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Receipt # 4105

Date Rec. 2/5/91

Received By [Signature]

DEVELOPMENT APPLICATION

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:

#17 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			755 North 5th Street	H.O.	Special Use
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Dorothy A. M. Johnson
Russell E. Johnson
Name

New Apostolic Church
Name

Harlan A. Porter
Name

512 Tiara Dr.
Address

ATTN: Ellen Eckhardt
3753 N. Troy St.
Address

2658 Bahamas Way
Address

Grand Junction, CO. 81503
City/State

Chicago, IL. 60618-4594
City/State

Grand Junction, CO.
City/State 81506

(303) 243-3957
Business Phone #

(312) 539-3652
Business Phone #

(303) 241-7846
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



X Harlan A Porter
Signature of person completing application

24 JAN 1991

Date

X Harlan A Porter

24 JAN 1991

X Dorothy A M Johnson

24 JAN 1991

Signature of property owner(s) - attach additional sheets if necessary

PROPERTY OWNERS #17 91

STORTZ, Harold & Dorothy 775 Kennedy Ave. Grand Junction, CO. 81501	2945-141-02-009 2945-141-02-010 2945-141-02-002 2945-141-02-011 2945-141-02-012	732 Belford Ave. 740 Belford Ave. 747 Belford Ave. 750 Belford Ave. 760 Belford Ave.
PORTER, Wilma P.O. Box 1447 Grand Junction, CO. 81502	2945-141-02-001	729 North Ave.
OWEN, Violet M. 177 Edlun Grand Junction, CO. 81503	2945-141-03-001	811 North Ave.
CITY MARKET, INC. P.O. Box 729 Grand Junction, CO, 81502	2945-141-03-005 2945-141-03-008	865 North Ave. 816 Belford Ave.
BROWNING, Elizabeth A. & INKS, Pricilla C. P.O. Box 57 DeBeque, CO. 81630	2945-114-18-009	754 North Ave.
RANKIN & CO., INC. 1043 North Ave. Grand Junction, CO. 81501	2945-114-18-010	768 North Ave.
MODERN FEDERAL SAVINGS & LOAN P.O. Box 1638 Grand Junction, CO. 81502	2945-114-19-018	810 North Ave.
AUSTIN, Tim R. & Barbara J. 248 29 Road Grand Junction, CO. 81503	2945-114-18-011	752 North Ave.
JOUFLAS, Chris & Connie 748 Golfmore Dr. Grand Junction, CO. 81506	2945-114-18-008 2945-114-18-014 2945-114-18-015	
JOHNSON, Russell E. 512 Tiara Dr. Grand Junction, CO. 81503	Owner	755 North Ave.

STORTZ, Harold & Dorothy
775 Kennedy Ave.
Grand Junction, CO. 81501

PORTER, Wilma
P.O. Box 1447
Grand Junction, CO. 81502

OWEN, Violet M.
177 Edlun
Grand Junction, CO, 81503

CITY MARKET, INC.
P.O. Box 729
Grand Junction, CO. 81502

BROWNING, Elizabeth A. &
INKS Pricilla C.
P.O. Box 57
DeBeque, CO. 81630

RANKIN & CO., INC.
1043 North Ave.
Grand Junction, CO. 81501

MODERN FEDERAL SAV. & LOAN
P.O. Box 1638
Grand Junction, CO. 81502

AUSTIN, Tim R. & Barbara J.
248 29 Road
Grand Junction, CO. 81503

JOUFLAS, Chris & Connie
748 Golfmore Dr.
Grand Junction, CO. 81506

JOHNSON, Russell E.
512 Tiara Dr.
Grand Junction, CO. 81503

January 21, 1991

#17 91

Planning Department
City of Grand Junction

Original
Do NOT Remove
From Office

ATTN: Kathy Portner

We the members of the National Organization of the New Apostolic Church of North America would like permission to lease a room located at 755 North Avenue - Suite D, Grand Junction, from Mr. & Mrs. Russell Johnson for the purpose of conducting church services on Sunday morning, Sunday evening and Wednesday evening. Monday evening would be used to conduct Religious Instruction and Saturday evening would be used for Brothers meeting.

Our membership at this time is 9, plus any visitors and guests we might have in attendance, which gives our gathering an average total of 5 to 30.

The only work required to make this suite ready for our services would be some minor cleaning. We then would move in a small altar an organ and set up some folding chairs.

A sign with NEW APOSTOLIC CHURCH and a schedule of services will be placed inside of the window.

The parking lot is black-topped and lined to accommodate up to 10 cars. The street curb is low enough to be crossed at any point, however, there is a 24 foot wide driveway and there is a ramp for a wheelchair, if the need arises.

There is no landscaping on this location, therefore irrigation rights will not be required and there will be no telephone,

We will pay for all utilities.

