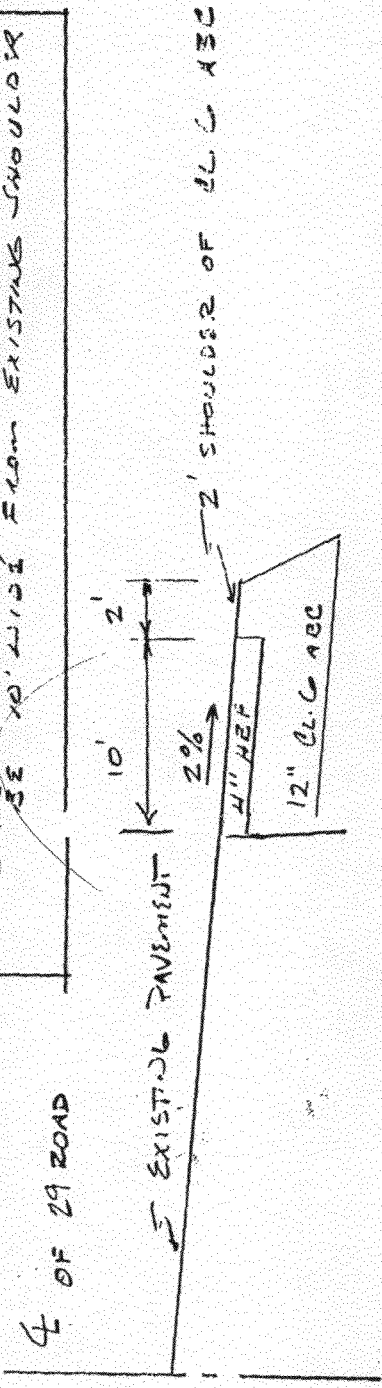
(303) 242-6011  
 Fax (303) 242-6648



Notes: (1) Proposed Section:  
 4" HEP  
 12" ACC - CLG  
 500 X MARATHI OVER SUBGRADE

