



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 6th Street Grand Junction, CO 81501
 (303) 244-1430

508 P02

REC'D 02 15 14:17
 Receipt # 490
 Date 8-4-93
 Rec'd By mp
 File No. #95 93

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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 checked="" type="checkbox"/> Rezone			N.E. CORNER 6 th & White	From: B-3 To: B-1	
<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 type="checkbox"/> Special Use					
<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
ERIC WALLACE Name	CORNERSTONE CHRISTIAN SCHOOL Name	DR. RICHARD A. MORAN Name
20 DUNREAY COURT Address	PO Box 88 Address	847 26 ROAD Address
CHESWICK, PA 15024 City/State/Zip	GRAND JUNCTION, CO 81502 City/State/Zip	GRAND JUNCTION, CO 81506 City/State/Zip
412/821-3114 Business Phone No.	242-9078 Business Phone No.	242-9078 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.

Richard A. Moran Signature of Person Completing Application
JULY 30, 1993 Date
P.G. Limited Liability Co. by General Manager,
Eric Wallace Signature of Property Owner(s) - Attach Additional Sheets if Necessary
8-2-93

SUBMITTAL CHECKLIST

REZONE

Location: N.E. MAUER 6th & White

Project Name: Limestone Christian School

ITEMS		DISTRIBUTION															TOTAL REQD.				
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev. Auth.	City Council	City Parks and Rec.	City Fire Department	County Planning	Walker Field								
● Application Fee	VII-1	1																			
● Submittal Checklist*	VII-3	1																			
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1		1		1	1	1	1								
● Application Form*	VII-1	1	1	1	1	1	8	1		1	1	1	1	1							
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1		1	1	1	1	1							
● Evidence of Title N/A	VII-2	1		1	1																
● Appraisal of Raw Land <u>N/A</u>	VII-1	1		1						1											
● Names and Addresses	VII-3	1																			
● Legal Description	VII-2	1		1																	
○ Deed	VII-1	1		1	1																
○ Easement	VII-2	1	1	1	1	1															
○ Avigation Easement	VII-1	1		1	1																
○ ROW	VII-3	1	1	1	1	1															
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1							
● Location Map N/A	IX-21	1																			
● Vicinity Sketch <u>N/A</u>	IX-33	1	1	1	1	1	8	1	1	1	1	1	1								

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 7/27/93
Conference Attendance:
Proposal: Rezone B-3 to B-2
Location: N.E. CORNER 6th & White

Tax Parcel Number: 2945-143-06-951
Review Fee: \$ 330
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? N/A
Adjacent road improvements required? N/A
Area identified as a need in the Master Plan of Parks and Recreation? N/A
Parks and Open Space fees required? NONE Estimated Amount:
Recording fees required? NONE Estimated Amount:
Half street improvement fees required? NONE Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines N/A

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area? NO

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO
Avigation Easement required? NO

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 consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

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 Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

2945-143-04-006
CENTRAL BANK OF GRAND JUNCTION
& FBS PROPERTIES MGMT
P O BOX 522
MINNEAPOLIS, MN 55480-0522

2945-143-08-931
MESA COUNTY
COURTHOUSE
GRAND JUNCTION, CO 81501

2945-143-08-941
CITY OF GRAND JUNCTION
CITY HALL

GRAND JUNCTION, CO 81501

2945-144-06-001
JACK D BERRY REVOCABLE TRUST
417 N 7TH STREET
GRAND JUNCTION, CO 81501

2945-144-06-002
JACK D BERRY REVOCABLE TRUST
417 N 7TH STREET
GRAND JUNCTION, CO 81501

2945-144-06-005
REGAL BUILDING INC
C/O WARREN F REAMS
P O BOX 118
GRAND JUNCTION, CO 81502-0118

2945-144-06-003
MARISA ASSOCIATES
C/O GEORGE WHEELER
3045 TELLER AVE
GRAND JUNCTION, CO 81504-5861

2945-144-06-004
MARISA ASSOCIATES
C/O GEORGE WHEELER
3045 TELLER AVE
GRAND JUNCTION, CO 81504-5861

2945-143-06-003
ROSEMARY FAITH
C/O GEORGE WHEELER
623 HILL AVE
GRAND JUNCTION, CO 81501-2721

2945-143-05-931
MESA COUNTY
COURT HOUSE ANNEX
538 + 540 WHITE AVE
GRAND JUNCTION, CO 81501

2945-143-05-933
MESA COUNTY
GRAND JUNCTION, CO 81501

2945-143-05-934
MESA COUNTY
GRAND JUNCTION, CO 81501

2945-143-05-958
FIRST UNITED METHODIST CHURCH
522 WHITE AVE
GRAND JUNCTION, CO 81501

2945-143-05-014
ALICE R ELDER
GRACE T PHILLIPS
562 WHITE AVE
GRAND JUNCTION, CO 81501-2644

2945-143-05-951
FIRST METHODIST CHURCH
522 WHITE AVE
GRAND JUNCTION, CO 81501-2644

2945-143-05-952
FIRST METHODIST CHURCH OF GRAND
522 WHITE AVE
GRAND JUNCTION, CO 81501-2644

2945-143-05-953
FIRST UNITED METHODIST CHURCH
522 WHITE
GRAND JUNCTION, CO 81501-2644

2945-143-05-016
PATTY L NISLEY
2119 KADESH WAY
GRAND JUNCTION, CO 81503-1052

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2945-143-06-001
GUY K WASHBURN
322 N 6TH ST
GRAND JUNCTION, CO 81501-2730

