



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. _____

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			2897 North Ave.	C-1	Church
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER	<input checked="" type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
GRAND JUNCTION BAPTIST CHURCH		Dan Hooper Al Ptomey
Name	Name	Name
2897 North Avenue		2996 Teller Ct.
Address	Address	Address
Grand Junction, CO 81504		Grand Junction, CO 81504
City/State/Zip	City/State/Zip	City/State/Zip
243-3321		242-6011
Business Phone No.	Business Phone No.	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.

X *Al Ptomey* AL PTOMEY (242-6011) 20 APRIL 93
 Signature of Person Completing Application Date

X *William Parrish* BILL PARRISH
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

ETHINGTON DOROTHY
529 31 1/2 RD.
Grand Jct., CO 81504

VALLEY FEDERAL SAVINGS & LOAN
P.O. Box 400
Grand Jct., CO 81502

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

MARIE E % ELIZABETH TALBOTT
3708 F RD.
Palisade, CO 81526
(property add.481 Sparn St.)

SUMMERS KENNETH L
P.O. Box 40834
Grand Jct., CO 81504-0834
(property add.490 Melody Ln.)

MCPAHAN NORRIS P
P.O. Box 106
Gateway, CO 81522

MAHAN JOHN B + T
489 1/2 Sparn St.
Grand Jct., CO 81501-5062

JONES ROBERT LEE
KAREN J
482 Melody Ln.
Grand Jct., CO 81501-5066

METZ GEORGE E
DBA GEMCO ENTERPRISES
#2 Cognac Ct.
Grand Jct., CO 81503-1250
(property add.4961/2 Melody Ln.)

RATLIFF CLARENCE E & TERRY W
485 29 RD.
Grand Jct., CO 81501-7313

PEERLESS TIRE CO
4705 Paris St.
Denver, CO 80239

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

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

CARPENTER PHYLLIS
493 Sparn St.
Grand Jct., CO 81501-5062

PHILLIPS JR BOYD
MYRTLE E
9113 Emerald Gr.
Lakeside, CA 92040-3605
(property add.483 Sparn St.)

MOORE ROY E & SUSAN A
486 1/2 Melody Ln.
Grand Jct., CO 81501

COVEY WILLIAM T & JW
2907 N. Ave.
Grand Jct., CO 81504-5328

GROSS MALVIN & CAROL
2206 Arrowhead Ln.
Grand Jct., CO 81503-2601

LONGWELL JOYCE M
BRANSCUM MD-joint owner
P.O. Box 40298
Grand Jct., CO 81504-0298

GREENBRIAR INC
5970 NE 18th Av #711
Ft. Lauderdale, FL 33334
(property add.2900 N. Ave.)

GALLEGOS JOSE L
2257 So. Seville Cir.
Grand Jct., CO 81506
(property add.417 Chiswick Wy.)

STONE SCOTT
2894 No. Ave.
Grand Jct., CO 81501
(property add. 503 29 Rd.)

WALLACE FRANCES T
MCGLOME PHYLLIS
3212 E Palmyra
Orange, CA 92669-4755
(property add.485 Sparn St.)

VALLEY CHURCH OF CHRIST OF
GRAND JUNCTION
P.O. Box 4285
Grand Jct., CO 81502-4285
(property add. 491 SparnSt.)

EWEVER ROBERT C.
P.O. Box 239
Steamboat Springs, CO 80477
(NO INFO. ON THIS ONE)

STONE/LEBARON PROPERTIES
2808 No. Ave. Suite 420
Grand Jct., CO 81501
(NOT AT THIS ADDRESS SINCE 92)
May be Big O Tire Co

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

HAMMER TERENCE L
CAMILLA A
203 Epps Dr.
Grand Jct., CO 81501

SWISHER W B
TRUST CAROL I
1640 O RD.
Loma, CO 81524-9414

ENEVER C ROBERT
P.O. Box 239
Steamboat Springs, CO 80477
(property add. 3268 E RD.)