(2) DRAINAGE AT 2% CROSS SLOPE

(3) ALL TURN LANES, ACCEL. LANE, & TAPER: SEE 10' WIDE EXISTING SHOULDER



TYPICAL CROSS SECTION



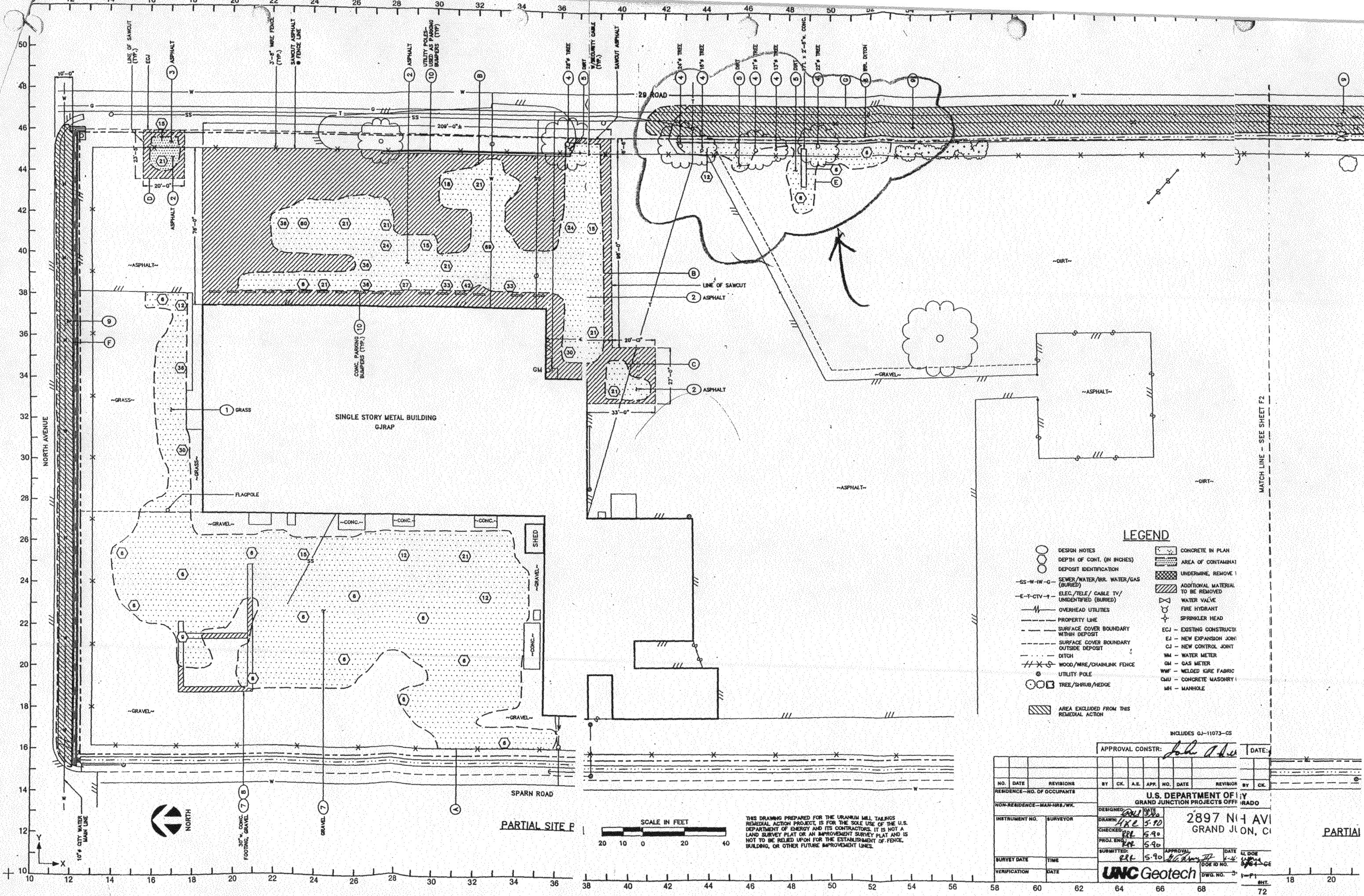
**PRELIMINARY**

PROPOSED IMPROVEMENTS TO 29 ROAD  
 GRAND JUNCTION BAPTIST CHURCH  
 2987 NORTH AVE.  
 GRAND JUNCTION, COLO.

**J. DAN NEWTON**

SCALE: 1" = 50'

ROY



### LEGEND

○	DESIGN NOTES	▨	CONCRETE IN PLAN
○	DEPTH OF CONT. (IN INCHES)	▨	AREA OF CONTAMINANT
○	DEPOSIT IDENTIFICATION	▨	UNDERLINE REMOVE 1
-SS-W-W-O-	SEWER/WATER/RR. WATER/GAS (BURIED)	▨	ADDITIONAL MATERIAL TO BE REMOVED
-E-T-CTV-	ELEC./TELE/ CABLE TV/ UNIDENTIFIED (BURIED)	⊗	WATER VALVE
—	OVERHEAD UTILITIES	⊕	FIRE HYDRANT
---	PROPERTY LINE	⊙	SPRINKLER HEAD
- - -	SURFACE COVER BOUNDARY WITHIN DEPOSIT	ECJ	EXISTING CONSTRUCTION
- - -	SURFACE COVER BOUNDARY OUTSIDE DEPOSIT	EJ	NEW EXPANSION JOINT
- - -	DITCH	CJ	NEW CONTROL JOINT
⊗	WOOD/WRE/CHAINLINK FENCE	WM	WATER METER
⊙	UTILITY POLE	GM	GAS METER
⊙	TREE/SHRUB/HEDGE	WHF	WELDED WIRE FABRIC
▨	AREA EXCLUDED FROM THIS REMEDIAL ACTION	CMU	CONCRETE MASONRY
		MH	MANHOLE

