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File 1991-0024

Name: 7TH Day Adventist Church School - 1704 North 8th Street - Special Use

P **S** 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.
r **e** Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.
s **e** 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.
n **e**
d **e**
t **d**

X	X	Table of Contents
X	X	Review Sheet Summary
X	X	Application form
		Review Sheets
		Receipts for fees paid for anything
		*Submittal checklist
		*General project report
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		Record of certified mail
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		Other bound or non-bound reports
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		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
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DOCUMENT DESCRIPTION:

X	X	Action Sheet	X	X	Form letter from Kelly Ford to Planning, and review agencies - re: thanks and addressing any future city concerns - 4/29/91
X	X	Impact Statement - 3/21/91	X	X	Planning Clearance - **
X	X	Letter from Pastor Stan Patterson to City Planning re: asking for waiving of the fees for street improvement - 3/28/91	X	X	Letter from Dave Thornton to Colorado Association re: approval letter - 5/9/91
X	X	Letter from Kelly Ford to City Planning re: does not feel school should have to responsible for ROW improvements - 3/28/91	X		Certificate of Occupance - 8/28/91
X	X	Letter From Edward Morris, Lincoln DeVore Inc. to Kelly Ford, Kelco General Contractors re: Subsurface Soils Exploration- 4/3/91	X	X	Memo from Don Newton to David Thornton re: drainage improvements and parking lot inspection with comments - 9/5/91
X	X	Addendum to bidding documents - 4/8/91	X	X	Letter from Don Newton to Kelly Ford re: deficiencies must be completed prior to issuing the C.O.
X	X	Review Team Meeting - 4/21/91-handwritten notes	X	X	Letter from Kelly Ford to Don Newton, City Engineer re: update of the completion of the itmes discussed at site meeting on 1/12/92

A



Receipt # _____

Date Rec. _____

Received By _____

DEVELOPMENT APPLICATION # 24 91

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:

Original Remove
to office

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			1704 North 8th NORTH EAST CORNER 8th & MESA	RSE-8	SCHOOL
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

<input checked="" type="radio"/> PROPERTY OWNER	<input type="radio"/> DEVELOPER	<input checked="" type="radio"/> REPRESENTATIVE
Rocky Mnt. Conference Association of Seventh-day Adventist Name 2520 S. <u>Downing</u> Address Denver, CO 80210 City/State Business Phone #	 Name Address City/State Business Phone #	Stan Patterson Name 1720 N. 7th Street Address Grand Junction, CO 81501 City/State 243-0607 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



Stanley E. Patterson
Signature of person completing application

3/21/91
Date

Stanley E. Patterson for Rocky Mnt. Conference Association of 7th-day Adventists
Signature of property owner(s) - attach additional sheets if necessary

FF

24 91



ACTION SHEET

From Office

ACRES _____
UNITS _____
DENSITY _____

SPECIAL USE

FILE NUMBER _____
ZONE RSF-8
TAX SCHEDULE # _____
2945-114-10-95

ACTIVITY SEVENTH-DAY ADVENTIST CHURCH SCHOOL

PHASE FINAL

COMMON LOCATION NE CORNER OF MESA AVE. & NORTH 8TH. STREET (1704 N. 8TH.)

DATE SUBMITTED 03/27/91 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 _____

REVIEW AGENCIES

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

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

TOTALS

BOARDS

DATE

STAFF

APPLICATION FEE REQUIREMENTS

\$115.00 due at Submittal



SUBMITTAL LEGEND

GENERAL REQUIREMENTS

- *A Application Form
- B Impact Statement or Project Narrative
- ~~C~~ Summary Form
- ~~D~~ Appraisal of Application for Open Space *Non-Profit*
- E Evidence of Title/Title Commitment
- ~~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 *NEED FOR Bldg Permit*
- ~~L~~ Subsurface Soils Investigation
- *M Improvements Agreement
- *N Improvements Guarantee
- O Development Schedule *include in narrative*

SITE PLAN REQUIREMENTS

- ~~P~~ Plat (including easements at 24" x 32")
- Q Site Plan (24" x 32") or (11 x 17)
- R Adjacent Land Use and Zoning
- ~~S~~ Drainage/Grading Plan
- T Utilities Composite *SHOW WHERE EXISTING UTILITIES ARE*
- U Landscaping/Screening/Buffering *including EASEMENTS*
 - a) Types of Open Space (existing/proposed)
 - b) Percent and Open Space
 - c) Maintenance, Irrigation Rights
- V Parking
 - a) Total Number Proposed/Required
 - b) Dimensions, Striped, Handicapped
- ~~W~~ Roadway Plan/Profile
- X Traffic Circulation Patterns
 - a) Pedestrian/Bikeways/Crosswalks
 - b) Dimensions of Curb Cuts, Driveways
 - c) Internal Circulation Detail
- ~~Y~~ Traffic Analysis *include in narrative*
- Z Structural Information
 - a) Heights, Elevations, Sq. Footage
 - b) Percent Building Coverage
 - c) Setbacks (centerline/property line)
 - d) Lighting and Signage Detail *24 sq. ft. sign*

OTHER REQUIREMENTS

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

PREAPPLICATION CONFERENCE

DATE JAN 19, 1991 CONFERENCE ATTENDANCE TOM WATSON, DAVE THORNTON

R.O.W. REQUIRED ABUTTING PROPERTY _____

	EXISTING	PROPOSED
CURB CUTS	<input checked="" type="checkbox"/>	<input type="checkbox"/>
PARKING	<input 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"/>
RECORDING FEES REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>

*Elementary & Jr. High - Two spaces per classroom
HIGH SCHOOLS - one space per EACH four persons (designated capacity)

Always Encouraged

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 checked="" type="checkbox"/> SCREENING/BUFFERING | <input checked="" type="checkbox"/> COMPATIBILITY WITH SURROUNDING USES |
| <input type="checkbox"/> DRAINAGE | <input checked="" 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 type="checkbox"/> CORRIDOR GUIDELINES _____ | |
| 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.

SIGNATURE(S) OF PETITIONER(S) Stanley Johnson

SIGNATURE(S) OF REPRESENTATIVE(S) Stanley Johnson

2945-114-11-002
Elhart, Donald L. & Gary
1616 N. 8th St.
GJ, CO 81501

2945-114-04-020
Hart, Cathy F.
940 Elm Ave.
GJ, CO 81501

2945-114-10-006
Peterson, Daniel & Cynthia Rose
865 Hall Ave.
GJ, CO 81501

2945-114-11-003
Redfield, Donald & Wilda
2690 Paradise Way
GJ, CO 81501

2945-114-08-001
Crosser, Essie &
Goetz, Larry Glenn
Rt. 1, Box 142
Ozawkie, KS 66070

2945-114-10-007
Lampshire, Larry Warren
875 Hall Ave.
GJ, CO 81501

2945-114-11-004
Biederman, R.E. & M.L.
816 Texas Ave.
GJ, CO 81501

2945-114-09-009
Scheideman, Dean & Maxine
1727 N. 8th St.
GJ, CO 81501

2945-114-10-008
Moon, Mark E., Jr.
885 Hall Ave.
GJ, CO 81501

2945-114-11-005
Swensen, Bradley & Camille
193 Webster Ave.
GJ, CO 81503

2945-114-09-010
Elrick, Betty Ray
1737 N. 8th St.
GJ, CO 81501

2945-114-10-009
Karly, Phillip M. & Verna L.
541 20 $\frac{1}{2}$ Rd.
GJ, CO 81503

2945-114-11-006
Perino, Harlien
606 Viewpoint Dr.
GJ, CO 81506

2945-114-09-951
Seventh-Day Adventist Assn.
730 Mesa Ave.
GJ, CO 81501

2945-114-10-010
Eckstein, Kenneth J. & Misty S.
895 Hall Ave.
GJ, CO 81501

2945-114-11-007
Sandoval, Joseph M.
169 Harbor Oak Cr.
Santa Cruz, CA 95062

2945-114-10-001
Svaldi, Marvin A. & Deanna C.
8845 Fairall Rd.
Morrison, CO 80465