COVEY WILLIAM T & JEANNE W
2907 No. Ave.
Grand Jct., CO 81504-5328

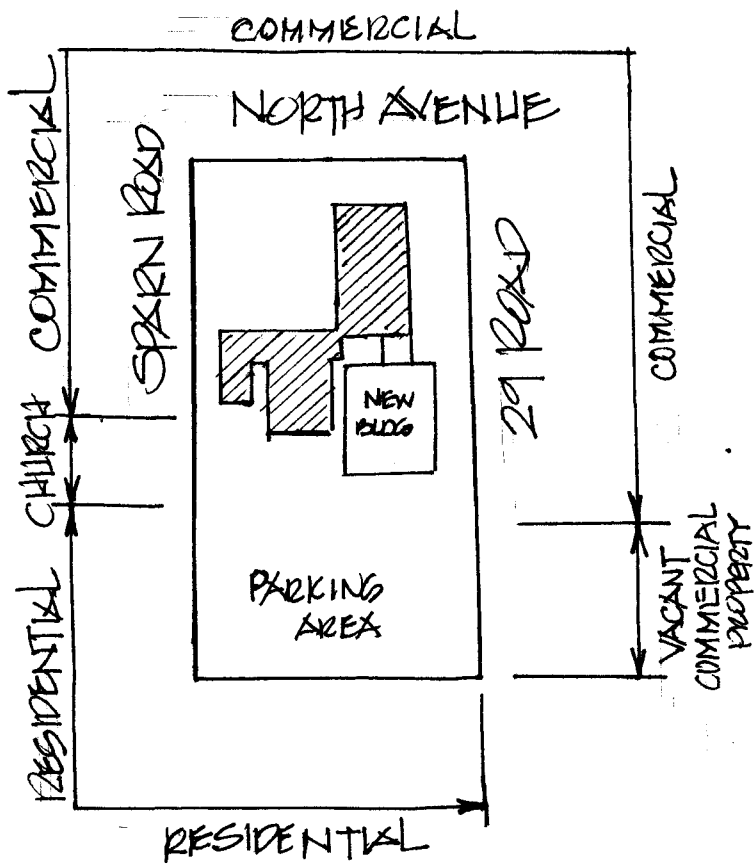
MINGUS THOMAS M
JOANNE
610 Rushmore Dr.
Grand Jct., CO 81503-4015

BELCASTRO NICOLA & FANNIE
1215 N. 1st.
Grand Jct., CO 81501-2102
(property add. 494 29 RD.)

FLYNN JAMES M
165 Willowbrook Dr.
Grand Jct., CO 81506
(property add. 2908 No. Ave.)

~~FRONT~~ OF MENT

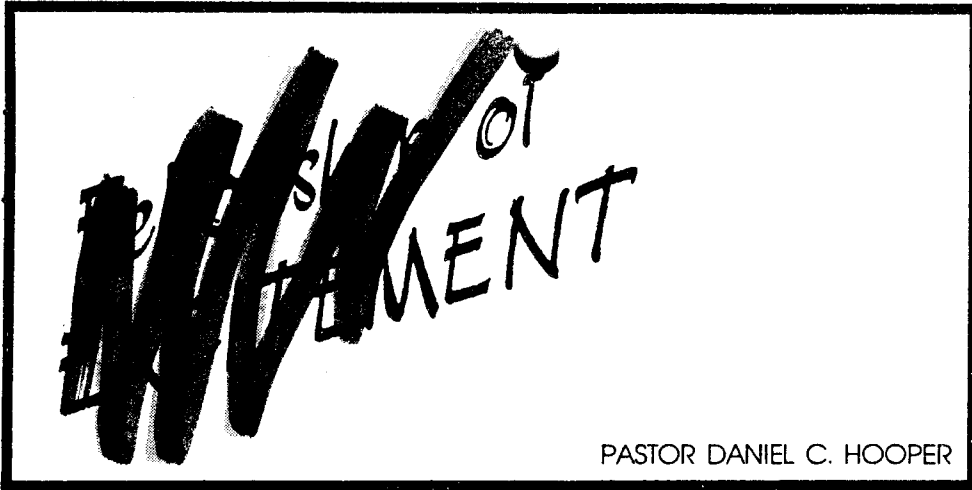
PASTOR DANIEL C. HOOPER



ADJACENT LAND USE NARRATIVE

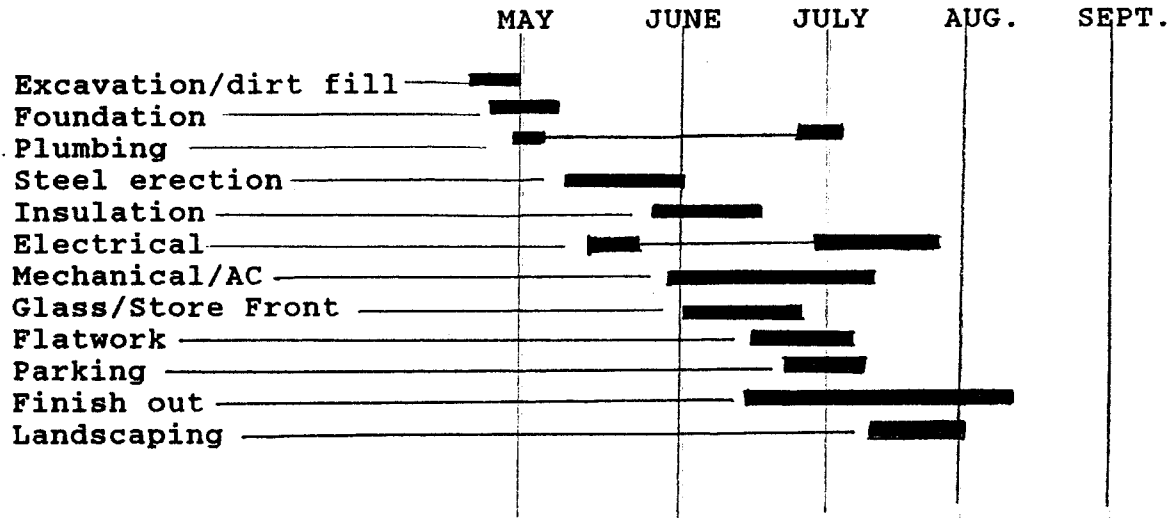
The subject land being 6 acres of property and buildings sits on the corner of 29 Road and North Avenue. The predominate use of the property adjacent to this property is commercial. (See sketch above)