INCLUDES GJ-11073-CS

APPROVAL CONSTR: *John A. ...* DATE: \_\_\_\_\_

NO.	DATE	REVISIONS	BY	CK.	A.E.	APP. NO.	DATE	REVISION	BY	CK.
RESIDENCE-NO. OF OCCUPANTS										
NON-RESIDENCE-MAN-HRS./WK.										
INSTRUMENT NO. SURVEYOR										
DESIGNED: <i>...</i> DATE: <i>...</i>										
DRAWN: <i>...</i> DATE: <i>...</i>										
CHECKED: <i>...</i> DATE: <i>...</i>										
PROJ. ENG: <i>...</i> DATE: <i>...</i>										
SUBMITTED: <i>...</i> DATE: <i>...</i>										
APPROVAL: <i>...</i> DATE: <i>...</i>										
SURVEY DATE: _____ TIME: _____										
VERIFICATION DATE: _____										

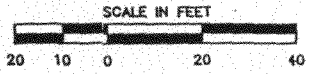
U.S. DEPARTMENT OF ENERGY  
GRAND JUNCTION PROJECTS OFFICE

2897 N 14 AVI  
GRAND JUNCTION, CO

UNC Geotech

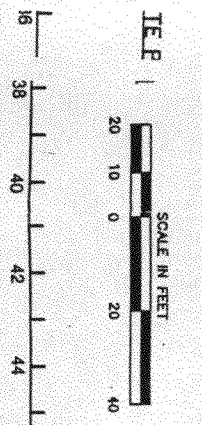
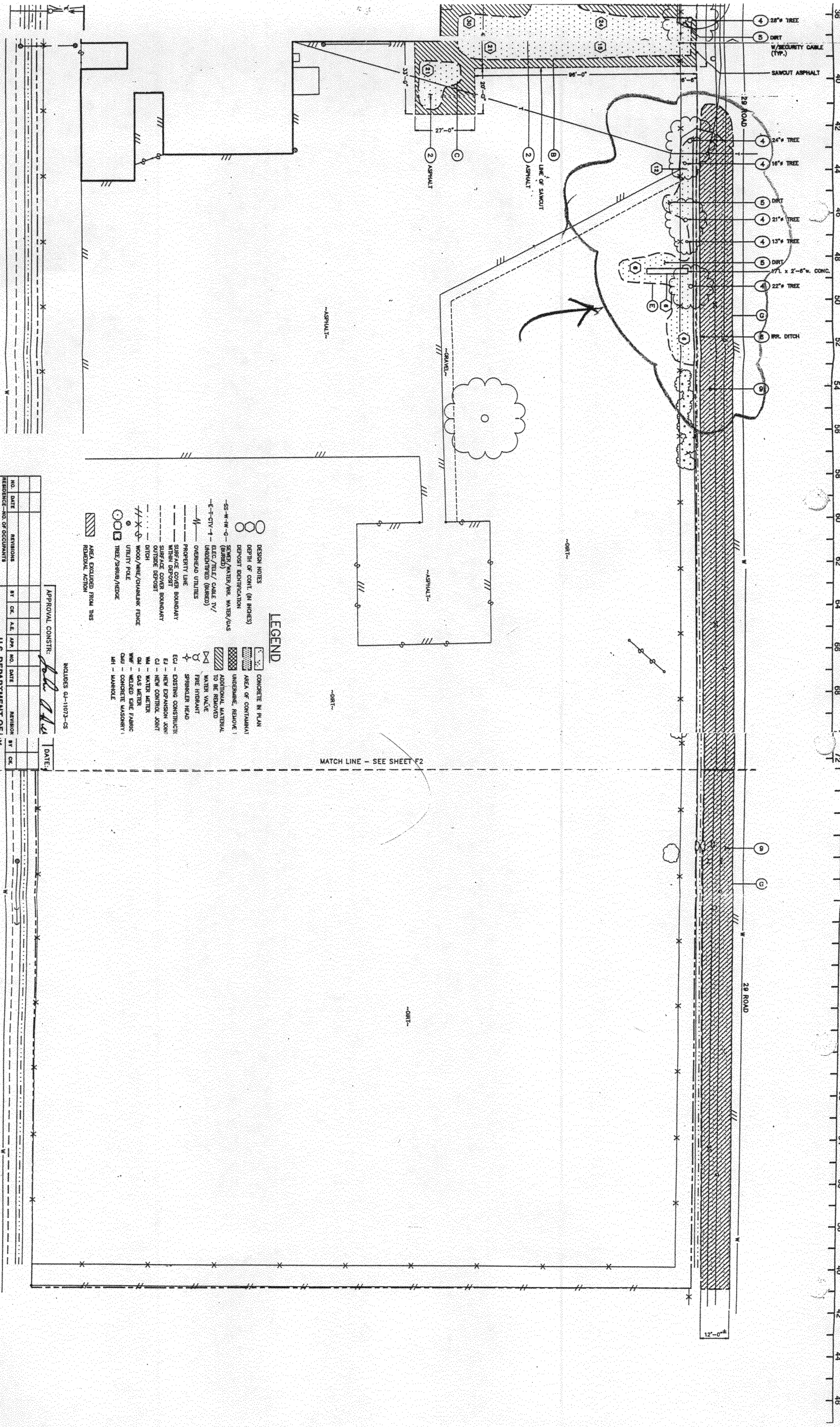
PARTIAL

