





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**A** Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. #42 92

We, the undersigned, being the owners of property situated in Mesa County,  
 State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			2825 N. AVE	C-1	CHURCH
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement
<input type="checkbox"/> PROPERTY OWNER		<input type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

<i>Mrs Bill Anderson</i> Name	<i>World Harvest Church</i> Name	<i>John Cappetto, Pastor</i> Name
<i>636 Horizon Dr #108</i> Address	<i>492 Morning Glory Lane</i> Address	<i>646 Hudson Bay Ct.</i> Address
<i>Grand Junction, Co 81506</i> City/State/Zip	<i>Grand Junction, Co 81504</i> City/State/Zip	<i>Grand Junction, Co 81504</i> City/State/Zip
<i>245-3925</i> Business Phone No.	<i>303-245-3755</i> Business Phone No.	<i>303-243-0462</i> Business Phone No.

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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

*John Cappetto*  
 Signature of Person Completing Application \_\_\_\_\_ Date \_\_\_\_\_

*Mrs Bill Anderson - (Tillie M. Anderson)*  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary \_\_\_\_\_

#42 92  
 Original  
 Do NOT Remove  
 from Office

IMPACT STATEMENT/PROJECT NARRATIVE

- 1) What is the proposal. - To relocate World Harvest Church from present location at 492 Morning Glory Lane, Grand Junction, Colorado to 2825 North Avenue, Grand Junction, Colorado. General operations include Sunday morning service from 10 o'clock til 12 noon; Sunday evening service from 6 o'clock til 8:30; Wednesday evening service from 7 o'clock til 9:00. Special services, seminars, fellowship and other church related business will occur on an annual or semiannual basis. However, these special services more frequently fall on our regular service days and times. Remodeling will need to be done on the inside to suit our needs (take out bar, install windows and new-carpet, put up walls, paint, etc.).
- 2) Where is the proposal. - 2825 North Avenue, Grand Junction, Colorado - southeast corner of 28 $\frac{1}{4}$  Road and North Avenue, south across North Avenue from Skipper's Restaurant and just east of Solarus Square.
- 3) When is the proposal to be developed and any phasing involved. - May 1992 (within one month of submittal). Things have already begun between World Harvest Church and Realton Dick Thompson and owner Mrs. Anderson.
  - April 8 the commercial contract to buy and sell real estate was completed and approved by World Harvest Church Board of Directors.
  - April 9 Dick Thompson presented contract to Mrs. Anderson and she countered our bid.
  - April 13 the World Harvest Church Board of Directors agreed to Mrs. Anderson's offer with our stipulation that repair to a water line be included.
  - April 15 Mrs. Anderson agreed to our reply and obtaining financing has begun.
  - Date of closing is set for June 30, 1992.
  - Inspections are tentatively set for the latter part of April.
- 4) The area impacted by the proposal. - 28 $\frac{1}{4}$  Road and North Avenue. (See attached paper for detailed 200 foot radius. Required.)