Use of the south one half of the property as parking area presents a buffer area to almost all of the residential property. The property on 3 sides is farther separated from the adjacent areas by streets. (See sketch)

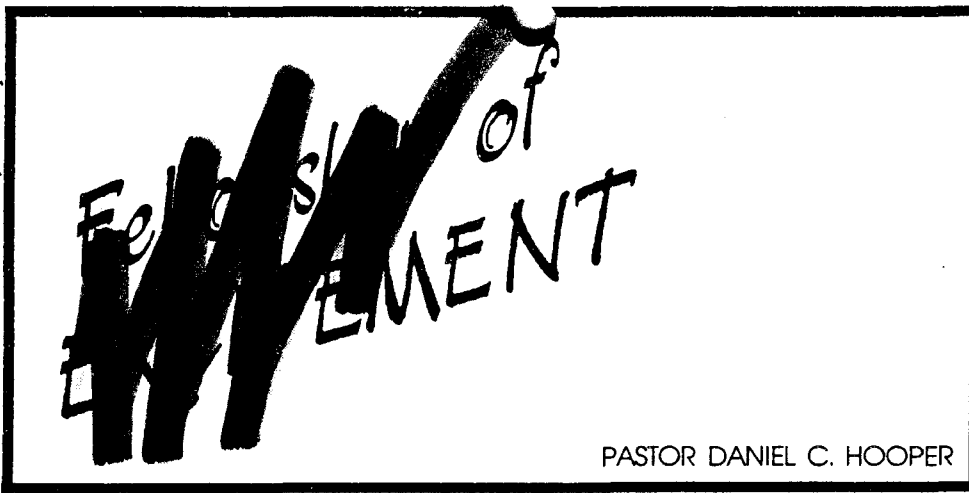


DEVELOPMENT NARRATIVE

The following bar chart will give you anticipated start/finish dates of this project.



It is anticipated that services will be held in the facility the first week of September.

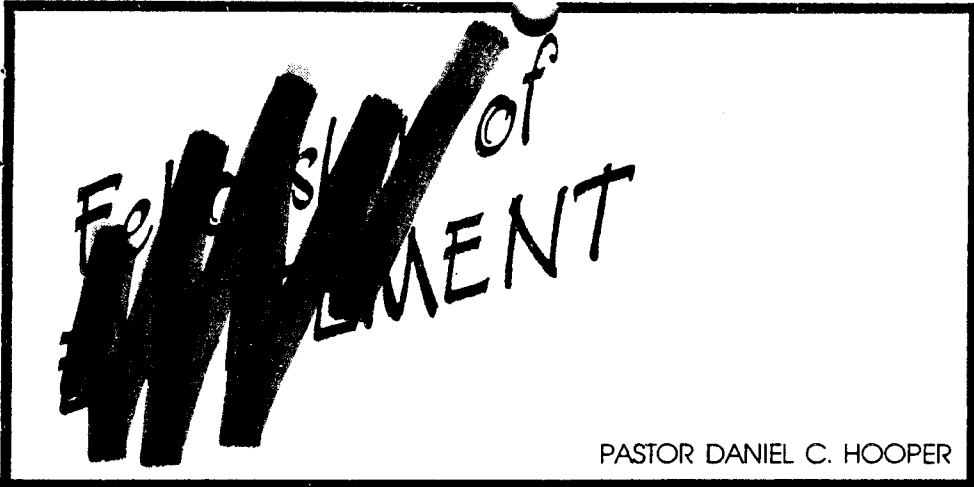


PROJECT NARRATIVE

Grand Junction Baptist / Fellowship of Excitement Church desires to add a sanctuary to its existing facilities. This 14,400 sq. ft. building will be detached on the 6 acres presently located at 29 Road/North Avenue. A building which includes restrooms and a corridor will also be utilized to facilitate movement from the existing structure to the new structure. Parking will be revised from the existing 224 spaces to the required 295 spaces. Landscaping will be upgraded to add additional trees, plants and lawn.