2945-114-10-011
Jordan, Robert L. & Linda L.
832 21 Rd.
Fruita, CO 81521-9315

2945-114-11-008
Lionberger, Robert & Genevieve
850 Texas Ave.
GJ, CO 81501

2945-114-10-002
Polk, Duane G. & Janet E.
829 Hall Ave.
GJ, CO 81501

2945-114-10-012
McHugh, Elvie I.
1717 Cannell
GJ, CO 81501

2945-114-11-009
Friedman, Jay D.
858 Texas Ave.
GJ, CO 81501

2945-114-10-003
Malik, Larry D.
835 Hall Ave.
GJ, CO 81501

2945-114-10-013
Harris, Harold D. & Genevieve M.
519 29 Road
GJ, CO 81501

2945-114-11-010
Hurst, Homer T., Jr.
745 Bunting Ave.
GJ, CO 81501

2945-114-10-004
Neff, Tedd
847 Hall Ave.
GJ, CO 81501

2945-114-10-014
Svaldi, Marvin A. & Deanna C
8845 Fairall Rd.
Morrison, CO 80465

2945-114-11-011
Carr, Gerald & S.A.
874 Texas Ave.
GJ, CO 81501

2945-114-10-005
Salazar, Frederick & Linda S.
855 Hall Ave.
GJ, CO 81501

2945-114-11-001
Crittenden, Mary E. &
Kinman, Betty K.
1622 N. 8th
GJ, CO 81501

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21 March 1991

Grand Junction Planning Dept.
Grand Junction, CO

re. Impact Statement concerning reconstruction of the
school building at 1704 N. 8th. Street

Dear Planning Department:

The proposal is to reconstruct more than 50% of our school building following a roof collapse in our gymnasium on December 21, 1990. The damage was extensive enough and the repairs so costly that it was decided by our operating committee to demolish this old structure and rebuild a safer and more efficient building. One section of classrooms will remain and be incorporated into the new building.

The impact on the area and community would be positive, in that a modern, more esthetically appealing building would add to the appearance of the area. The new structure would be more compact and therefore easier to supervise and keep secure.

No change is anticipated in the services offered at the school. We are certified to teach grades Kindergarten through tenth, but are currently offering classes through ninth grade only. The gymnasium is used as a multipurpose room for church socials and recreation as well, and serves the Seventh-day Adventist Churches of Grand Junction, Fruita, and Palisade.

Our school has been a part of the community since the late 1940's and to my knowledge there has been no problem with it being consistent with the rest of the community, nor do I anticipate that to happening.

Our operating committee has agreed to plan and design our new structure to conform to all special use criteria as outlined by the "Special Use Criteria" information sheet published by the City of Grand Junction.

Sincerely,



Stan Patterson
Pastor/Seventh-day Adventist Church
Board Member/Intermountain Jr. Academy

Additional response to Submittal Legend on the following items:

- O. Development Schedule.
Enclosed you will find a "Construction Schedule" which is a schedule of the project development.
- R. Adjacent Land Uses and Zoning.
Adjacent land use and zoning is strictly residential zoning, RSF-8.
- U. Landscaping/Screening/Buffering
Maintenance of existing and new landscaping shall be maintained by the janitorial staff of Intermountain Junior Academy. Screening and buffering are currently in place in this forty year old subdivision with (4) large mature trees along 8th. street, a double fence along the alley to the north, a double fence on Mesa Ave. to the south.
- Y. Traffic Analysis.
The traffic to and from the school shall remain the same as it currently exists as there will not be a change in the number of classes or teachers. The current parking is mainly on 8th street. A new asphalt oversized parking lot is planned to the south of the new building. This area will be fully landscaped and shall handle traffic as indicated on the site drawing. This is a vast improvement on the parking which is available at this time.

KELCO GENERAL CONTRACTORS

P.O. BOX 55065 GRAND JUNCTION, CO 81505
303 245-9343

Intermountain Junior Academy
1704 N. 8th St, Grand Jct, CO 242-7603

Job Schedule Graph
19 March 1991 Page 1

JOB CATEGORIES 00005.0000 - 16000.1999

JOB SCHEDULE SUMMARY

	March		April				May				June			
Date -	18	25	1	8	15	22	29	6	13	20	27	3	10	17
ALIGNMENT -	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx
PREQUAL G.C.'s	xxxx	xx												
OUT FOR BID		xx	xxxxx	xxxxx										
BID DATE				x										
AWARD BID					x									
START ENGINEERIN					xxxxx	xxxxx								
ORDER STEEL					xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx				
CONST. FENCE					xxxx									
START DEMO					xxx	xxxxx								
FILL SITE						xxxx								
EX. FOOTINGS						xx								
SITE UTILITIES							xxxxx	xx						
CONCRETE							xxxxx	xxxxx	xxxxx	xxxxx	xxxx			
UNLOAD STEEL										x				
SCHOOL OUT											x			
DEMO HALL												xx		
STEEL ERECTION											xxx	xxxxx	xxx	
FRAMING													xxxxx	xxxxx
ELECTRICAL													xx	xxxxx
PLUMBING													xx	xxxxx
ALIGNMENT -	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx	xxxxx
Job Day -	60	67	74	81	88	95	102	109	116	123	130	137	144	151

Intermountain Junior Academy
 1704 N. 8th St, Grand Jct, CO 242-7603

Job Schedule Graph
 19 March 1991 Page 2

JOB CATEGORIES 00005.0000 - 16000.1999

JOB SCHEDULE SUMMARY

Date -	June		July				August				September			
	17	24	1	8	15	22	29	5	12	19	26	2	9	16
ALIGNMENT -	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX
FRAMING	XXXXX	XXXXX												
ELECTRICAL	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX				
PLUMBING	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX				
SHEETROCK		XXXXX	XXXXX	XXXXX	XXX									
PAINT							XXXXX	XXXXX						
FLOOR COVERING								XXXXX	XXXXX					
FIXTURE CLASSROO											XXXXX			
C.O.														x
ALIGNMENT -	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX	XXXXX
Job Day -	151	158	165	172	179	186	193	200	207	214	221	228	235	242

2191

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INTERMOUNTAIN JUNIOR ACADEMY

PHONE 242-7603 + 1704 NORTH 8TH STREET + GRAND JUNCTION, COLORADO 81501

March 28, 1991

Grand Junction City Planning
250 N. 5th Street
Grand Junction, CO 81501

ATTN: Bennett Boeschstein

Dear Mr. Boeschstein,

As pastor of the Grand Valley Seventh-day Adventist Churches (Fruita, Palisade and Grand Junction) that comprise the constituency of Intermountain Junior Academy, located at 1704 N. 8th Street in Grand Junction, I would like to appeal to you for your understanding in regards to a problem we are facing. In December our school gymnasium roof failed under a load of snow and the building was condemned along with a section of three classrooms and library on the south side of the gym. It was determined that the best course of action would be to demolish the structure and raise the money to build a newer and safer structure.

We consulted with the planning department and found that by demolishing more than 50% we would have to obtain a special use permit in order to rebuild as our structure was incorporated into the present residential zone. We obtained the necessary documents and instructions to pursue this course and proceeded with engineering and preparations for demolishing. Last week as we prepared to take bids on the work we discovered that we would be assessed a fee of approximately \$43,000.00 for street improvements on 8th Street and Mesa Avenue. This was a huge blow to us and may even be a prohibitive factor in our being able to proceed at all.

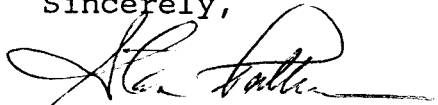
My appeal is that you investigate the possibility of waiving the improvements on Mesa Avenue for the following reasons:

1. Mesa Avenue between 8th and Cannell has never been improved and has always been used as an alley.
2. Homes on the south side of Mesa Avenue back-up against it and have their trash pick-up etc. located there. Should Mesa be developed it would mean that these homes would have no service alley other than an improved street front. No homes face Mesa Avenue.
3. Intermountain Junior Academy property borders the north side of Mesa Avenue and we have no need for a street access.

Intermountain Junior Academy is an accredited school serving the Grand Valley area to both Seventh-day Adventist and non-Seventh-day Adventist families. We receive no tax support of any kind. The huge challenge of rebuilding will challenge our people to the limit. The additional cost of street improvements that are neither desired by us nor our neighbors with whom we have spoken, could threaten our existence with the result that 50 students would be added to the public system and 4 individuals would be out of a job.