World Harvest Church

#42 92

Original  
Do NOT Remove  
From Office

IMPACT STATEMENT/PROJECT NARRATIVE - 2

- 5) The compatibility of the proposal in relation to the surrounding area and residents.- World Harvest Church will be most active Sundays and Wednesday evenings. This would be very compatible for the sake of traffic. The volume of traffic on North Avenue should not increase because our present location is right off North Avenue on Morning Glory Lane. World Harvest Church would be compatible in most every way: by upgrading the site and quite possibly giving more business to some of the surrounding neighbors.
- 6) The services to be provided, both public and private. - Church business such as, providing at least three services a week to public and miscellaneous pastoral care. Nursery and Children's Church are also provided during service times. Music is and will be a part of most services. A bookstore will be open to the public Monday thru Friday and occasionally Sundays. Office hours will be from 9 A.M. - 5 P.M. Monday, and Wednesday thru Friday. Fellowship, special seminars, etc. also will be provided at times.
- 7) Any special considerations to be addressed. - World Harvest Church will not have a traditional church appearance on the outside, such as a steeple, stained glass, etc. but will project cleanliness and excellence, thereby keeping the neighborhood consistent.  
- Again, the traffic volume on North Avenue in this area should not increase but rather switch from 29½ Road and North Avenue to 28½ Road and North Avenue. Actually, because of the traffic light at the proposed location, traffic should flow more smoothly than at the present where there is no light.
- 8) How the proposal meets the criteria for: rezones, special uses, conditional uses, etc. - After meeting with Karl Metzner, the Special Use permit was designated. A parking agreement between Solarus Square and 2825 North Avenue is in effect. Due to different business hours this will provide adequate parking for each. Because of the former business night clubs, Suds and Sounds and others) located within the proposed site, zoning for congregational use has already been considered and approved.

World Harvest Church

#42 92

Original  
Do NOT Remove  
From Office

~~ALPINE Microwave  
2820½ North Avenue  
Grand Junction, Colorado 81501~~

Kathy's Car Wash, Inc.  
2823 North Avenue  
Grand Junction, CO 81501

Pastor John Cappetto  
World Harvest Church  
492 Morning Glory Lane  
Grand Junction, CO 81504

~~Lawrence B. Dowd  
2660 Paradise Drive  
Grand Junction, CO 81506~~

Gladys L. Collins  
c/o Bradley Petroleum Co.  
105 S. Cherokee  
Denver, CO 80223

Home Appliance Svc. & Pts. Co.  
493 28¼ Road  
Grand Junction, CO 81501

Centennial Savings Bank  
P. O.Box 1590  
Durango, CO 81302

Bradley Petroleum Company  
105 S. Cherokee  
Denver, CO 80223

Hilltop Foundation, Inc.  
2503 Foresight Circle  
Grand Junction, CO 81505

Robert R. Sisac  
Leona A. Sisac  
2822 North Avenue  
Grand Junction, CO 81501

Cahoote Partnership  
490 28¼ Road  
Grand Junction, CO 81501

Verda M. Wright  
2824 North Avenue  
Grand Junction, CO 81501

Florence Wilcox  
2700 G Road - 8-C  
Grand Junction, CO 81506

Roland A. Raso  
Shari A. Raso  
P. O. Box 2328  
Grand Junction, CO 81502

DAMBA Corporation NV  
c/o Bray & Company  
225 North 5th St. - suite 1020  
Grand Junction, CO 81501

Robert J. Holthus  
2226 Kingston Road  
Grand Junction, CO 81503

Lynn D. Baldozier  
Perlina E. Baldozier  
629 Livvy Court  
Clifton, CO 81520

Robert J. Holthus  
2226 Kingston Road  
Grand Junction, CO 81503

P. E. R. A.  
attention: REAL ESTATE  
1300 Logan Street  
Denver, CO 80203

#42 92

Original  
Do NOT Remove  
From Office

## DEVELOPMENT SCHEDULE

1. Remodeling on inside will consist of new walls to form offices, children's church and nursery. Building up of dance floor to reach one level. Removal of miscellaneous counters, bars, rails, etc. Lowering of suspended ceilings in proposed office area. Building out of balcony. To begin July 1 and to be completed July 31.
2. Outside upgrading of parking lot, landscaping and building. Stripes on parking lot. Designated handicapped parking area. Trimming and regular upkeep of trees and rock. Building will be painted and tiles fixed and replaced as needed.
2. A sign will be put upon existing posts.