TRAFFIC NARRATIVE

The traffic patterns presently dictated by the existing services would not require any significant changes. An additional entrance/exit to 29 Road is desired to help facilitate the departure of autos at the end of the 11:00 AM service. The traffic to/from the property on Sunday morning will be in a time where we feel minimal distribution will be to those in the community. Sunday night services are not presently being held. Parking during the week is usually for staff and a few meetings attended by very minimal outside people.



PASTOR DANIEL C. HOOPER

April 22, 1993

City of Grand Junction

ATTN: Kristen Ashbeck

Dear Ms. Ashbeck,

Please accept our application and drawings to revise our site plan to add an additional building and parking on our property at 2897 North Avenue. Enclosed is our check for \$345.00 to cover the application and engineering fees. The following are also included.

- A. Application Form17 copies
- B. Project Narrative.....17 copies
- c. Title Evidence..... 2 copies
- D. Legal Description..... 2 copies
- E. Update List of Adjacent Property Owners. 1 copy
- F. Development Schedule.....17 copies
- G. Site Plan/Plot Plan.....17 copies
- H. Adjacent Land Use and Zoning..... 1 copy
- I. Drainage Plan (included on site drawing)
- J. Utility Location (shown on plot plan)
- K. Landscaping drawing - 3 copies to be delivered next week)
- L. Parking - (shown on site drawing.)
- M. Traffic circulation/narrative - included
- N. Structural information - sign (none planned this application.)
- O. Xerox portion of Assessor Map.....17 copies

We thank you for your approval of this application and appreciate your assistance.

Your's truly,

Al Ptomey

REVIEW COMMENTS

Page 1 of 5

FILE NO. #57-93

TITLE HEADING: Special Use Permit/Revised Site
Plan - 2897 North Avenue

LOCATION: 2897 North Avenue

PETITIONER: Grand Junction Baptist Church (Fellowship of Excitement)

PETITIONER'S ADDRESS/TELEPHONE: 2897 North Avenue
Grand Junction, CO
243-3321

PETITIONER'S REPRESENTATIVE: Al Ptomey

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS
REQUIRED ON OR BEFORE 5:00 P.M., MAY 18, 1993.**

BUILDING DEPARTMENT 4/29/93
Bob Lee 244-1656

We have met with representatives of the church on several occasions. They seem to be advised as to our requirements and regulations. At this point we are waiting for completed building plans.

PUBLIC SERVICE COMPANY 4/29/93
Dale Clawson 244-2695

Electric and Gas: No objections.

U.S. WEST 5/5/93
Leon Peach 244-4964

No comments at this time.

CITY ENGINEER 5/7/93
Gerald Williams 244-1591

1. Close curb cut at the north end of 29 Road
2. Openings in parking spaces are shown along Sparn Road opposite both 40' entrances. Understand that any access to Sparn Road from the site will trigger half street improvements of Sparn Road. If that is not your intent, then clearly indicate otherwise.
3. The City Engineer requests pavement of the parking lot to approximately 148 feet south of the proposed new building, or in line with the 40-foot wide entrance. This will reduce tracking of materials onto 29 Road.

4. A Grading and Drainage Plan and Drainage Report is required, which must be sealed by a registered professional. Attached are copies of pertinent checklists.

CITY UTILITIES ENGINEER
Bill Cheney

4/28/93
244-1590

WATER - City - looped supply available in 29 Road. Hydrants should be flow tested to insure adequate water supply.

SEWER - Fruitvale Sanitation District - Additional "Plant Investment Fee" may be required based on additional usage. Contact Fruitvale Sanitation District for fees.

GRAND JUNCTION DRAINAGE
John Ballagh

5/10/93
242-4343

There are no existing or planned Grand Junction Drainage District improvements at this particular site. The surface runoff enters the district maintained Fruitvale Drain on the south side of Highway 6. The Fruitvale drain empties into Indian Wash at 28 Road.

The Fruitvale Lateral and Ditch Association (which does not maintain the drainage district's Fruitvale drain) is in the area of the site.

FRUITVALE LATERAL & WASTE DITCH ASSOCIATION
Gerald Hill

5/10/93
243-6402

Per our phone conversation on 5/10/93, our comments on subject proposal are as follows:

1. The review package was forwarded to us by Grand Valley Irrigation on 5/8/93.
2. The entrance/exit proposed for the SE corner of the property cannot be completed until after November 1, 1993 as we have irrigation water in the ditch.
3. The culvert material for the entrance/exit (new) must be PVC Blue Brut pipe, 12" I.D.
4. The new culvert must have a concrete headwall installed on each end of the culvert, with a minimum thickness of 6" and elevated to 8" above the finished surface of the proposed entrance/exit.
5. The property owner should be aware that the association has a 10' right-of-way on the east, west and north property boundaries which are used for ditch access and maintenance.