Please consider this request and feel free to contact me for clarification.

Sincerely,



Pastor Stan Patterson
1720 North 7th Street
Grand Junction, CO 81501-3008
(303) 243-0607



General Contractors

P.O. Box 55065, Grand Junction, CO 81505 (303) 245-9343

Original
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24 91

March 28, 1991

Grand Junction City Planning
250 N. 5th Street
Grand Junction, CO 81501

ATTN: Bennett Boeschstein

RE: Conditional Use Permit for
Intermountain Junior Academy
8th Street

Dear Mr. Boeschstein,

The Intermountain Junior Academy presently finds itself in a challenging position as to its future goals and educational services. The existing school gymnasium roof collapsed under the snow load this winter and about 75% of the school building was condemned. Classes were reorganized and a modular trailer was brought on site in an attempt to accommodate the existing students and faculty. This large reduction in facilities has proved to be a major burden in and of itself, let alone coping with parents' concerns of cramped conditions and the quality of education that these children receive. The State School Committee also expresses concern over the length of time that the present conditions must be endured.

Their goal is to demolish all but three existing rooms and build a new facility with less square footage than before. Our construction budget projections, including demolition, versus the maximum possible debt burden that the school can bear have forced this more modest square footage. However, the new facility will be modern, safer and up to code in all respects and be an asset to this community for years to come.

In our process of securing permits for reconstruction, we have found ourselves caught in the middle of several government regulations and ordinances which appear to be contradictory at best.

The school site is situated on 8th Street with an alley on the north and south sides, or on a corner lot with Mesa Avenue bordering on the south, depending on how you look at it. Traditionally, this right-of-way has been used as an unimproved alley with access to the back yards and trash pick-up of the homes facing Texas Avenue to the south and access to the side of the school building and play grounds to the north. This right-of-way is not currently a thoroughfare nor has it been in

the past a thoroughfare as it does not line up with Mesa Avenue to the east or to the west. This right-of-way was just graveled for the first time last summer. This right-of-way has admirably served as access to the rear of residences and to the playground for many years before Grand Junction even had city zoning and certain burdensome ordinances.

The school, as an entity, is bound to retain all the property that it currently holds and cannot nor ever plans to sell off any of its land along this right-of-way. The usage of this right-of-way will remain as is with all parties appearing to be very content with the current status of this right-of-way.

Due to the school property being included in the city's RSF-8 zoning after the school was built and long in use, and apparently without the consent of the school, they now find themselves forced to comply with seeking a Special Use Permit! This use was known and existing at the time of the RSF-8 zoning and should have been granted the proper zoning at that time. Therefore, it is our view that the school should receive a "Grandfather" status and not be required to obtain a special use permit with the resulting severe financial burdens which this permit brings with it.

As the property is currently classified, a Special Use Permit is required. This permit requirement brings along with it the obligation of "street improvement" as a mandatory requirement. The ordinance and its amendments which address the street improvements issue is clearly aimed at "developers".

Developers have traditionally been considered as those who develop land into subdivisions and are responsible to provide adequate streets, right-of-way easements, storm drainage, utilities and other improvements as to provide a functional and saleable parcel of real estate that meets community codes and standards. The subdivision is then constructed in unison with all improvements being installed at the same time, mating with one another and having a final appearance of a well planned public asset.

This school organization is a non-profit, well established group of Seventh-day Adventist parents and leaders that wish to rebuild their building after a devastating structure failure of the existing building. This will be a reconstruction project not a "development"! I do not believe that this ordinance should be directed toward "construction projects" in a fully developed area.

I would have to question the wisdom of forcing additional street improvements upon this property, The existing neighbors very likely will never approve a special assessment to improve this right-of-way. This leaves the school in a very negative

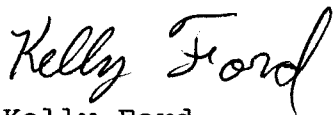
position. You are asking them to fund a project that will likely never be carried out, or will look like a patchwork quilt if parts of the right-of-way are improved and others are not.

If such improvements should be voted on by the affected land owners and deemed necessary and desirable, then the cost of the improvements should be paid for by the City first and second by the existing property owners on a frontage foot basis by all property owners. Holding up a building permit or denying it is most unfair and discriminatory against individual property owners versus others that should have an equal obligation to pay if so voted by the majority of those affected.

If the school is forced to bear this unneeded burden along with the cost of demolition and reconstruction, it would sorely effect the function of the school and possibly spell the demise of this educational organization. The cost of the demolition and reconstruction have already been scaled down to fit the maximum debt load possible with the limited resources available to them. A large fee to the city at this stage may well not be possible.

After due consideration, I do not feel that the school should be held responsible for the burden of a right-of-way improvement which has not been asked for, nor has it been needed in the past, neither do I see a change of needs or usage in the future. Your wise consideration of this individual situation and your review of this policy in general will be greatly appreciated. Our wishes are to rebuild an improved facility and gain an asset for this community. We ask your help and wisdom in achieving this worthy goal.

Thank you,

A handwritten signature in cursive script that reads "Kelly Ford". The signature is written in dark ink and is positioned above the typed name.

Kelly Ford,
Owner

Do NOT Remove
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24-91

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 09 1991



Lincoln DeVore, Inc.
Geotechnical Consultants
1441 Motor St.
Grand Junction, CO 81505
(303) 242-8968

April 3, 1991

Mr. Kelly Ford
Kelco General Contractors
585 25 Road
Grand Junction, CO 81505

Re: Subsurface Soils Exploration
Intermountain Junior Academy
1704 N. 8th Street
Grand Junction, CO

Dear Mr. Ford:

As requested, Lincoln-DeVore personnel have recently completed a geotechnical exploratory program at the above referenced site. Two shallow test borings were placed within the building pad to determine as closely as possible the soil types which exist beneath the proposed structure. Our conclusions and recommendations for this site are presented below.

Soil Classification: The soils encountered in these exploration borings were classified as a low-plastic clay (CL) under the Unified Classification System. The Standard Penetration Tests ranged from six blows per foot to ten blows per foot. Penetration tests of this magnitude indicate that the soil is fairly soft and of low density. The moisture content varied from 11.8% to 19.2%, indicating a relatively moist to wet soil. This soil is plastic and is sensitive to changes in moisture content. With decreased moisture, it will tend to shrink, with some cracking upon desiccation. Upon increasing moisture, it will tend to expand. Expansion tests were performed on typical samples of the soil and expansive pressures on the order of 350 psf for remolded soils were found to be typical. This material will also consolidate upon saturation or excessive loading. If recommended bearing values are not exceeded, such settlement will remain within tolerable limits. The allowable maximum bearing value was found to be on the order of 1000 psf. A minimum dead load of 200 psf will be required.

The soils on this site consist of a series of silty clay and sandy clay soils which are a product of mud flow/debris flow features which originate on the south-facing slopes of the Bookcliffs. These mud flow/debris flow features are a small part of a very extensive mud flow/debris flow complex along the base of the Bookcliffs and extending to the Colorado River. Utilizing recent events and standard evaluation techniques, this tract is not considered to be within with an active debris flow hazard area. The surface soils are an erosional product of the upper

Mr. Kelly Ford
Kelco General Contractors
April 3, 1991
Page 2

Mancos Shale and the Mount Garfield Formations which are exposed on the slopes of the Bookcliffs. The soils contained within these mud flow/debris flow features normally exhibit a metastable condition which can range from very slight to severe. Metastable soil is subject to internal collapse and is very sensitive to changes in the soil moisture content. Based on the field and laboratory testing of the soils on this site, the severity of the metastable soils can be described as slight based upon the samples obtained in our two exploration borings.

Man-made Fill: The soils encountered in our test borings appear to be native to the site. All building foundations must penetrate any man-made fills which are present at the site at this time, as well as any fills which result from the excavation process. Carefull examination of the open excavation will be necessary to determine the presence or absence of man-made fills. The open excavation must be examined prior to the placement of concrete to establish that materials of proper design bearing capacity have been exposed and that no soft spots or debris are present in the foundation area. A 24-hour notice is required for all field examinations to enable Lincoln-DeVore to schedule personnel and provide service when needed.