#42 92

Original  
Do NOT Remove  
From Office

ADJACENT LAND USE AND ZONING

<u>Business Name and Address</u>	<u>Type of Business</u>	<u>Zone</u>
Cahoots Crossin 490 28½ Road	restaurant/night club	C-2
Home Appliance Service & Parts 493 28½ Road	appliance sales, service	C-1
vacant building for sale 495 28½ Road		
Centennial Savings Bank 499 28½ Road	banking	
Kathy's Kar Wash 2823 North Avenue	car wash	C-1
Woodlands Golf & Ski 2823 North Avenue	miniature golf	
Board & Buckle Company 2822 North Avenue	specialty ski shop	C-1
Columbine Motel 2824 North Avenue	sales & rental motel	C-1
Skipper's Seafood & Chowder House 2826 North Avenue	restaurant	C-1
Eastgate Shopping Center 2830 North Avenue		C-1
Pay n Pak Home Center	home building supplies	
City Market	grocery supermarket	
H. & R. Block	tax return preparation	
Radio Shack	electronic equipment supplies	
Waterbeds West	furniture sales	
Act II	used clothing sales	
Pet Company	pet supplies	
Cost Cutters	beauty/barber shop	
Appleseed Health Foods	vitamins & food supplements	
Mail Boxes, Etc.	copying & related services	
Eastgate Vacuum	vacuum cleaners sales & service	
Mama Longs	restaurant	
Blockbuster Video	video tape rentals & sales	
Sunrise Family Restaurant	restaurant	
Solarus Square 2829 North Avenue		C-1
101 Sooper Credit Union	credit union	
102		
103 Dennis Agency	insurance	
104 Brady Chiropractic Group	chiropractors	
105 American National Insurance	insurance	
106		
107		
108		
109 Lion's Head Stylists	hair stylists	#42 92

Original  
Do NOT Remove  
From Office

ADJACENT LAND USE and ZONING - 2

<u>Business Name and Address</u>	<u>Type of Business</u>	<u>Zone</u>
Solarus Square - continued		
110		
111 Solarus Square Management	property management	
112 Data Supplies	computer supplies	
201		
202 Norwest Financial	financing	
203		
204 Palo & Palo, attorneys	law firm	
205 Associated Insurers of Western Co.	insurance	
207 Costello, Nieslanik & Co. P.C.	accounting firm	
208		
209 Army Recruiting Station	recruiting	
210 Air Force Recruiting Station	recruiting	
211 Marine Recruiting Station	recruiting	
212 Navy Recruiting Station	recruiting	

#42 92

Original  
Do NOT Remove  
From Office



UTILITIES COMPOSITE

The utilities on the property under proposal at 2825 North Avenue are currently existent.

The size of the water tap is 5/8 inch.

The size of the sewer tap is 4 inches.

The attached maps from the City's Drafting Room will show in detail, locations of taps, lines, etc.

#42 92

Original  
Do NOT Remove  
From Office

## TRAFFIC ANALYSIS

Because of the expected growth of World Harvest Church attendance the traffic on North Avenue at 28 $\frac{1}{4}$  Road will increase but the flow will be smoother than at Morning Glory Lane and North Avenue because of the traffic lights at the proposed location of World Harvest Church.

World Harvest Church presently has about 120 members which represents about sixty cars on a Sunday morning.

A left turn arrow for westbound traffic on North Avenue at 28 $\frac{1}{4}$  Road would be very helpful.

Monday through Friday two to ten cars will be coming and going during business hours of 9 A.M. to 5 P.M. Music rehearsals and other department meetings weekly or monthly will add two to ten more cars - usually in the evenings.

We receive two United Parcel Service deliveries a month.

Solarus Square management agrees to share parking with World Harvest Church. Sundays and Wednesday evenings which are the times of our highest traffic level, all the parking within 2825 North Avenue and Solarus Square is ours to use. Monday through Friday World Harvest Church has agreed to share parking with Solarus Square during regular business hours.