CITY POLICE DEPARTMENT
Mark Angelo

5/10/93
244-3587

1. Need an entrance/exit for the northwest parking lot. Recommend entrance and exit be onto Sparrn Road. Because of current traffic problems on 29 Road, recommend an exit and entrance on the west side other than the one for the northwest parking lot. Recommend the exit be at Teller Avenue onto Sparrn Road.
2. Also recommend closing the northeast access, the one closest to North Avenue. Recommend closing the 2nd access into the parking lot or making it an "entrance only".
3. NEED PARKING LOT LIGHTING

4. What type of lighting will you have on the entrances into the building? And, where are the entrances into the building? If they are along the east side of the new addition, what is the width of the new asphalt drive? Is there enough room for vehicle and pedestrian traffic? What is the distance between the parking rows?

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

5/11/93
244-1437

See attached comments.

Landscape

$$\text{North} - 270 \times 5 \times .75 = 1013 \text{ sq ft}$$

$$\text{Spavn} - 838 \times 5 \times .75 = 3143 \text{ sq ft}$$

$$29 - 838 \times 5 \times .75 = 3143 \text{ sq ft}$$

$$5\% \text{ parking} = \underline{9319 \text{ sq ft}}$$

$$\text{Total Landscaping} = \underline{\underline{16,618 \text{ sq ft}}}$$

Amended TIP
Signed by Gov
^{STIP}
to FHWA
last Wed
30 days

226 260 total SF

39 889

186371 Parking

CITY OF GRAND JUNCTION, COLORADO
MEMORANDUM

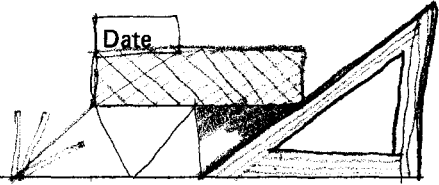
Reply Requested

Yes No

Date

To: (From:)

From: (To:)



Fellowship of excitement

- Grading & drainage
- close access closest to North Ave
- No access on opposite
- 29 ft Improvements - 838' x 50' * \$41,900

REVIEW COMMENTS

57-93

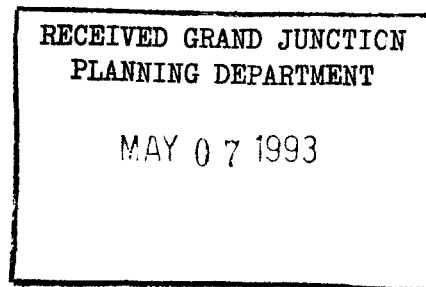
ON

THE FELLOWSHIP OF EXCITEMENT

May 7, 1993

1. Close the curb cut at the north end of 29 Road.
2. Openings in parking spaces are shown along Sparn Road apposite both 40' entrances. Understand that any access to Sparn Road from the site will trigger half street improvements of Sparn Road. If that is not your intent, then clearly indicate otherwise.
3. The City Engineer requests pavement of the parking lot to approximately 148 feet south of the proposed new building, or in line with the 40-foot wide entrance. This will reduce tracking of materials onto 29 Road.
4. A Grading and Drainage Plan and Drainage Report is required, which must be sealed by a registered professional. Attached are copies of pertinent checklists.

Reviewed by Gerald Williams



57-93

**SPECIAL USE PERMIT-REVISED PLAN
FELLOWSHIP OF EXCITEMENT
REVIEW COMMENTS - COMMUNITY DEVELOPMENT
KRISTEN ASHBECK 244-1437 5/11/93**

GENERAL

1. An Improvements Agreement and Guarantee are required for any off-street improvements (e.g. curb/gutter work for new driveway on 29 Road) and for the on- and off-site landscaping.
2. The finalized Site Plan will be recorded with the Mesa County Clerk and Recorder. Fee to be paid by the petitioner.
3. All review agency comments must be addressed by the petitioner in writing and revised documents re-submitted (with correct number of copies) to the Community Development Department.
4. A drainage and grading plan and report must be submitted for review. See City Engineer comments.
5. The dimensions on the eastern property line total 848 feet. According to the legal description, the property is only 838 feet in length. Please clarify.

SITE PLAN

1. Half street improvements for 29 Road and Sparn Road will be required.
2. The number of parking spaces required is determined by the design capacity of the building. Based on an occupancy of 883 persons, 294 spaces are required. Thus, with the 325 spaces shown on the plan, this requirement has been met.
3. The accessible ramp as shown does not appear to meet ADA requirements. Please indicate sloped surface and flared curb as required.
4. Close the access closest to North Avenue.

LANDSCAPE PLAN

1. Please provide a more legible plan--it is difficult to distinguish groundcover areas vs. lawn and where property lines are.