During the course of site preparation, the existing structure and slab will have to be removed from the site and it is anticipated that some fill will have to be imported. In addition, the foundation design provided by Lincoln DeVore for the new structure on this site will require the placement of a minimum of twelve inches of coarse-grained, non-expansive, non-free-draining structural fill beneath the slab and structural portions. Re-grading of this site may be required and all disturbed areas beneath the proposed structure must be prepared according to the following recommendations. Areas requiring fill in addition to the twelve inches of granular, structural fill may be constructed using soils approved by the geotechnical engineer and placed according to the following specifications:

The existing low density soils should be removed to a depth of one foot below the proposed bottom footing elevation. Once it is felt that adequate soil removal has been achieved, it is recommended that the excavation be closely examined by a representative of Lincoln-DeVore to ensure that an adequate over-excavation depth has indeed occurred and that the exposed soils are suitable to support the proposed structural man-made fill.

Once this examination has been completed, it is recommended that a coarse-grained, non-expansive, non-free draining man-made structural fill be imported to the site. This imported fill should be placed in the overexcavated portion of this site in lifts not to exceed six inches after compaction. A minimum of 90%

Mr. Kelly Ford
Kelco General Contractors
April 3, 1991
Page 3

of the soils maximum Modified Proctor dry density (ASTM D-1557) must be maintained during the soil placement. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum moisture content $\pm 2\%$). The granular material must be brought to the required density by mechanical means. No soaking, jetting or puddling techniques of any type should be used in placement of fill on this site. To ensure adequate lateral support, we must recommend that the zone of overexcavation extend at least two feet around the perimeter of the proposed footing. To confirm the quality of the compacted fill product, it is recommended that surface density tests be taken at maximum two-foot vertical intervals.

The placement of a geotextile fabric for separation between the native soils and the structural fill is recommended to aid the fill placement and to improve the stability of the completed fill.

When The structural fill is completed, an allowable bearing capacity of 1500 psf maximum may be assumed for proportioning the footings.

Soil Moisture Conditions: High - NO FREE WATER OBSERVED

Foundation Type Recommended: A properly designed shallow foundation system based upon the above allowable soil bearing capacities would be appropriate for this site. Lincoln-DeVore has prepared a foundation design on the basis of this preliminary soils analysis, a copy of which is attached. This design must be considered preliminary until completion of the open hole examination. At that time, this foundation design will either be reissued in its present format or modified as conditions dictate. The foundation system must be constructed in strict compliance with our plans and specifications with no alterations or deviations allowed unless prior approval is first obtained from this office.

Reinforcing: The foundation should be reinforced as shown on the foundation design.

Floor Slabs: Frequent scoring (control joints) of the slabs should be provided to allow for possible shrinkage cracking of the slab. These control joints should be placed to provide maximum slab areas of approximately 200 square feet. Any man-made fill placed below floor slabs on grade should be compacted to a minimum of 90% of its maximum Modified Proctor dry density, ASTM D-1557. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum moisture content $\pm 2\%$).

Mr. Kelly Ford
Kelco General Contractors
April 3, 1991
Page 4


Drainage and Grading: Surface grading should be completed in such a manner that all runoff moisture is removed from the vicinity of the structure as quickly as possible. Roof downspouts and sill cocks should be carried across all backfill areas and allowed to discharge well away from the building. All lawn sprinkling heads should be placed at least 10 feet away from the foundation. Future owners of this residence should be advised to fill in any settled yard areas to eliminate ponding of water near the house and to provide adequate slope for proper drainage away from the house and off the site at all times.

Backfill: To reduce settlement and aid in keeping water from reaching beneath this building, all backfill around this building should be mechanically compacted to 80% of its maximum Modified Proctor dry density ASTM D-1557. The only exception to this would be the components of the perimeter foundation drain, if any. All backfill should be composed of the native soils and should not be placed by soaking, jetting or puddling. All backfill placed in utility trenches around this structure or below foundation walls should be mechanically compacted to a minimum of 90% of its maximum Modified Proctor dry density ASTM D-1557. These soils should be placed at a moisture content conducive to the required compaction (usually Proctor optimum content $\pm 2\%$).

Cement Type: Type II, Type I-II or Type II-V cement is recommended for all concrete which is in contact with the soils on this site. Calcium chloride should not be added to a Type II, Type I-II or Type II-V cement under any circumstances.

Respectfully submitted,

LINCOLN-DeVORE, INC.


By: Edward M. Morris
Western Slope Manager

Reviewed by: George D. Morris PE

LDTL Job #73952-J

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RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

APR 09 1991

ADDENDUM #2

DATE: April 8, 1991

TO: Prospective Bidders

SUBJECT: Addendum No. 2 to Bidding Documents For:

Intermountain Junior Academy
1704 N. 8th Street
Grand Junction, CO

This addendum forms a part of the bidding documents and modifies the original bidding documents dated March 27, 1991. Please acknowledge the receipt of this addendum in the space provided on the bid form. Failure to do so may subject bidder to disqualification.

DRAWINGS:

Sheet G-1

The site grading plan has been revised to aid in site drainage. A revised Sheet G-1, dated 4-8-91 is enclosed.

Sheet A-2

Fixture and Equipment Schedule

The hydronic base board heat is shown as being furnished and installed by owner. This is to be changed to furnished and installed by plumbing and heating contractor.

Sheet P-2

The hydronic heating system has been modified to achieve a more inherent balance throughout the system. Please replace Sheet P-2 dated 3-27-91 with enclosed sheet P-2 dated 4-8-91.

SCOPE OF WORK:

Page 3 - Site Fill:

Insert the following paragraph after the last paragraph: As per Engineers Soils Report V, Page 2, Paragraph 3, the new structure on this site will require the placement of a minimum of twelve inches of coarse-grained, non-expansive, non-free-draining structural fill beneath the slab and structural portions. It is intended that the above mentioned fill be imported to the site.

A copy of Subsurface Soil Exploration for the Intermountain Junior Academy report, dated April 3, 1991, as prepared by Lincoln DeVore, Inc. has been included in this addenda. This report shall become part of the plans and specifications and shall be strictly adhered to.

Page 4 - Asphaltic Pavement:

Insert the following paragraph after the last paragraph: Furnish and install parking lot striping including (2) handicap emblems as indicated on Site Plan G-1.

Page 7

Insert after Rough Carpentry paragraph:

Thermal and Moisture Protection:

Gutters and downspouts are to be provided on south side of building. Gutters shall be seamless aluminum with downspouts not more than 40 feet apart.

Page 9 - Drywall:

Insert the following paragraph after the last paragraph: Fur out wall with 2 1/4" 25 gauge metal studs 16"o.c., drywall, tape, float, texture and paint to match adjacent surfaces the existing masonry wall along column line E between column line 1 through 8. Metal studs shall be clipped and fastened to the masonry with approved fasteners at 32"o.c. vertically. Care shall be taken to align the finish wall along its entire length with the south wall of the kitchen room 102. Return drywall to the existing door frames.

Insert the following paragraph in the General Conditions, Page 11, Item D.

D. Contractor's Responsibilities:

It is the expressed intent of the documents to provide for a complete "turnkey" project. The General Contractor shall be responsible to ascertain that all portions of this building design and the final project either meet or exceed all applicable and current codes and deliver to the owner a complete, safe and operable building and grounds for the fixed price quoted herein. The failure of the General Contractor to include such omissions in his bid shall not release him from this responsibility.