42 92

Original  
Do NOT Remove  
From Office

**REVIEW COMMENTS**

**Page 1 of 1**

**FILE NO. #42-92**                      **TITLE HEADING:** Special Use Permit

**ACTIVITY:** World Harvest Church

**LOCATION:** 2825 North Avenue

**PHASE:**    **ACRES:**

**PETITIONER:** World Harvest Church

**PETITIONER'S ADDRESS/TELEPHONE:**    492 Morning Glory Lane  
Grand Junction, CO  
(303) 243-3755 or 243-0462

**ENGINEER/REPRESENTATIVE:** John Cappetto

**STAFF REPRESENTATIVE:** Karl Metzner

-----  
**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS  
IS REQUIRED ON OR BEFORE 5:00 P.M., July 30, 1992.**  
-----

**CITY FIRE DEPARTMENT            07/09/92**  
**George Bennett                    244-1400**

No problems - the remodeling will conform to fire and building codes.

**CITY UTILITIES ENGINEER        07/20/92**  
**Bill Cheney                        244-1590**

No comment.

**CITY ENGINEER                      07/22/92**  
**Don Newton                        244-1559**

Site plan is unacceptable due to lack of information, detail, dimensions, etc. Location shown on plan does not appear to agree with narrative.



City of Grand Junction, Colorado

31501-2668

150 North Fifth Street

John Cappetto, Pastor  
World Harvest Church  
492 Morning Glory Lane  
Grand Junction, Co. 81504

Re: Special Use Permit- File # 42-92

Dear Pastor Cappetto:

Please consider this letter as approval of a Special Use Permit for a church at 2825 North Ave. This approval is subject to the plans and information you provided in your submittal. There are no review comments that require action on your part.

Good luck in your new location.

Sincerely

A handwritten signature in black ink, appearing to read "Karl G. Metzner". The signature is fluid and cursive, with a long horizontal stroke at the end.

Karl G. Metzner  
Senior Planner

7/22/92

Adjacent Property Owner called w/ questions

Lynn Baldozier  
495 28<sup>1</sup>/<sub>4</sub> Rd  
434-6633

135



**HORIZON**  
DEVELOPMENT  
CORPORATION

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 23 1992

Dear Carl:

As you are aware, I own a building next to  
Sdair Square presently known as Caboot. I have  
received a Notice of Special use Application for the  
old 3.2 Beer property previously known as Inager,  
Colorado Social Club and a few more names I can't  
remember. The special use proposed is for a Church,  
the address stated is 2825 North Ave.

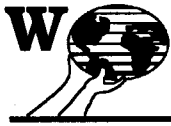
I have no problem with a church going in next  
to my Night Club, however, I would like to take  
this opportunity to ward off possible future problems that  
this ~~free~~ marriage might cause.

I would appreciate a letter from the people putting  
the church in, that they are aware that they are  
leasing a property next to a night club that has been  
established for nearly 8 years & in some acceptable  
verbage tell me & your office that they won't be  
complaining about the existence of normal behavior  
& noise levels for a night club operation. We have  
never had problems w/ our neighbors before & it wouldn't  
be fair to us for a usage to be granted that ~~might~~ <sup>might</sup>  
cause problems, unless the occupant basically waives their  
right to voice an opinion on our operation after  
moving in.

Case, thank for watching after this matter. If you need me to do anything else please let me know. What type of church is this anyway.  
Call me @ 2410735 office / 2416118 kin / 2520800 Cellular.

Jack Ludwig.

P.S. - I have a Scout Troop now are you still guiding River trips.



# HARVEST CHURCH

*Restoring the World Unto God*

July 24, 1992

Community Development Department  
250 North 5th Street  
Grand Junction, Colorado

Attention: Mr. Karl Metzner

World Harvest Church, Incorporated, purchasers of the property  
at 2825 North Avenue are aware of the night club business  
known as Cahoots Crossin located at 490 28 $\frac{1}{2}$  Road.

However, this acknowledgement is not a release of liability  
for the owners of Cahoots or for patrons whose activities  
may cause any harm to the church property.

Respectfully,

John Cappetto, Pastor/President  
JC/hc