2945-143-06-004
DAVE R CANADAY
627 GRAND AVE
GRAND JUNCTION, CO 81501-2737

2945-143-06-005
MESA NATIONAL BANK
635 GRAND AVE
GRAND JUNCTION, CO 81501-2737

2945-143-06-006
KLB BLDG
640 WHITE AV
GRAND JUNCTION, CO 81501-2744

2945-143-06-002
THEODORE B KOEMAN
LINDA A
769 ELM AVE
GRAND JUNCTION, CO 81501-3027

2945-143-07-931
MESA COUNTY
PARKING LOT
6TH + WHITE
GRAND JUNCTION, CO 81501

2945-143-07-007
KEN RABIDEAU
MARILYN S-DENNIS J & P J EDSON
610 ROOD AVENUE
GRAND JUNCTION, CO 81501-2742

2945-143-07-009
ALVIN L WHITE
ETAL
626 ROOD AVENUE
GRAND JUNCTION, CO 81501-2742

2945-143-07-010
HARRY E WILLIAMS
640 ROOD AVE
GRAND JUNCTION, CO 81501-2742

GRAND JUNCTION, CO 81502-0430
PO BOX 430
ETAL C/O LINDA SULLIVAN

2945-143-07-017
ANTHONY W WILLIAMS
GRAND JUNCTION, CO 81502-0398

2945-143-07-003
JAMES GOLDEN
KEITH G MUMBY
BOX 398
GRAND JUNCTION, CO 81502-0398

2945-143-07-002
JAMES GOLDEN
KEITH G MUMBY
BOX 398
GRAND JUNCTION, CO 81502-0398

2945-143-07-013
ANTHONY W WILLIAMS
P O BOX 338
GRAND JUNCTION, CO 81502-0338

2945-143-07-011
ANTHONY W WILLIAMS
ETAL
P O BOX 338
GRAND JUNCTION, CO 81501-2760

2945-143-07-015
ANTHONY W WILLIAMS
ETAL
200 N 6TH ST
GRAND JUNCTION, CO 81501-2760

2945-143-07-014
ANTHONY W WILLIAMS
ETAL
200 N 6TH ST
GRAND JUNCTION, CO 81501-2760

2945-143-07-012
ANTHONY W WILLIAMS
ETAL
200 N 6TH ST
GRAND JUNCTION, CO 81501-2760

2945-143-07-004
ANTHONY W WILLIAMS
W L TURNER
200 N 6TH ST
GRAND JUNCTION, CO 81501-2760

2945-143-07-008
DANIEL L MCCOY
JANET L
P O BOX 1092
GRAND JUNCTION, CO 81502-1092

2945-143-07-016
COURTHOUSE PLACE INVESTMENTS INC
PO BOX 2067
GRAND JUNCTION, CO 81502-2067

2945-143-07-938
ANTHONY W WILLIAMS
ETAL C/O MESA COUNTY
PO BOX 20000
GRAND JUNCTION, CO 81502-5002

2945-142-42-007
JOHN C LAFFERTY
D J
636 GRAND AVE
GRAND JUNCTION, CO 81501-2738

2945-142-42-002
GLADYS V NYLUND
611 OURAY AVE
GRAND JUNCTION, CO 81501-2739

2945-142-42-003
ALLEN S NIKKEL
ALICE S
621 OURAY
GRAND JUNCTION, CO 81501-2739

2945-142-42-008
ROYCE C GIBSON
MARIANNA R
202 NORTH AVE #202
GRAND JUNCTION, CO 81501-7540

2945-142-42-004
EDWARD L CLEMENTS
VOLINE L -CO-TRUSTEES
2528 N 12TH ST
GRAND JUNCTION, CO 81501-8203

2945-142-42-010
JAMES GOLDEN
P O BOX 398
GRAND JUNCTION, CO 81502-0398

2945-144-05-942
SCHOOL DISTRICT 51
LOWELL SCHOOL
2115 GRAND AVE
GRAND JUNCTION, CO 81501-8007

2945-142-42-005
ROBERT B BOOKMAN
LOIS E
3954 N SEVILLE CIRCLE
GRAND JUNCTION, CO 81506

2945-142-42-006
WILLIAM J HOCKING
BARBARA A
2010 WOOD CT
GRAND JUNCTION, CO 81503-9757

2945-142-42-011
JAMES GOLDEN
P O BOX 398
GRAND JUNCTION, CO 81502-0398

2945-142-42-010
JAMES GOLDEN
P O BOX 398
GRAND JUNCTION, CO 81502-0398

2945-142-42-009
JAMES GOLDEN
P O BOX 398
GRAND JUNCTION, CO 81502-0398

GENERAL PROJECT REPORT

#95 93

**REZONE APPLICATION
B-3 to B-1**

**622 WHITE
GRAND JUNCTION, CO 81501**

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A. Project Description

This project is for the purpose of relocating Cornerstone Christian School. The school is a non-profit, private school serving approximately 110 students in Kindergarten through 12th grades. The school is interdenominational (not affiliated with any particular church), and has operated for twelve years. For the past five years the school has operated at 1120 Orchard Avenue in property previously owned by the Orchard Community Church. That property has been sold to Community Hospital and must be vacated. The school desires to lease the subject property (the former 1st Presbyterian Church) with possible purchase in the future.

B. Public Benefit