The lease on this room would be in existence for a period of 12 months, with option to renew.

Our services are conducted in a very dignified manner and Everyone Is Welcome Regardless of Their Heritage.

Respectfully Yours,
Rev. Harlan A. Porter

Harlan A. Porter

Local Representative
(303) 241-7846

January 24, 1991

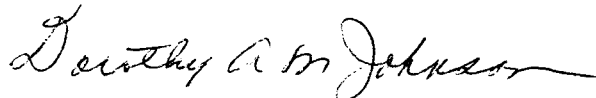
#17 91

Planning Department
City of Grand Junction

ATTN: Kathy Portner

It is my intention to rent office #D, of my building at 755 North Avenue, to a church group known as the New Apostolic Church under the local representative, Mr. Harlan A. Porter. This will be on a 12 month lease, option to renew.

Sincerely,



Dorothy A. M. Johnson

Original
in file of Planning
Department

REVIEW SHEET SUMMARY

(Page 1 of 2)

FILE NO. #17-91 TITLE HEADING: Special Use-Church
ACTIVITY: Special Use for New Apostolic Church
PETITIONER: New Apostolic Church
REPRESENTATIVE: Harlan Porter
LOCATION: 755 North Avenue
PHASE: Final ACRES:
PETITIONER'S ADDRESS: (303) 241-7846
ENGINEER:
STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED.

COMMUNITY DEVELOPMENT 01/29/91
Kathy Portner 244-1446

- To determine the adequacy of parking, I need hours and days of operation of all other existing businesses as well as gross floor area for unit A, sales area for unit B, gross floor area for unit C and gross floor area of the "room for rent" behind unit D.
- To determine the parking requirements for unit D, I need the square feet of the area of unit D to be used for seating.
- There is existing landscaping in front of unit D. There is no other place on site to provide it.
- The sign on the window cannot exceed 24 square feet.
- The proposed church's days and hours of operation would be different than those of the two existing business, Wig Stylists and Colorado Stamps and Seals, allowing for shared use of parking.
- Other than parking, all other criteria for evaluating Special Uses have been met (as set forth in Section 4-8-1 of the Zoning and Development Code).
- No adverse public comment has been received on this proposal.

TRANSPORTATION ENGINEER 02/08/91
Dave Tontoli 244-1567

1. Existing parking stalls are (12) 45° painted stalls on east side of building and six 45° painted stalls on west side of building angled to where access is from alleyway south and egress is only to north (North Avenue).
2. At present three operational businesses exist in building at 755 North Avenue.
 - 1) Rene' of Paris Wigs & Hair Extensions
 - 2) Colorado Stamp & Seal
 - 3) Dienno's Pizza
3. Only Dienno's Pizza is operating evening hours as petitioner (New Apostolic Church).

- 4. Ten unrestricted parallel parking stalls are also available on 8th Street which do not effect residential parking.

Recommendations are Apostolic Church first use or utilize parking stalls on west side of building six total, second utilize on street parking on 8th Street between North Avenue and Belford Avenue.

Dienno's Pizza be assigned and signs posted in each stall; parking only for Dienno's Pizza customers.

Parking stalls total should be one stall per three seats.

If petitioner is to operate during weekdays or Saturday between the hours of 8:00 a.m. to 5:00 p.m., a re-review will be necessary.

CITY FIRE DEPARTMENT 02/11/91
George Bennett 244-1400

We do not have a problem with this Special Use at this time. A walk-thru will need to be conducted to determine compliance with our local codes. Please contact our office for this inspection.

BUILDING DEPARTMENT 02/12/91
Bob Lee 244-1631

This does not appear to be a change in use for the building per the Building Code. Occupant load shall not exceed 50.

No objections.

CITY ENGINEER 02/21/91
Bill Cheney 244-1590

How will this use affect the other businesses, i.e. restaurant use of available parking? Do operating hours coincide? If so, parking may not be adequate.

CITY POLICE DEPARTMENT 02/25/91
Capt. Currie 244-3562

No problems noted.

CITY ATTORNEY 02/27/91
Dan Wilson 244-1505

No comment.



fill

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

February 27, 1991

Harlan A. Porter
2658 Bahamas Way
Grand Junction, CO 81506

RE: File #17-91, Special Use--New Apostolic Church

Dear Mr. Porter:

This letter will serve as official notice that the Special Use Permit for a church at 755 North Avenue, Unit D has been approved. The regular use of the unit will be on Sunday morning and evening, as well as Monday, Wednesday and Saturday evening.