REVIEW TEAM MEETING APRIL 21, 1991

sidewalk detail - see Don

1. 24-91 SPECIAL USE 7TH DAY ADVENTIST CHURCH
2. 25-91 EASEMENT VACATION 317 HOPI DRIVE
3. 26-91 FINAL PLAN OFFICE WAREHOUSE BLM - SUNSTRAND WAY
4. 27-91 PRELIMINARY PLAN REZONE PR8 TOWN PARK TOWN HOMES
5. 5-91 TEXT AMENDMENTS
6. MACHETT PROPERTY- ANNEXATION, REZONE, ODP, SUBDIVISION FILING ONE PHASE ONE

for Bill
need to obtain total occupancy
difference - sewer rates

Not a front yard setback
screening
no parking signage - they provide signs
Cul-de-sac & street entrance - street lights
35' of ROW - need to show

REVIEW SHEET SUMMARY

(Page 1 of 2)

FILE NO. #24-91 TITLE HEADING: SPECIAL USE

ACTIVITY: Request for a Special Use Permit for the 7th Day Adv Church School in a RSF-8 Zone

PETITIONER: ~~Rocky Mountain Conf Assoc - 7th Day Adv.~~ Colorado Assoc of 7th Day Adventist

REPRESENTATIVE: Stan Patterson, 1720 N 7th Street, 243-0607

LOCATION: 1704 North 8th Street

PHASE: Final

ACRES:

PETITIONER'S ADDRESS: 2520 S ^{Downing}Downey, Denver

ENGINEER:

STAFF REPRESENTATIVE: David Thornton (303) 244-1447

RESPONSE NECESSARY
by May 3, 1991

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

BUILDING DEPARTMENT 04/09/91
Bob Lee 244-1631

We are currently reviewing the plans for this project. No objections or other comments.

CITY ENGINEER 04/10/91
J. Don Newton 244-1559

I have no objections to waiving the requirement for half-street improvements on Mesa Avenue. No properties front on Mesa Avenue and it functions more as an alley than a street. The City has no plans to improve Mesa Avenue beyond the paving that was done by the City in 1990. I would not object to the vacation of all righ-of-way in excess of the existing pavement width.

On the curb and pavement section 1/G1, why is the parking lot surface not the same elevation as the concrete gutter? The proposed drop off from pavemnt to gutter is not recommended.

The parking lot should be designed to detain all storm runoff in excess of historic flows up to and including a 10 year storm. The storm drain sidewalk crossing detail 3/G1 is outdated and should be changed to the current standard.

CITY FIRE DEPARTMENT 04/01/91
George Bennett 244-1400

We don't have a problem with this special use for the school. A fire flow survey was conducted and one fire hydrant is required near the southeast corner of the school on Mesa Avenue. (Next to the parking lot entrance). The building is not within the 150 foot allowances. Please contact our office if you have any questions.

COMMUNITY DEVELOPMENT 04/18/91

David Thornton 244-1447

1. A detailed landscaping plan is required for our review and approval. Plan should show species and size of plantings as well as location.
2. It is the petitioner's responsibility to address all concerns from all Review Agencies. A Special Use Permit will not be issued until all issues are resolved. A written response to the review agency summary sheet comments is due in our office.
3. Street improvements to Mesa Avenue are not required by this development. A letter stating such will be issued by the Community Development Director.
4. Any signage on the premises (including the building) will require our review.



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

April 17, 1991

Mr. Kelly Ford
KELCO
P.O. Box 55065
Grand Junction, CO 81505

Pastor Stan Patterson
Intermountain Junior Academy
1720 N. 7th St.
Grand junction, CO 81501

Dear Sirs:

Thank you for your letters concerning the street improvements on Mesa Avenue. After reviewing your file and the circumstances regarding the reconstruction of the existing school building, we find that the project will not be required to contribute towards street improvements. This is for the following reasons:

1. The project is merely a reconstruction of an existing building and is within the building envelope, not an expansion.
2. Mesa Avenue is an existing platted road in an older subdivision which has been used as an unpaved alley rather than a street for many years due to the lot configuration of the subdivision.
3. The City Public Works Department improved Mesa Avenue with a recycled asphalt surface last year to an alley standard, not a street standard.
4. Mesa Avenue does not carry enough traffic to warrant full street improvements.

Page 2 of 2 LETTER TO: Kelly Ford / Pastor Stan Patterson

5. The impact of the rebuilt school will not be significantly different than the former school.

Other conditions of the Special Use permit will apply.

Thank you for your cooperation.

Sincerely,



Bennett Boeschstein
Community Development Director

xc: David Thornton
Jim Shanks
File #24-91

From: Joseph Sandoval
Re: 842 Texas, 6th Junction

April 23, 1991

I received a postcard saying that a school is being built close to my property, and that I have to respond by April 25, 1991.
To whom it concerns, respond by April 25, 1991.
Thank you.

What does it mean that a school will be put near ^{or on} our property?

Our entire family depends upon that property for our continued shelter, ~~our~~ income and security.

We strongly protest any action that will undermine our continuing ability to support ourselves. Taking away our property would do that to us.

We understand that schools are important, but so is the continuing security and health of our family. We strongly oppose a school being built if it interferes with our home, ~~our~~ our land, and our family's security and income.

Sincerely Yours,
Joseph Sandoval for
Nancy, Janet, Robin, Sandy, Judy and
Pearl Sandoval

please reply to:
169 Harbor Oaks Cr. ~~169~~
SANTA CRUZ, CA. 95062



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

April 28, 1991

Mr. Joseph Sandoval
169 Harbor Oaks Cr.
Santa Cruz, Calif. 95062

RE: Special Use permit for the 7th Day Adventist Church School

Dear Mr. Sandoval:

Thank you for your interest in the development review process in your neighborhood. Your letter expressed concern that a school would be built on your property. What is actually occurring is the rebuilding of the existing 7th Day Adventist Church school at 1704 North 8th Street. Last Winter a large portion of the building was condemned due to structural conditions. The church has decided to rebuild rather than repair a very old structure in order to continue to hold school classes at this location. In order to rebuild under current zoning regulations, the church must obtain a Special Use permit prior to obtaining a building permit.

The new structure will be built within the area of the old building and will actually be smaller in area. The entire project will be built on the existing school property. The impact on the surrounding neighborhood is not anticipated to be any greater than what has existed in the past with the school. Along with the reconstruction of the building, additional landscaping will be installed on the school property which will enhance the neighborhood.

If you have any questions, please feel free to contact our office at your earliest convenience.

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton
Planner

file #24-91



General Contractors

P.O. Box 55065, Grand Junction, CO 81505 (303) 245-9343

April 29, 1991

Community Development
ATTN: Mr. David Thornton
250 North 5th Street
Grand Junction, CO 81501

RE: File #24-91, Request for a Special Use Permit for the
Seventh-day Adventist Church School in a RSF-8 Zone
Located at 1704 North 8th Street, Grand Junction, CO

Mr. David Thornton,

I would like to thank you and your entire staff for your cooperation and assistance in the permitting process of this unusual and complex rebuilding project of the Intermountain Junior Academy. The entire building committee and staff of the Intermountain Junior Academy had asked me to convey their thanks for your help and cooperation with this project.

In response to your review of this project dated 4/18/91, we have detailed Sheet G-1 to indicate the landscaping plan to show the species and size of planting as well as their location.

Also indicated is the pressurized irrigation system and ground cover.

I believe we have addressed all concerns from all of the other review agencies and are enclosing a copy of these letters in this transmittal.

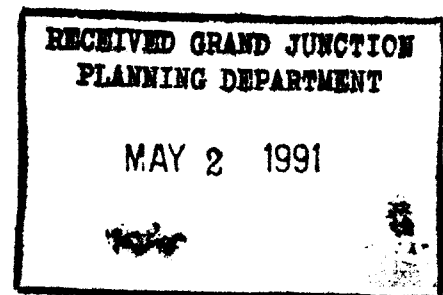
It is understood that any signage which the owner may wish to have installed on the premises or on the building shall first be permitted and approved by Community Development before fabrication or installation.

Thank you again for your assistance on this project. If you have any further questions, feel free to contact me at any time.

Thank you,

A handwritten signature in cursive script that reads 'Kelly Ford'.

Kelly Ford,
Owner





KELCO

General Contractors

P.O. Box 55065, Grand Junction, CO 81505 (303) 245-9343

April 29, 1991

Grand Junction City Engineer
ATTN: Mr. J. Don Newton
250 N. 5th Street
Grand Junction, CO 81501

RE: File #24-91, Request for a Special Use Permit for the
Seventh-day Adventist Church School in a RSF-8 Zone
Located at 1704 North 8th Street, Grand Junction, CO

Mr. Don Newton,

I would like thank you for your cooperation and assistance in resolving this complicated issue concerning the rebuilding of the Intermountain Junior Academy. As per our recent phone conversation in regards to your review and summary of the project, Kelco agrees to make the following corrections on this project.