2. Total landscaping required on site is 16,618 square feet. This is based on the requirement for 75% of the first 5 feet of the frontages on North Avenue, Sparn Road and 29 Road plus 5% of the parking area. Landscaping in the public right-of-way cannot be counted towards this total. The plan shows approximately 12,908 square feet of landscaping on site. The deficit of 3,710 square feet can be made up by providing additional trees in the lawn area east of the gravel parking area (spacing 30-40 feet) and the other off-site landscaping as shown in the rights-of-way of North Avenue, Sparn Road and 29 Road.
3. Provide more information on the plan regarding the planting size (must meet minimum City standards) and spacing.
4. Place a note on the plan that all planting areas will be irrigated with an underground pressurized irrigation system.
5. A revocable permit is required for the landscaping in the public rights-of-way. Contact the City Property Agent, Mr. Tim Woodmansee at 244-1565.

~~FILED
ENGAGEMENT~~

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 18 1993

May 17, 1993

Grand Junction Community Development
250 North Fifth Street
Grand Junction, Colorado 81501

ATTN: Kristen Ashbeck

RE: Revised Site Plan
2897 North Avenue

Dear Ms. Ashbeck,

Our review of the staff comments are as follows.

BLDG. DEPT. - Bob Lee

Plans are being finalized and expect to be submitted by
May 21.

PUBLIC SERVICE - Dale Clawson

No response necessary

U.S. WEST - Leon Peach

No response necessary

CITY ENGINEER - Gerald Williams

1. No curb cut at North end of 29 Road - would believe this opening in fence meets criteria for space allowance to North Avenue.
2. No access to Sparn Road is planned at this time, nor half road improvement anticipated.

Daniel C. Hooper - Pastor

2897 North Avenue · Grand Junction, CO 81501 · 303-243-3321

~~FILED~~
~~ENGAGEMENT~~

Page 2. continued

3. We feel that paving of traffic lanes would be of more benefit to all concerned rather than paving of a parking lot; would like to discuss this with staff.
4. Since no additional water flow than that already on property, the expense of drainage plan/report sealed by registered professional should not be required.

CITY UTILITIES ENGINEER - Bill Cheney
No response necessary

GRAND JUNCTION DRAINAGE - John Ballash
No response necessary

FRUITVALE LATERAL AND WASTE DITCH ASSOCIATION - Gerald Hill

1. Understand exit at southeast corner cannot be completed until November 1993 and is acceptable.
2. All other comments are acceptable.

CITY POLICE DEPT. - Mark Angelo

1. No entrance/exit other than one on the existing property is planned.
2. Entrance only for second access is acceptable, during service times, need this however, during the week for office area.
3. Parking lot lighting is not planned other than lights on the building to shine on parking areas.

Daniel C. Hooper - Pastor
2897 North Avenue • Grand Junction, CO 81501 • 303-243-3321

~~FINAL~~
~~ENGAGEMENT~~

Page 3. continued

4. Entrances to the building are primarily on three sides (North, East, South); new drive width will be 30'0". Distance between parking rows is shown as 40'0".

COMMUNITY DEVELOPMENT DEPT. - Kristen Ashbeck

General -

1. No improvement agreement/guarantee should be required other than that already given.
2. Fee for site plan recording - OK by petitioner.
3. Dimension of 838'0" on eastern property line is correct.

Site Plan -

1. No half road improvements are planned by the petitioner, we are willing to discuss what we feel are alternative solutions.
2. All handicap access ramps will meet ADA requirements.
3. The access to closest North Avenue could be closed at Church service times, but would desire to keep this access for office staff etc.

Daniel C. Hooper - Pastor
2897 North Avenue · Grand Junction, CO 81501 · 303-243-3321

~~FILED IN
ENGAGEMENT~~

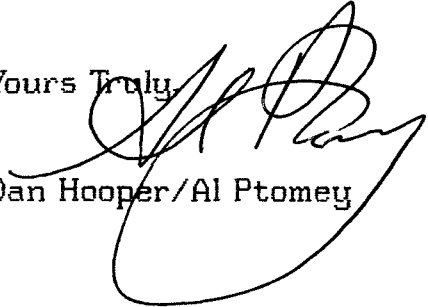
Page 4. continued

Landscape Plan -

1. Mr. Curtis Rahm who provided the landscape drawing will give additional information as you require. Plant size will meet city standards and spacing. Land in the front of property will be provided with an underground irrigation system. If a revocable permit is required for landscaping, we will submit application to Mr. Tim Woodmansee.

We wish to express our thanks to you and the staff for the review and help to obtain the final approval for our revision to our building and site. Please let us know when we can meet with you and those on staff to finalize this application.