There are a total of 18 off-street parking spaces available on-site, 12 on the east side and 6 on the west side of the building. There are also 10 unrestricted on-street parallel parking spaces available along 8th Street which cannot be counted toward the required parking spaces for the uses, but could be used for overflow parking. As per the Zoning and Development Code the parking requirements for the building units are as follows:

Unit A--Hair Stylist--952 sq.ft.	3 spaces
Unit B--CO Stamp & Seal--250 sq.ft. sales area (778 sq.ft. total)	1 space
Unit C--Restaurant--1680 sq.ft., approx. 44 seats (Empty--seating estimated)	15 spaces
Unit D--Church--50 person capacity	16 spaces
Unit D.5--Empty	?

The Church hours do not correspond to the hours of the two operating business, therefore all 18 spaces would be available. However, as noted in the project narrative the church has only 9 members with an average attendance of 5 to 30. The 50 person capacity would rarely if ever be attained. The available parking will have to be re-evaluated when Units C and D.5 are filled. A restaurant use would be of special concern because of the parking demand and the conflicting hours of operation.

If you have not already done so, please contact the Fire Department for a walk-through to determine compliance with local fire codes.

February 27, 1991
Harlan A. Porter
Page 2

Thank you for your cooperation through this process. Good luck at your new location.

Sincerely,

Katherine M. Portner
Senior Planner

xc: Russell and Dorothy Johnson
File #17-91

C-1

RIVER CITY FAVORITE SELECTION JUNCTION
CAFET BAR BOOK STORE ARCADE

KANGAROO EXPRESS

UPPER LONDON BEAUTY SHOP

NORTH AVE

FROM BUILDING TO STREET IS 34 FT.
THERE IS A 4 FOOT WALKWAY BETWEEN BUILDING (-----)
AND THE 12 - EIGHT FOOT WIDE PARKING SPACES
EACH SPACES HAS CEMENT CAR STOP

JUAN'S
HAIR + WIG STYLISTS

THERE IS ALSO A 3 FOOT WIDE WALKWAY - 8' X 3' X 3' STEP
BETWEEN THE BUILDING AND THE ALLEY

ROOM "D" IS 25' X 25'

COLORADO STAMPS + SEAL

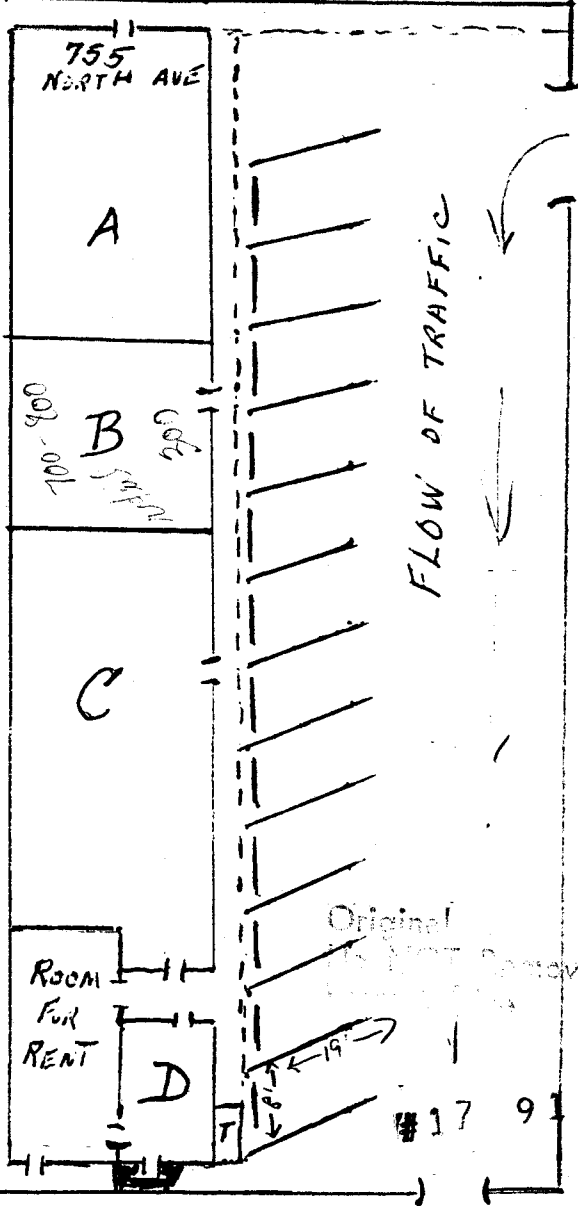
"T" AT THE PARKING LOT SPACE NEXT TO THE ALLEY IS A SMALL BOX WITH THREE TREES IN IT