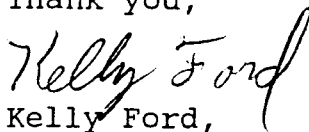
A revised Site Plan Sheet G-1 is enclosed, which clarifies Section 1, G-1 indicating the relationship between the elevation of the concrete gutter and the elevation of the pavement now shows it as being flush.

Sheet G-1 has also been modified to show the current standard of the storm drain sidewalk crossing detail.

The parking lot surface area in combination with the rebuilt building roof area will be less than the existing surface areas. We shall per your recommendations, direct the roof downspouts to lawn areas at the east and west end of the new building, and therefore eliminate the runoff water from the new building. A new 6-inch storm drain sidewalk crossing will be installed which will meter the flow of the parking lot storm runoff with the parking lot itself acting as a detention pond. We should not experience storm runoff to 8th Street in excess of the historic flows.

Thank you again for your help and assistance in bringing about this new school structure. If you have any further questions or if I could be of any further assistance, please feel free to contact me at any time.

Thank you,


Kelly Ford,
Owner



KELCO
General Contractors

P.O. Box 55065, Grand Junction, CO 81505 (303) 245-9343

April 29, 1991

Grand Junction City Fire Department
ATTN: Mr. George Bennett
330 S. 6th Street
Grand Junction, CO 81501

RE: File #24-91, Request for a Special Use Permit for the
Seventh-day Adventist Church School in a RSF-8 Zone
Located at 1704 North 8th Street, Grand Junction, CO

Mr. George Bennett,

Thank you for your cooperation and assistance in the review of the above referenced project. As per your review, dated 4-1-91 and our subsequent phone conversation, the Intermountain Junior Academy agrees to your findings as follows:

A new six-inch fire hydrant will be furnished and installed by the Grand Junction Public Works Department near the southwest corner of the school building on Mesa Avenue. This fire hydrant will be installed as soon as practically possible and is understood will be required before the issuance of a Certificate of Occupancy.

Thank you again for your assistance in the review of this project. If you have any further questions, please feel free to contact me at any time.

Thank you,

Kelly Ford,
Owner



KELCO
General Contractors

P.O. Box 55065, Grand Junction, CO 81505 (303) 245-9343

April 29, 1991

Mesa County Building Department
ATTN: Mr. Tim Ryan
750 Main Street
Grand Junction, CO 81502

RE: File #24-91, Request for a Special Use Permit for the
Seventh-day Adventist Church School in a RSF-8 Zone
Located at 1704 North 8th Street, Grand Junction, CO

Mr. Tim Ryan,

I would like to thank you for your assistance and help in the code review for the above referenced project. I am responding to your general plan review and the correction list dated 4-18-91. As per our subsequent phone conversation, Kelco agrees to achieve the correction list as follows:

1. Provide 48" in front of male handicap water closet.

Response: A minimum space of 48" shall be maintained from the leading edge of the stool to the front of the handicap stall.

2. Provide permanent roof access per 711 UMC.

Response: Permanent roof access shall be provided per section 711 UMC.

3. Corridors (Old classroom doors twenty minutes) per 3350 H UBC.

Response: The existing old classroom doors which will now become a part of a 1-hour rated fire corridor, shall be brought up to twenty minute door and hardware standards.

4. Provide emergency lighting in new classrooms, second floor and stairwells.

Response: Emergency lighting shall be provided for the above mentioned areas.

5. Fire dampers required at 1-hour ceiling penetrations.

Response: Fire dampers shall be installed as required at all 1-hour ceiling penetrations.

Mesa Cnty Bldg. File No.24-91
Seventh-day Adventist Church

6. If commercial cooking equipment is used Type 1 Hood required 2003 UMC.

Response: As per our conversation the school does not intend to install a commercial range and only an occasional use cooking facility is being installed. We therefore do not require a Type 1 Hood.

7. Provide grease trap 711 UPC.

Response: As stated in Item 6 above, the intended use of this kitchen facility is occasional use and therefore does not meet the criteria for providing a grease trap.

8. Provide drinking fountain per 805 UBC.

Response: A drinking fountain on the second floor shall be planned for and the plumbing shall be roughed in at the time of initial construction. When the second floor is completed, the drinking fountain fixture will be furnished and installed.

9. Existing boiler room must comply with 808 UBC is applicable.

Response: Section 808 UBC will be complied with.

Thank you again for your cooperation. If you have any further questions, please feel free to contact me at any time.

Thank you,

Kelly Ford
Kelly Ford,
Owner



May 9, 1991

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Colorado Association
of Seventh-day Adventist
2520 South Downing
Denver, Colorado 80210

RE: Special Use permit for a Church School at 1704 North 8th,
Grand Junction, Colorado. File #24-91.

Dear Property Owner:

The Special Use Permit for a school at 1704 North 8th Street is hereby approved subject to review agency comments. These comments have been addressed sufficiently by your representative. Issues agreed upon include:

- 1) Constructing a fire hydrant at the SW corner of the property.
- 2) Constructing all drainage as approved by the City Engineer.
- 3) Constructing all components of the submittal and approved site plan including landscaping prior to occupancy and issuance of a C.O.
- 4) All signage must be approved by our department.
- 5) Completing all building department requirements for this project.

The unfulfillment of these requirements and any others agreed upon could constitute sufficient basis to revoke this permit. If you have any questions, please don't hesitate to call us at your earliest convenience. We wish you well in this endeavor.

Respectfully,

Dave Thornton
Planner

cc: Kelco Construction
Stan Patterson
File #24-91

To: DAVIDT
From: DONN
Subject: 7th Day Adventist Church
Date: 09-05-91 Time: 10:55a

Cc: JIMS, DONN, WALTH

The parking lot and drainage improvements at this site were inspected on Sept. 5, 1991 by you and me.

The following items were noted:

1. The roof drains at the east and west ends of building are not directed to landscaped areas as was agreed to. The west drain drains into the parking lot. All of the roof drains discharge directly onto to sidewalk and will create ice buildup on the sidewalk in the winter.
2. The sidewalk crossing drain on 8th street is very shallow and will not carry drainage from the parking lot. This drain will need to be reconstructed. The city inspector was not called for a form inspection before this drain was cast. Concrete used to patch asphalt street at sidewalk drain will have to be removed and replaced with asphalt.
3. Ends of new curbs on Mesa Ave. are a traffic hazard need to be tapered down to gutter in last 18 inches.
4. Landscaped islands in the parking lot will need to have curbing installed around the perimeter to protect plantings and vehicles parked in end stalls. Island curbs shall not block drainage in the existing gutter. The islands should be wide enough to accommodate plantings and irrigation system. If curbs are not installed the islands should be eliminated and paved over.
5. Landscaping has not been installed along parking lot on Mesa Avenue frontage.



September 6, 1991

Kelly Ford
Kelco General Contractors
P.O. Box 55065
Grand Junction, Colorado 81505

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

RE: Certificate of Occupancy for 7th-Day Adventist Church School

Dear Kelly:

On September 5, 1991 Don Newton, City Engineer and myself inspected the 7th-Day Adventist Church School site for compliance with the conditions and approved plans as approved with the Special Use permit granted May 9, 1991. The following deficiencies must be completed prior to our issuing the C.O.:

1. The roof drains at the east and west ends of the building are not directed to the landscaped areas as was agreed to. The west drain drains into the parking lot. All of the roof drains discharge directly onto the sidewalk and will create ice buildup on the sidewalk in the winter.

2. The sidewalk crossing drain on 8th Street is very shallow and will not carry drainage from the parking lot. This drain will need to be reconstructed. The City inspector was not called for a form inspection before this drain was cast. Concrete used to patch the asphalt street at the sidewalk drain will have to be removed and replaced with asphalt.

3. Ends of new curbs on Mesa Avenue are a traffic hazard and need to be tapered down to gutter in last 18 inches.

4. Landscaped islands in the parking lot will need to have curbing installed around the perimeter to protect plantings and vehicles parked in the end stalls. Island curbs shall not block drainage in the existing gutter. The islands need to be wide enough to accommodate plantings and irrigation system.

5. All new landscaping agreed upon for this site must be installed prior to issuance of the C.O. This includes landscaping along the parking lot on Mesa Avenue, in front of the new addition along 8th Street and the parking lot islands.

If you have any questions either contact me at (244-1447) or Don Newton (244-1559) at your earliest convenience.

