





2945-144-27-006  
PEARL K WATERFIELD  
937 COLO AVE  
GRAND JUNCTION, CO 81501

2945-144-27-002  
REGINA NADINE YOST  
MARY LOUISE  
919 COLORADO AVE  
GRAND JUNCTION, CO 81501-3518

2945-144-27-004  
VIRGIL ROBERTSON  
JEFFREY K KILMER  
1335 GUNNISON AVE  
GRAND JUNCTION, CO 81501-4449

2945-144-27-001  
JANN ERTL  
1600 NORTH AVE  
GRAND JUNCTION, CO 81501-6422

2945-144-27-005  
GLENN E HERTEL  
ISABEL S  
1661 DOLORES ST  
GRAND JUNCTION, CO 81503-1811

2945-144-27-003  
LENNY J HARTTER  
LINDA S  
571 - 36 RD  
PALISADE, CO 81526

2945-144-28-001  
TAD L SCHURR  
KLEM L  
805 COLORADO AV  
GRAND JUNCTION, CO 81501-3516

2945-144-28-004  
JUNE R WHITE  
POPPY J WOODY C/O D A ROBERTS  
827 COLORADO AVENUE  
GRAND JUNCTION, CO 81501-3516

2945-144-28-005  
CENTER FOR INDEPENDENCE INC  
835 COLORADO AVE  
GRAND JUNCTION, CO 81501-3516

Original  
Do NOT Remove #98 93  
From Office

2945-144-28-007

PHYLLIS E FARRIS  
845 COLORADO AVE  
GRAND JUNCTION, CO 81501-3516

2945-144-28-009

VIRGINIA A CLARY  
863 COLORADO AVE  
GRAND JUNCTION, CO 81501-3516

2945-144-28-978

CENTER FOR INDEPENDENCE INC  
835 COLORADO AVE  
GRAND JUNCTION, CO 81501-3516

2945-144-28-010

IRENE M SMITH  
806 UTE AVE  
GRAND JUNCTION, CO 81501-3648

2945-144-28-011

KATHY LEE MCPHEARSON  
812 UTE AVE  
GRAND JUNCTION, CO 81501-3648

2945-144-28-013

CHARLES J TREAT  
LEONA V  
826 UTE AVE  
GRAND JUNCTION, CO 81501-3648

2945-144-28-014

MILDRED E WHITTEN  
ESTATE  
836 UTE AVE  
GRAND JUNCTION, CO 81501-3648

2945-144-28-015

WILLIAM L STONE  
1111 S 9TH ST  
GRAND JUNCTION, CO 81501-3831

2945-144-28-008

JANN ERTL  
1600 NORTH AVE  
GRAND JUNCTION, CO 81501-6422

2945-144-28-012  
STEVEN A KING  
DAUN M  
P O BOX 896  
GRAND JUNCTION, CO 81502-0896

2945-144-28-002  
G NEIL KARNES  
DAWN D  
591 1/2 CATSKILL  
GRAND JUNCTION, CO 81503-1076

2945-144-28-003  
G NEIL KARNES  
DAWN C  
591 1/2 CATSKILL COURT  
GRAND JUNCTION, CO 81503-1076

2945-144-28-016  
FEELEY FAMILY LTD PARTNRSHP  