THIS DRAWING PREPARED FOR THE URANIUM MILL TAILINGS REMEDIAL ACTION PROJECT, IS FOR THE SOLE USE OF THE U.S. DEPARTMENT OF ENERGY AND ITS CONTRACTORS. IT IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES.



PARTIAL SITE P

MATCH LINE - SEE SHEET F2



THIS DRAWING PREPARED FOR THE UNANIMOUS M.L. TAKINGS DEPARTMENT OF ENERGY AND ITS CONTRACTORS. IT IS NOT A LAND SURVEY PLAN AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARIES, OR OTHER FUTURE IMPROVEMENT LINES.

NO.	DATE	REVISIONS

NO.	DATE	REVISIONS

DATE	TIME	REVISIONS

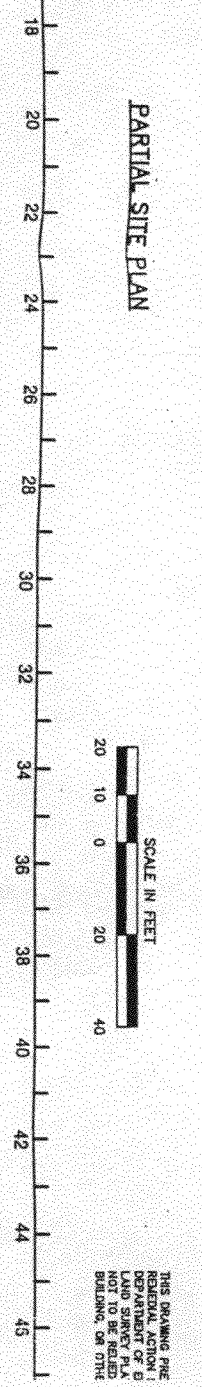
DATE	TIME	REVISIONS

APPROVAL CONSTR. *[Signature]* DATE: *[Date]*

U.S. DEPARTMENT OF ENERGY  
GRAND JUNCTION PROJECTS OFFICE

2897 N 14 AV  
GRAND JUNCTION, CO

UNC Geotech



THIS DRAWING PREPARED FOR THE UNANIMOUS M.L. TAKINGS DEPARTMENT OF ENERGY AND ITS CONTRACTORS. IT IS NOT A LAND SURVEY PLAN AND IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF BOUNDARIES, OR OTHER FUTURE IMPROVEMENT LINES.