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

Don Newton
City Engineer

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton
Planner

File
24-91

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT
CITY OF GRAND JUNCTION
(OR MESA COUNTY)

PERMIT # 38611

DATE 8-28-91

PERMISSION IS HEREBY GRANTED TO 7th Day Adventist Church TO OCCUPY THE

BUILDING SITUATED AT 1704 N. 8 street

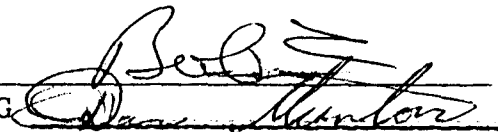
LOT _____ BLOCK _____ FILING _____ SUBDIVISION _____

TAX SCHEDULE NUMBER 2945-114-10-951

FOR THE FOLLOWING PURPOSE: Demo part of bldg replace with new school

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR _____
CITY PLANNING _____



2-8-93



KELCO

General Contractors

P.O. Box 55065, Grand Junction, Colorado 81505 (303) 245-9343 Fax (303) 245-5090

January 22, 1992

City Engineer
Grand Junction Community Development Department
250 North 5th Street
Grand Junction, CO 81501-2668

Attention: Mr. Don Newton,

RE: Letter Dated 12-01-92, File No. 24-91, To Intermountain
Junior Academy

Mr. Newton,

This letter is to update you of the completion of the items we discussed at our site meeting on 01-12-93.

The frame for the sidewalk drain through has been modified as discussed. This allows approximately twice the volume for water and organic debris to pass through this structure. This action should substantially increase the efficiency of this drain through.

An additional sweep was added to the roof drain downspout along with modifications of the existing sweep. This downspout diversion will channel the vast majority of roof drainage water into the adjacent sod landscape area and dissipate into the ground therefore reducing the burden on the city storm sewer system.

I thank-you for your time and help in the resolution of this punch list. If you have any question or if I can be of any further assistance please feel free to call me at any time.

Thank-you,

Kelly Ford
Kelly Ford

kf
mf

Copy To: Stan Patterson

*Kathy/Dave
Remaining items have
been completed. OK
to issue C.O.
Don N.*



December 1, 1992

Colorado Association
of Seventh-day Adventists
2520 South Downing
Denver, CO 80210

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

RE: Intermountain Junior Academy's Certificate of Occupancy

To Whom It May Concern:

This letter is written to let you know that the Intermountain Junior Academy at 704 North 8th Street in Grand Junction has not received a Certificate of Occupancy from the City of Grand Junction. A Special Use permit was issued to the Colorado Association of Seventh-day Adventist on May 9th, 1991 for the allowance of a school facility in a residential zone with specific conditions or requirements that had to be met. Please see an attached copy of the Special Use Permit letter dated May 9, 1991. This letter listed five requirements that were agreed upon. Of the five, the second requirement of "constructing all drainage as approved by the City Engineer" has not been adequately satisfied. Specifically, the sidewalk drain crossing on 8th Street is very shallow and will not carry drainage from the parking lot. This drain will need to be reconstructed. The City inspector was not called for a form inspection before the drain was cast. Concrete used to patch the asphalt street at the sidewalk drain will have to be removed and replaced with asphalt. The Certificate of Occupancy is still being withheld until this is taken care of. All other conditions of approval have been satisfied.

We would appreciate this matter being take care as soon as possible. Please propose a completion date for the sidewalk drain crossing for our review and approval. If we do not hear from you by February 1, 1993 and/or this is not taken care of by then, it will necessitate our revoking the Special Use permit allowing the school facility to operate there. If you have any questions please contact us at your earliest convenience.

Respectfully,

A handwritten signature in black ink, appearing to read "Dave Thornton".

Dave Thornton
Planner

cc: file # 24-91
Don Newton, City Engineer





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

May 9, 1991

Colorado Association
of Seventh-day Adventist
2520 South Downing
Denver, Colorado 80210

RE: Special Use permit for a Church School at 1704 North 8th,
Grand Junction, Colorado. File #24-91.

Dear Property Owner:

The Special Use Permit for a school at 1704 North 8th Street is hereby approved subject to review agency comments. These comments have been addressed sufficiently by your representative. Issues agreed upon include:

1) Constructing a fire hydrant at the SW corner of the property.

2) Constructing all drainage as approved by the City Engineer.

3) Constructing all components of the submittal and approved site plan including landscaping prior to occupancy and issuance of a C.O.

4) All signage must be approved by our department.

5) Completing all building department requirements for this project.

The unfulfillment of these requirements and any others agreed upon could constitute sufficient basis to revoke this permit. If you have any questions, please don't hesitate to call us at your earliest convenience. We wish you well in this endeavor.

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton
Planner

cc: Kelco Construction
Stan Patterson
File #24-91

*This has
not been
completed*



September 6, 1991

Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

Kelly Ford
Kelco General Contractors
P.O. Box 55065
Grand Junction, Colorado 81505

RE: Certificate of Occupancy for 7th-Day Adventist Church School

Dear Kelly:

On September 5, 1991 Don Newton, City Engineer and myself inspected the 7th-Day Adventist Church School site for compliance with the conditions and approved plans as approved with the Special Use permit granted May 9, 1991. The following deficiencies must be completed prior to our issuing the C.O.:

1. The roof drains at the east and west ends of the building are not directed to the landscaped areas as was agreed to. The west drain drains into the parking lot. All of the roof drains discharge directly onto the sidewalk and will create ice buildup on the sidewalk in the winter.

② The sidewalk crossing drain on 8th Street is very shallow and will not carry drainage from the parking lot. This drain will need to be reconstructed. The City inspector was not called for a form inspection before this drain was cast. Concrete used to patch the asphalt street at the sidewalk drain will have to be removed and replaced with asphalt.

3. Ends of new curbs on Mesa Avenue are a traffic hazard and need to be tapered down to gutter in last 18 inches.

4. Landscaped islands in the parking lot will need to have curbing installed around the perimeter to protect plantings and vehicles parked in the end stalls. Island curbs shall not block drainage in the existing gutter. The islands need to be wide enough to accommodate plantings and irrigation system.

5. All new landscaping agreed upon for this site must be installed prior to issuance of the C.O. This includes landscaping along the parking lot on Mesa Avenue, in front of the new addition along 8th Street and the parking lot islands.

If you have any questions either contact me at (244-1447) or Don Newton (244-1559) at your earliest convenience.

Don Newton

Don Newton
City Engineer

Respectfully,
Dave Thornton

Dave Thornton
Planner

This has not been completed

File # 24-91

Grand Valley Seventh-day Adventist Churches

Fruita

Grand Junction

Palisade

10 January 1993

City Engineer
Grand Junction Community Development Department
250 North 5th Street
Grand Junction, CO 81501-2668

RE: Letter dated Dec. 1, 1992 (file # 24-91) to Intermountain Junior Academy.

Dear Mr. Thornton,

Your notice concerning the problem relating to our Special Use permit arrived on my desk a couple of weeks ago via our headquarters office in Denver. My thanks to you for notifying us of the need to resolve that last item that seems to be holding up the issuance of our permanent Occupancy Permit for the school we operate at 1704 North 8th Street.

I spoke to Mr. Kelly Ford, owner of Kelco Construction of Grand Junction, concerning this problem and was informed that it was a misunderstanding between his company and the building department. He was assured by his foreman that the sidewalk drain in question had been inspected and approved at the time of construction. He has assured me that he would contact your office and the building department and resolve this issue.

Please be aware that we are satisfied with the drain as it currently functions in a satisfactory manner. We are well aware, however, that we are not qualified to judge the technical aspects of this unit and will leave resolution to you and Mr. Ford.

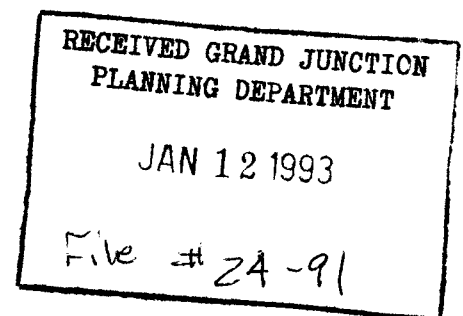
Please accept this note as a sincere thank you for the help your office gave us in the reconstruction of our new facility. If we may be of further assistance in regard to the issue addressed in this letter, please call.