THERE IS ALSO "ON STREET" PARKING IN THIS BLOCK

DIENNO'S RESTAURANT FOR RENT

THE PARKING LOT AND BOTH THE 3FT + 4FT WALKWAYS ARE BLACK TOPPED

"D" SPECIAL USE APPLICATION ROOM



SITE PLAN FOR 755 NORTH AVE.
4 FEB 1991

ALLEY

ALLEY

ALLEY



SMITH TILES

C-1

VACANT TO NEXT STREET

VACANT LOT

NORTH 7TH

NORTH 8TH

NORTH AVE
LIQUOR
ARONS BARBER
C-1
HAIR RAZOR

SUBMITTAL LEGEND

GENERAL REQUIREMENTS

SITE PLAN REQUIREMENTS

- *A Application Form
- B Impact Statement or Project Narrative
- ~~*C~~ Summary Form
- ~~J~~ Appraisal of Application for Open Space
- E Evidence of Title/Title Commitment - *lease agreement*
- ~~F~~ Draft of Covenants/Restrictions
- *G Legal Description
- *H Names and Addresses of Adjacent Property Owners Within 200 feet
- ~~I~~ Floodplain Analysis
- ~~J~~ Geology Report/Soils Report
- *K Gamma Radiation Report
- ~~L~~ Subsurface Soils Investigation
- *M Improvements Agreement
- *N Improvements Guarantee
- O Development Schedule - *narrative*

- ~~P~~ Plat (including easements at 24" x 32")
- Q Site Plan (24" x 32")
- R Adjacent Land Use and Zoning - *site plan*
- ~~S~~ Drainage/Grading Plan
- ~~T~~ Utilities Composite
- U Landscaping/Screening/Buffering - *site plan*
 - a) Types of Open Space (existing/proposed)
 - b) Percent and Open Space
 - c) Maintenance, Irrigation Rights
- V Parking - *site plan*
 - a) Total Number Proposed/Required
 - b) Dimensions, Striped, Handicapped
- ~~W~~ Roadway Plan/Profile
- X Traffic Circulation Patterns - *site plan*
 - a) Pedestrian/Bikeways/Crosswalks
 - b) Dimensions of Curb Cuts, Driveways
 - c) Internal Circulation Detail
- Y Traffic Analysis - *narrative*
- Z Structural Information - *site plan*
 - a) Heights, Elevations, Sq. Footage
 - b) Percent Building Coverage
 - c) Setbacks (centerline/property line)
 - d) Lighting and Signage Detail

OTHER REQUIREMENTS

- ~~AA~~ Location and Vicinity Map
- BB Assessor's Map with Subject Property Outlined in Red - *2945-141*
- CC Reduction of Assessor's Map (not larger than ~~11 1/2" x 14"~~ *11 x 17*)
- DD Reduction of Plan (not larger than ~~11 1/2" x 14"~~ *11 x 17*)
- ~~EE~~ Reduction of Plat (not larger than ~~11 1/2" x 14"~~ *11 x 17*)
- FF Action Sheet
- ~~GG~~ County Treasurer Tax Certification

PREAPPLICATION CONFERENCE

DATE 12/3/98 CONFERENCE ATTENDANCE Kathy P., Helen Verfae

R.O.W. REQUIRED ABUTTING PROPERTY no

	EXISTING	PROPOSED	
CURB CUTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
PARKING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
LANDSCAPING	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
IRRIGATION	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
PEDESTRIAN ACCESS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	_____
	YES	NO	
OPEN SPACE FEES REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NEIGHBORHOOD MEETINGS/CONTACT	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<i>recommended</i>
RECORDING FEES REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or considerations. Other items of special concern may be identified during the review process.

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> ACCESS/PARKING | <input type="checkbox"/> SCREENING/BUFFERING | <input checked="" type="checkbox"/> COMPATIBILITY WITH SURROUNDING USES |
| <input type="checkbox"/> DRAINAGE | <input type="checkbox"/> LANDSCAPING | <input type="checkbox"/> TRAFFIC GENERATION |
| <input type="checkbox"/> FLOODPLAIN/WETLAND MITIGATION | <input type="checkbox"/> AVAILABILITY OF UTILITIES | <input type="checkbox"/> GEOLOGIC HAZARDS/SOILS |
| <input type="checkbox"/> OTHER _____ | APPLICABLE POLICIES/GUIDELINES/REQUIREMENTS | |
| _____ | <input checked="" type="checkbox"/> CORRIDOR GUIDELINES <i>North Ave.</i> | |
| RELATED FILES _____ | <input type="checkbox"/> AIRPORT | |
| | <input type="checkbox"/> OTHER _____ | |

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and regulations as they apply to the preparation of this submittal; that the foregoing information is true and complete to the best of our knowledge; and that we assume the responsibility of monitoring the status of this application and review sheet summary comments.

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Planning Department prior to those changes being accepted.

~~X~~ SIGNATURE(S) OF PETITIONER(S) *Jarlan A. Foster*

~~X~~ SIGNATURE(S) OF REPRESENTATIVE(S) *Jarlan A. Foster*