DONALD FEELEY  
2022 BASELINE DR  
GRAND JUNCTION, CO 81503-9550

2945-144-28-017  
FEELEY FAMILY LIMITED PARTNERS  
737 HORIZON DR  
GRAND JUNCTION, CO 81506-8734

2945-144-22-013  
FRANCES C BYOUK  
ADRIENNE A BARNETT  
P O BOX 4478  
PAGOSA SPRINGS, CO 81157-4478

2945-144-22-014  
JO A GUFFEY  
936 COLORADO AVENUE  
GRAND JUNCTION, CO 81501-3519

2945-144-22-015  
MARC W SINCLAIR  
940 COLORADO AV  
GRAND JUNCTION, CO 81501-3519

2945-144-22-011  
RANDALL E BAUER  
ROSE R  
920 COLORADO AVENUE  
GRAND JUNCTION, CO 81501-3528

2945-144-22-016  
JAMES L MCEVOY  
A  
2112 N 1ST  
GRAND JUNCTION, CO 81501-7457

2945-144-22-017  
ROBERT G WILSON  
NANCY E K WILSON  
P O BOX 3957  
GRAND JUNCTION, CO 81502-3957

2945-144-22-010  
KAREN LESLIE MCCLEAN  
P O BOX 4774  
GRAND JUNCTION, CO 81502-4774

2945-144-22-012  
LARICK FRANK SPENCER  
27113 SIERRA VISTA  
GRAND JUNCTION, CO 81503

2945-144-22-009  
LINDA D MORGAN  
CAROL ULIBARRI  
15702 ZEIGLER CT  
RAMONA, CA 92065-4947

2945-144-34-945  
CITY OF GRAND JUNCTION  
EMERSON PARK  
  
GRAND JUNCTION, CO 81501

2945-144-26-004  
LOUISE K BOEREMA  
255 PARK DR  
GRAND JUNCTION, CO 81501

2945-144-26-006  
MIKE J CHESNICK  
E J  
1045 COLO AVE  
GRAND JUNCTION, CO 81501

2945-144-26-007  
COREY D COLEMAN  
1047 COLORADO AVE  
GRAND JUNCTION, CO 81501

2945-144-26-011  
LAVERN WATSON  
JOLENE BEAGLEY  
1014 UTE AVE  
GRAND JUNCTION, CO 81501

2945-144-26-003  
FERN CHRISTENSEN  
1015 COLORADO AVE  
GRAND JUNCTION, CO 81501-3520

2945-144-26-005  
LARRY W HUMPHRY  
1031 COLORADO AVE  
GRAND JUNCTION, CO 81501-3520

2945-144-26-008  
MARY H DAVIS  
1720 WHITE AVE  
GRAND JUNCTION, CO 81501-4546

2945-144-26-010  
TERRY L RETHERFORD  
2089 BROADWAY  
GRAND JUNCTION, CO 81503-9778

2945-144-26-001  
EUGENE R HASKIN  
REV TRUST & STANLEY L SELIGMAN  
3026 PATTERSON RD  
GRAND JUNCTION, CO 81504-4264

2945-144-26-002  
MODESTO GALVAN  
3002 HWY 6 & 24  
GRAND JUNCTION, CO 81504-4435

2945-144-26-009  