Yours Truly,


Dan Hooper/Al Ptomey

Daniel C. Hooper - Pastor
2897 North Avenue · Grand Junction, CO 81501 · 303-243-3321



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

September 30, 1993

Mr. Al Ptomey / Pastor Dan Hooper
Fellowship of Excitement
2897 North Avenue
Grand Junction, Colorado 81504

Dear Al and Dan,

This letter is in regards to the Special Use Permit application you filed in April 1993 for expansion of the Fellowship of Excitement located at 2897 North Avenue. Following initial review of the application, comments were forwarded to you in mid-May. Aside from the initial response to comments dated May 18, 1993, we have not heard any more from you regarding a number of issues that needed to be addressed/resolved. Unless we hear otherwise from you by October 15, 1993, we will consider the file closed and any further pursuit of the project will require re-application to the Community Development Department.

Should you have questions regarding this matter, please do not hesitate to contact me at 244-1437.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner



~~Handwritten scribbles and markings, possibly including 'FELLOWSHIP OF EXCITEMENT'.~~

site ✓

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
OCT 11 1993

October 7, 1993

Kristen Ashbeck
City Of Grand Junction
250 N. 5Th St
Grand Junction, CO 81501

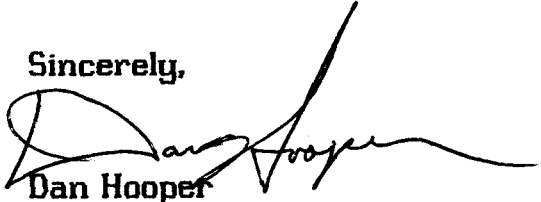
ie: Permit dated May 18, 1993

Dear Kristen Ashbeck,

This letter is to inform you of the work that is presently being done at Fellowship Of Excitement concerning above mentioned permit.

Doors have been ordered from Aspen Leaf and are expected to be delievered this week. The fire sprinkler system for the fellowship hall area, has been contracted and in work by Summit Mechanical out of Glenwood Springs. Exit signs are being put into place and all other minor issues discussed with Bob Lee are in the process of being completed for your inspection. If you have any further questions please don't hesitate to call. We are working to get all of the areas rectified.

Sincerely,



Dan Hooper
Pastor

Daniel C. Hooper - Pastor
2897 North Avenue • Grand Junction, CO 81501
303-243-3321 • Fax 303-243-8035

SUBMITTAL LEGEND

GENERAL REQUIREMENTS

- *A Application Form
- ~~B Impact Statement or Project Narrative~~
- ~~C Summary Form~~
- ~~D Appraisal of Application for Open Space~~
- 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 } *update*
- ~~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*

OTHER REQUIREMENTS

- ~~A Location and Vicinity Map~~
- ~~B Assessor's Map with Subject Property Outlined in Red~~
- CC Xerox Portion of Assessor's Map (Not Larger Than 8 1/2" x 14")
- ~~D Reduction of Plan (not larger than 11 1/2" x 14")~~
- ~~E Reduction of Plat (not larger than 11 1/2" x 14")~~
- FF Action Sheet
- ~~G County Treasurer Tax Certification~~

SITE PLAN REQUIREMENTS

- ~~X Plat (including easements at 24" x 32")~~
- Q Site Plan (24" x 32")
- R Adjacent Land Use and Zoning - *narrative*
- S Drainage/Grading Plan ~~Report~~ *finished Plogr elevation*
- T Utilities Composite - *existing/proposed*
- U Landscaping/Screening/Buffering
 - 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
- ~~X Roadway Plan/Profile~~
- X Traffic Circulation Patterns
 - a) Pedestrian/Bikeways/Crosswalks
 - b) Dimensions of Curb Cuts, Driveways
 - c) Internal Circulation Detail
- Y Traffic Analysis - *est. volumes/narrative*
- Z Structural Information
 - ~~a) Heights, Elevations, Sq. Footage~~
 - ~~b) Percent Building Coverage~~
 - ~~c) Setbacks (centerline/property line)~~
 - d) ~~Lighting and Signage Detail~~
 - (parking)
 - (if any)