- LEGEND**
- CONCRETE IN PLAN
  - AREA OF CONTAMINANT
  - UNDERMINE, REMOVE TO BE REMOVED
  - ADDITIONAL MATERIAL TO BE REMOVED
  - WATER VALVE
  - FIRE HYDRANT
  - SPRINKLER HEAD
  - EXISTING CONSTRUCTION
  - NEW EXPANSION JOINT
  - NEW CONTROL JOINT
  - WATER METER
  - GAS METER
  - WELDED TIRE FABRIC
  - CONCRETE MASONRY
  - MANHOLE
- 
- DEPTH OF CONT. (IN INCHES)
  - DEPOSIT IDENTIFICATION
  - SEWER/WATER/HR. WATER/GAS
  - ELEC./TELE./CABLE TV/UNDERTREED (BURRED)
  - OVERHEAD UTILITIES
  - PROPERTY LINE
  - SURFACE COVER BOUNDARY WITHIN DEPOT
  - SURFACE COVER BOUNDARY SURROUND DEPOT
  - DITCH
  - WOOD/WINE/GHAWLINK FENCE
  - UTILITY POLE
  - TREE/SHRUB/BENEOC
  - AREA EXCLUDED FROM THIS RESUBMITAL ACTION

**LEGEND**

MATCH LINE - SEE SHEET F2

**SPECIAL WARRANTY DEED**

**THIS DEED**, Made this \_\_\_\_\_ day of \_\_\_\_\_, 1991,  
between **Grand Junction Baptist Church**

County of **Mesa**, State of Colorado, grantor(s), and

**The City of Grand Junction,**  
a municipal corporation,

whose legal address is **250 North 5th Street,**  
**Grand Junction 81501**

of the \_\_\_\_\_ County of **Mesa**, State of Colorado, grantee(s):

**WITNESSETH**, That the grantor(s), for and in consideration of the sum of **--- TEN --- DOLLARS**,

the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), **Its** heirs and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of **Mesa**, State of Colorado, described as follows:

That parcel of land described on Exhibit "A" and depicted on Exhibit "B", which exhibits are attached hereto.

also known by street and number as: **For Roadway and Utilities Right-of-Way purposes.**

**TOGETHER** with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the grantee(s), **Its** heirs and assigns forever. The grantor(s), for **its** self, **Its** heirs and personal representatives or successors, do covenant and agree that **it** shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), **its** heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

*Daniel Cooper*

*On 5-1-91  
Returned Church  
with 3 signatures  
Notarized by  
Tim Woodmansee  
see to it that  
original  
will  
it is recorded*

STATE OF COLORADO

County of **Mesa**

The foregoing instrument was acknowledged before me this

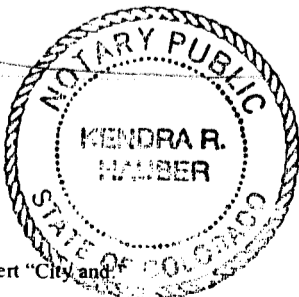
ss.

**12th** day of **April**, 19**91**.

Witness my hand and official seal.

My commission expires **4/4/95**

*Kendra R. Hamber*  
Notary Public



\*If in Denver, insert "City and"



EXHIBIT "A"

Beginning at a point which is South 40 feet and West 30 feet from the Northeast corner of Section 18, Township 1 South, Range 1 East of the Ute Meridian, Mesa County, Colorado;

thence South, parallel with the East line of said Section 18, a distance of 838.0 feet;

thence West a distance of 20.0 feet;

thence North a distance of 805.0 feet;

thence N 45° W a distance of 32.53 feet;

thence West, parallel with the North line of said Section 18, a distance of 224.0 feet;

thence S 45° W a distance of 32.53 feet;