Benefit will accrue to the public in the continued operation of the school for the students currently served. This also relieves pressure on the public schools by that number of students. Families of Cornerstone students are paying full taxes for the support of public schools even though the district has little or no expense for these students. This rezoning would also allow for the occupation of a currently empty facility. Unoccupied structures are known to deteriorate much more rapidly than occupied buildings. They are also more likely to be the target of vandalism and other detriments to the local neighborhood and the community in general.

C. Project Compliance, Compatibility, and Impact

1. The subject property is currently zoned B-3. Rezoning would have negligible effect on the neighborhood as the north half of the block is already zoned B-1. Rezoning would merely allow the proposed use under Special Use permit, also applied for. The school already operates a thrift store just two doors east of the subject property.

2. Land use in the surrounding area is commercial and residential, similar to that of the current location of the school.

3. Site access is primarily via White Street. Traffic for student drop-off and pick up would be by means of a right turn off of White, stopping on school property (not on the street) and departure by a right turn from the alley north of the building onto 6th Street. Neither of these require crossing traffic.

4. Services for all utilities currently exist to the facility and no special or unusual demands on utilities would be created.

5. No change in demand would be created on public facilities as this school is a currently operating entity. Inspectors from the Fire and Building Departments have already indicated what improvements need to be made for satisfactory use of the facility.

6. No soil or geology problems would be created.

7. Hours of operation are scheduled from 8:20 AM to 3:00 PM, Monday through Friday, on a calendar very similar to that of the local school district. Student drop-off would occur prior to opening of most businesses and offices in the area. Pick-up would be about 3:00 PM, prior to heavier traffic periods due to closing of area firms and offices.

D. Development Schedule and Phasing

This project would involve some remodeling and upgrading of fire protection. Work would require a period of approximately only three weeks prior to occupancy of the facility around the end of October.

REVIEW COMMENTS

Page 1 of 2

FILE #95-93

TITLE HEADING: Rezone from B-3 to B-1

LOCATION: 622 White Avenue

PETITIONER: Eric Wallace

PETITIONER'S ADDRESS/TELEPHONE: 20 Dunreay Court
Cheswick, PA 15024
(412) 821-3114

PETITIONER'S REPRESENTATIVE: Dr. Richard Moran
847 26 Road
Grand Junction, CO

STAFF REPRESENTATIVE: Karl Metzner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 30, 1993.

CITY DEVELOPMENT ENGINEER
Gerald Williams

8/6/93
244-1591

No comment.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

8/11/93
244-1400

No requirements at this time. Code compliance will be accomplished during the building permit process.

CITY PARKS & RECREATION DEPARTMENT
Don Hobbs

8/12/93
244-1542

No open space fees are required.

CITY UTILITY ENGINEER
Bill Cheney

8/16/93
244-1590

WATER - No comment.

SEWER - Present E.Q.U. of the existing church for sewer is 3.0. The proposed use would have an E.Q.U. of 4.4 or higher depending on facilities such as showers or a cafeteria. Credit will be give for 3.0 E.Q.U. with the remaining E.Q.U.'s billed at \$750 per E.Q.U. for the sewer "Plant Investment Fee".

MESA COUNTY PLANNING
Mike Joyce

8/16/93
244-1642

The General Project Report does not adequately address the minimal amount of off-street parking on the site. This area is a "high traffic". It is across the street from the courthouse. An area reserved for student drop-off's should be designated - off street if possible.

COMMUNITY DEVELOPMENT DEPARTMENT
Karl Metzner

8/19/93
244-1439

The requested B-1 zoning is more in keeping with the existing character of the area than the current B-3 zone.