* Form Provided by Community Development Dept

PREAPPLICATION CONFERENCE

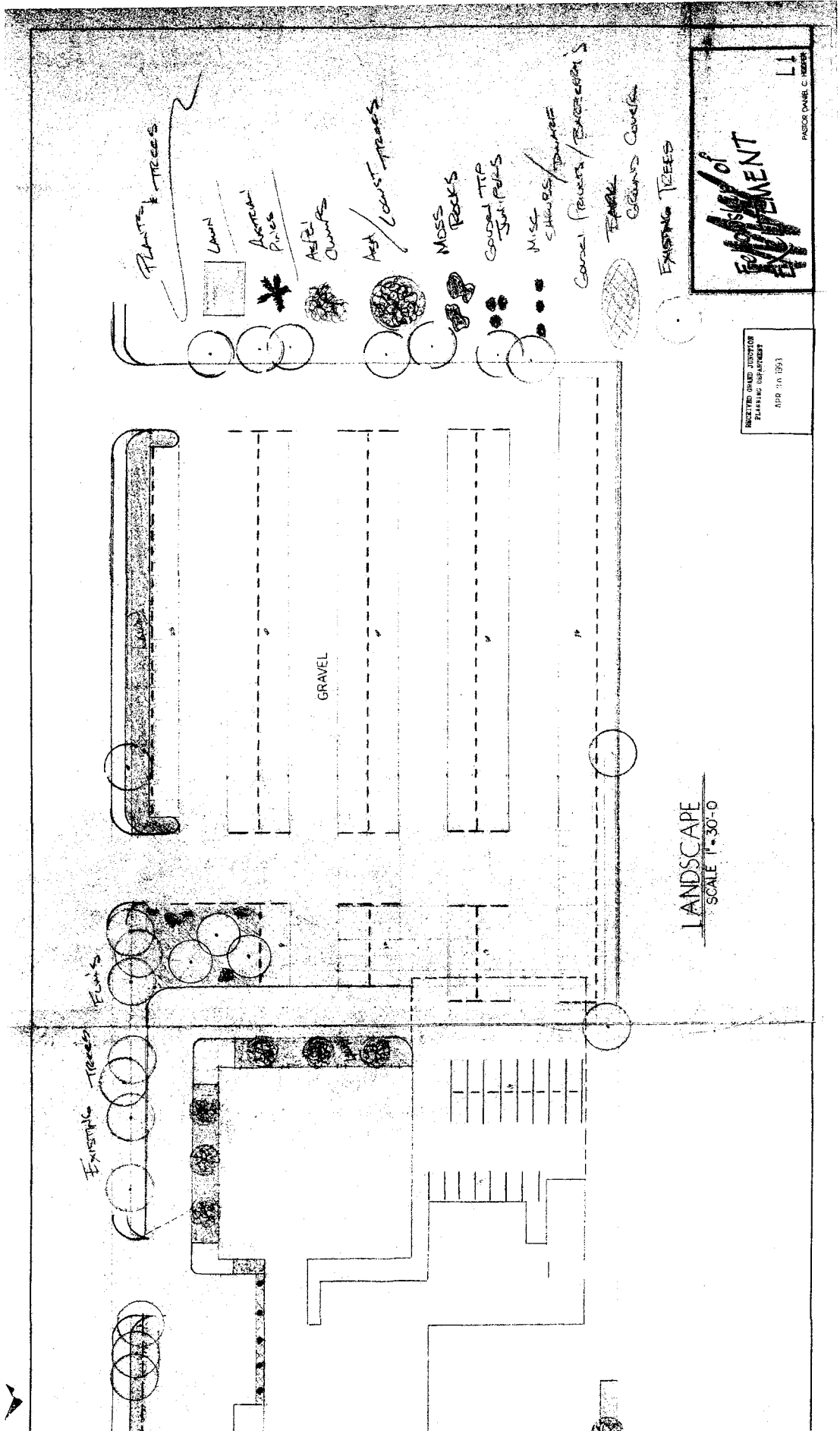
DATE 4/19/93 CONFERENCE ATTENDANCE Kristen Ashbeck, Don Newton
Al Plomey, Jerry Elliot, Dan Hooper

R.O.W. REQUIRED ABUTTING PROPERTY _____

	EXISTING	PROPOSED	
CURB CUTS	<input type="checkbox"/>	<input type="checkbox"/>	_____
PARKING	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
LANDSCAPING	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	_____
IRRIGATION	<input type="checkbox"/>	<input type="checkbox"/>	_____
PEDESTRIAN ACCESS	<input type="checkbox"/>	<input type="checkbox"/>	_____
OPEN SPACE FEES REQUIRED	<input type="checkbox"/>	<input checked="" type="checkbox"/>	_____
NEIGHBORHOOD MEETINGS/CONTACT	<input type="checkbox"/>	<input type="checkbox"/>	_____
RECORDING FEES REQUIRED	<input checked="" type="checkbox"/> <i>site Plan</i>	<input 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.

ACCESS/PARKING	SCREENING/BUFFERING	COMPATIBILITY WITH SURROUNDING USES
DRAINAGE	LANDSCAPING	TRAFFIC GENERATION
FLOODPLAIN/WETLAND MITIGATION	AVAILABILITY OF UTILITIES	GEOLOGIC HAZARDS/SOILS
OTHER _____	APPLICABLE POLICIES/GUIDELINES/REQUIREMENTS	
	CORRIDOR GUIDELINES _____	



Plants & Trees

- Lawn
- American Pines
- Ash/Quince
- Ast/Courtyard
- Moss Rocks
- Ground TP
- Sun/Palis
- Misc Shrubs/Panicle
- Council Plants/Succession
- Existing Trees

Existing Trees

LANDSCAPE
SCALE 1" = 30'-0"

REGISTERED GRADUATE JOURNALIST
PLANNING DEPARTMENT
APP 10-1993

LANDSCAPE
SCALE 1" = 30'-0"

PASTOR DANIEL C. HENNING