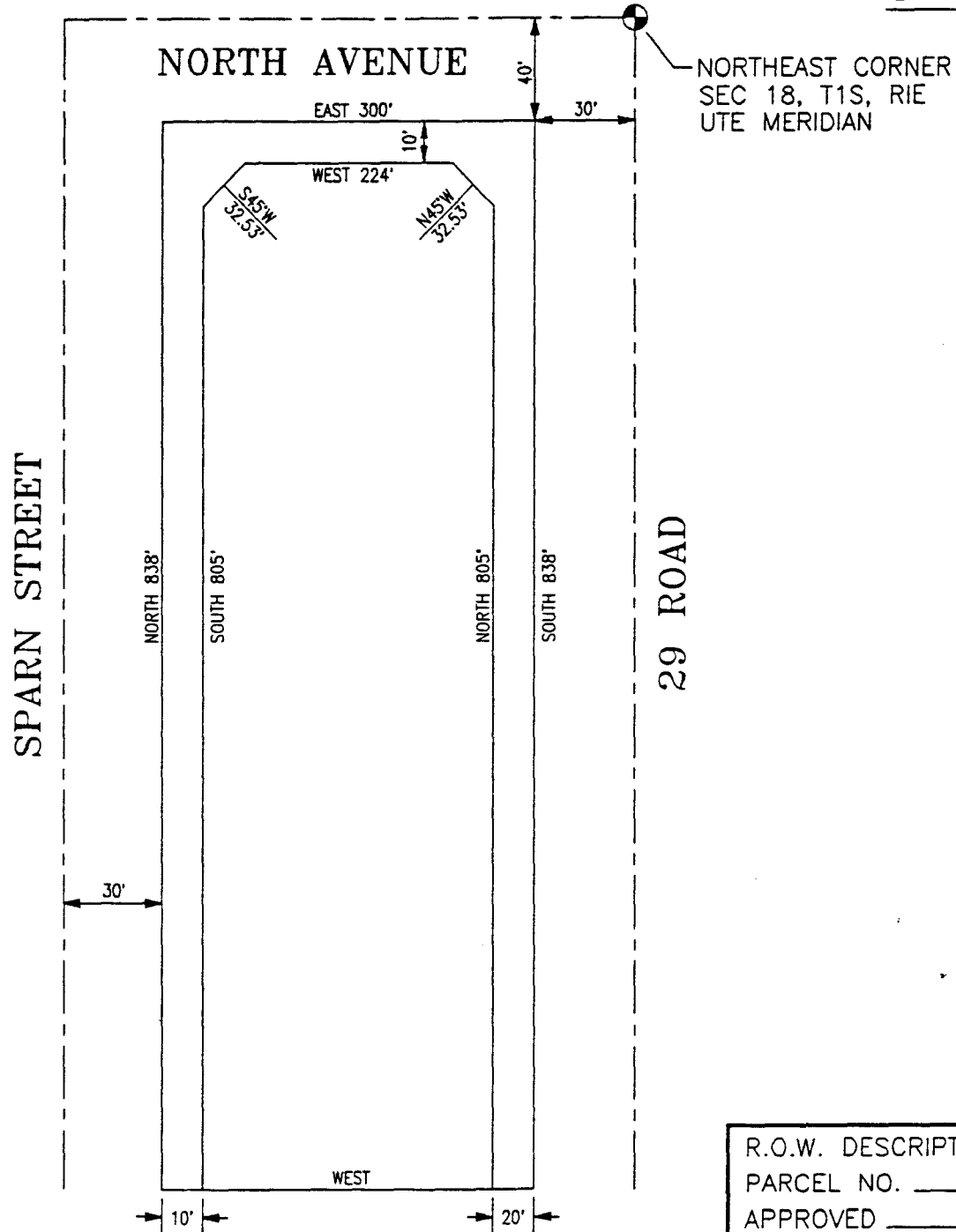
thence South a distance of 805.0 feet;

thence West a distance of 10.0 feet;

thence North a distance of 838.0 feet;

thence East a distance of 300.0 feet to the Point of Beginning.

EXHIBIT-"B"



NOT TO SCALE

AREA  
28,369.00 SQ. FT.

R.O.W. DESCRIPTION MAP  
 PARCEL NO. \_\_\_\_\_  
 APPROVED \_\_\_\_\_  
 DATE 3-27-91

CITY OF GRAND JUNCTION ENGINEERING DEPARTMENT  
 GRAND JUNCTION BAPTIST CHURCH