Sincerely,



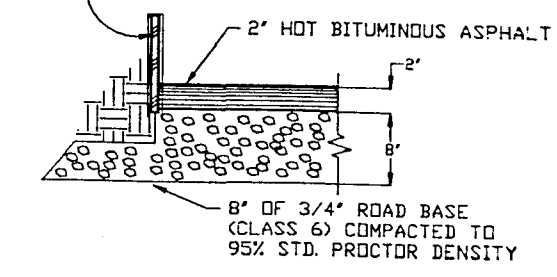
Pastor Stan Patterson, District Supervisor

cc: Kelly Ford, Kelco Construction
Colorado Association of 7th-day Adventists
Marshall Merklin, principal
Don Newton, City Engineer

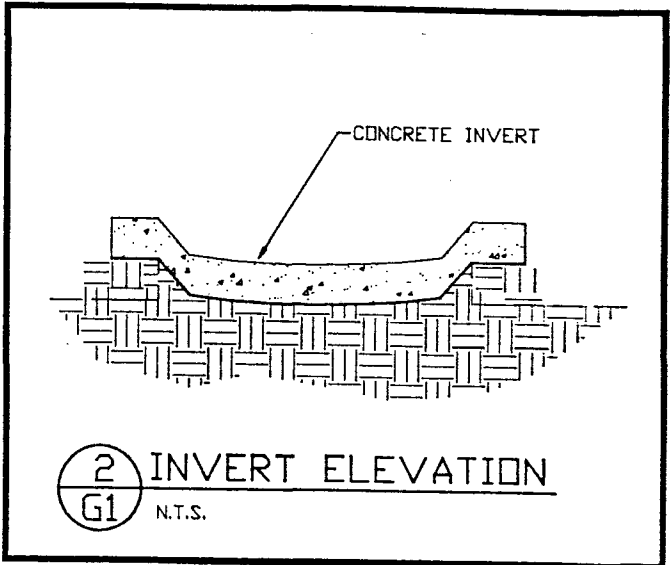


...Pastor Stan Patterson- 1720 North 7th Street- Grand Junction- 81501- ph.#243-0607...

4"x16 GA. GALV. MT. CONTINUOUS LANDSCAPE EDGING WITH #6 EDGING STAKES @ 24' O.C. Do NOT Remove From Office



1 CURB & PAVEMENT SECTION
N.T.S.



2 INVERT ELEVATION
N.T.S.

LANDSCAPING WILL BE SERVICED BY A CONTINUATION OF THE EXISTING UNDERGROUND PRESSURIZED SPRINKLER SYSTEM, THERE IS NO IRRIGATION WATER AVAILABLE, THEREFORE THE EXISTING SYSTEM CONNECTED TO THE CITY WATER SERVICE WILL BE USED.

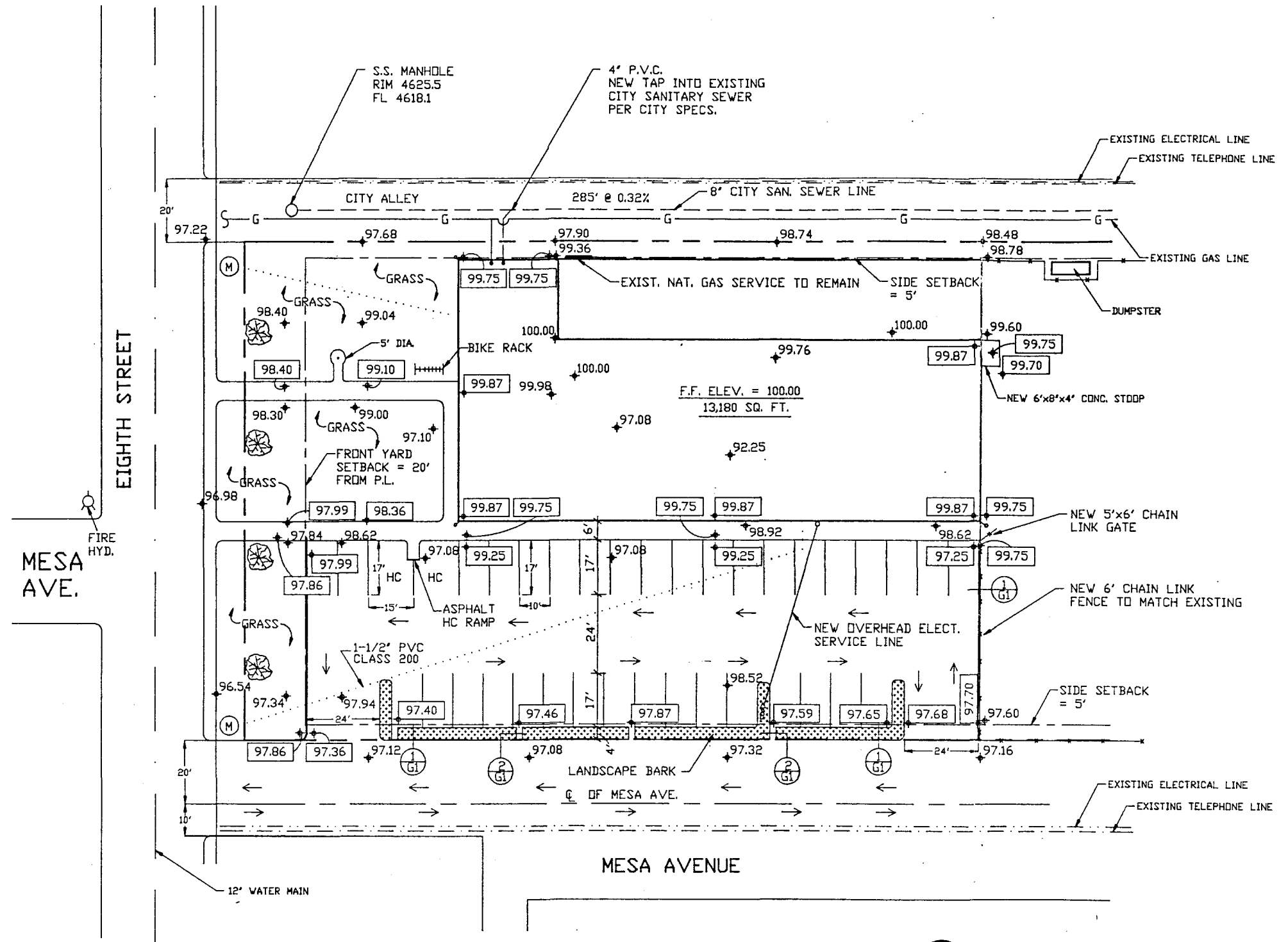
PROPOSED LANDSCAPE WILL MEET AND EXCEED THAT WHICH IS REQUIRED BY CITY SPECS.

SQUARE FOOTAGE OF LOT(S) = 86,515.5 SQ. FT.
SQUARE FOOTAGE OF BUILDING = 13,180 SQ. FT.
PERCENTAGE OF LOT OCCUPIED BY BLDG. = 15%

FRONT YARD SETBACK = 20' FROM P.L.
PARKING REQUIRED = 12 SPACES
PARKING PROVIDED = 35 STD. - 2 HC.

THERE ARE NO EASEMENTS ON THIS PROPERTY
THERE WILL BE NO DEDICATION OF ROW'S/EASEMENTS.

INTERMOUNTAIN JUNIOR ACADEMY



LEGEND

- PROPERTY LINE
- - - SEWER LINE
- * * * CHAIN LINK FENCE
- - - EXISTING ELECT. LINE
- - - EXISTING TELEPHONE LINE
- - - EXISTING WATER LINE
- - - SETBACKS
- 2' --- EXISTING UTILITY CO. ELECT. SERVICE POLE
- 97.08 --- EXISTING ELEVATIONS
- 100.00 --- PROPOSED ELEVATION
- EXISTING TREE (MATURE) APPROX. 40'-50' TALL
- --- TRAFFIC FLOW



SITE PLAN
SCALE: 1" = 40'

MESA AVE.

EIGHTH STREET

MESA AVENUE

DRAWN	J.L.W.
CHECKED	
DATE	03-27-
SCALE	NOTED
JOB NO.	
SHEET	