SALLY O GAURMER  
2918 G RD  
GRAND JUNCTION, CO 81504-5297

2945-144-35-001  
CAROLINE WALTHER LONG  
1001 UTE AVE  
GRAND JUNCTION, CO 81501-3650

2945-144-35-005  
KENNETH L BORCHERT  
JOLEE A  
1041 UTE  
GRAND JUNCTION, CO 81501-3650

2945-144-35-006  
KENNETH L BORCHERT  
1041 UTE AVE  
GRAND JUNCTION, CO 81501-3650

2945-144-35-008  
GEORGE E PREUSS  
DEBRA L  
1055 UTE AVE  
GRAND JUNCTION, CO 81501-3650

2945-144-35-002  
LEW E WUNDERWALD  
LEN E  
PO BOX 952  
GRAND JUNCTION, CO 81502-0952

2945-144-35-004  
DAVID WARD  
P O BOX 1209  
GRAND JUNCTION, CO 81502-1209

2945-144-35-007  
MARIE T BARONE  
2716 RINCON DR  
GRAND JUNCTION, CO 81503-2235

2945-144-35-013  
MARIE T BARONE  
2716 RINCON DR  
GRAND JUNCTION, CO 81503-2235

2945-144-35-009  
W B SWISHER  
CAROL L -TRUST  
1640 O ROAD  
LOMA, CO 81524-9414

2945-144-35-003  
ERNEST H REY  
ETAL  
1201 WALZ AVE  
GLENWOOD SPRINGS, CO 81601-325



2945-144-33-017

JULIA MCDONALD

ETAL

333 SOUTH 9TH ST

GRAND JUNCTION, CO 81501-3611

2945-144-33-018

PAULINE E MARTINEZ

337 S 9TH ST

GRAND JUNCTION, CO 81501-3611

2945-144-33-016

ANNETTE L MARTINEZ

844 PITKIN AVE

GRAND JUNCTION, CO 81501-3634

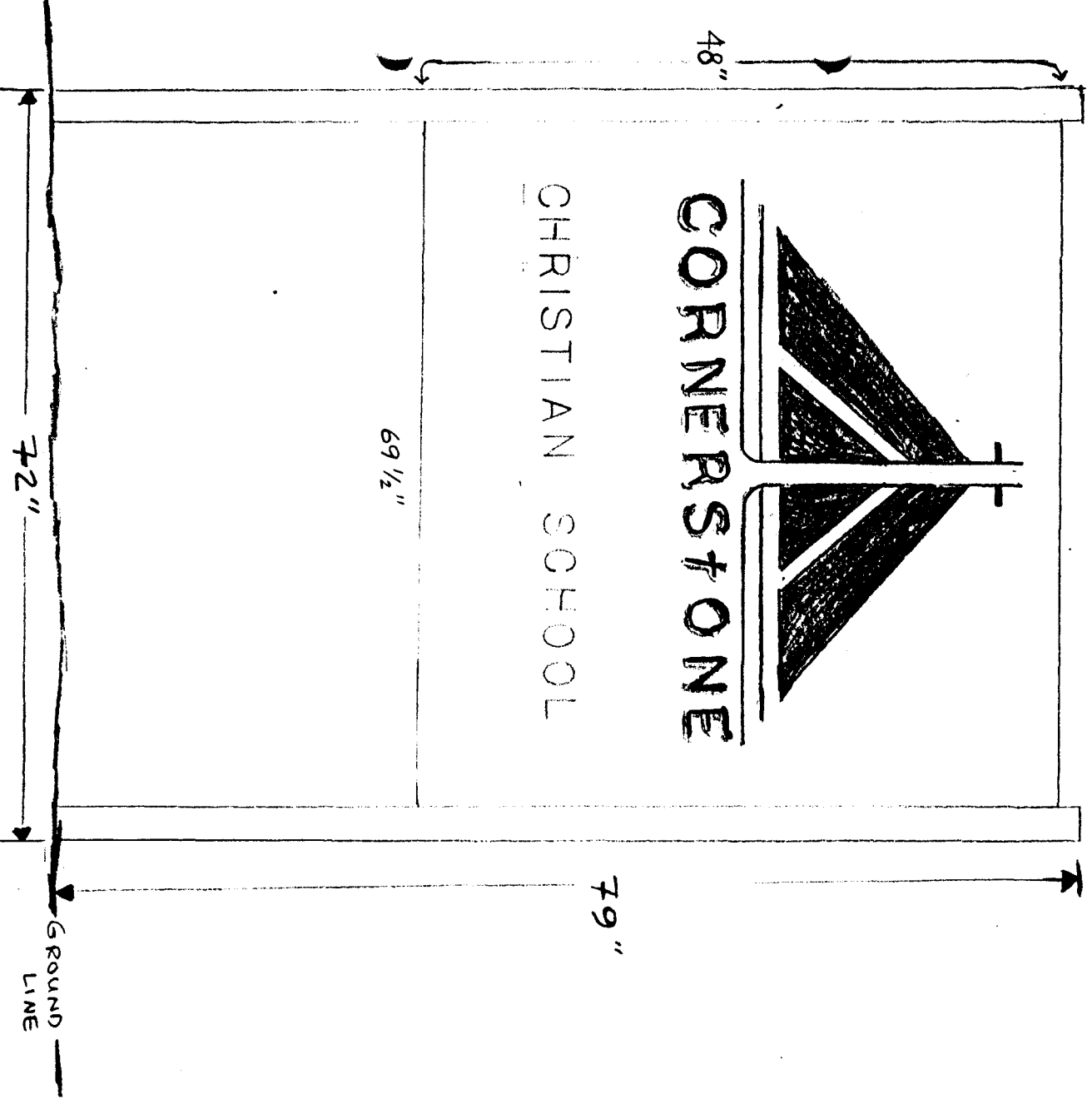
2945-144-33-019

CLINT MILLER

NANCY C

6555 PURDY MESA ROAD

WHITEWATER, CO 81527-9614



SIGNAGE DESCRIPTION  
 FOR CORNESTONE CHRISTIAN SCHOOL  
 SPECIAL USE PERMIT  
 930 UTE AVENUE



PRE-APPLICATION CONFERENCE

Date: 7/28
Conference Attendance: Kristen Ashbeck, Rick & Barbara Moran
Proposal: Church School
Location:

Tax Parcel Number:
Review Fee: \$270
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? N/A or Road or ROW project Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

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

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)
Richard Moran
CORNERSTONE CHRISTIAN SCHOOL

Signature(s) of Representative(s)
Richard Moran
ADMINISTRATOR

# REVIEW COMMENTS

Page 1 of 3

FILE #98-93

TITLE HEADING: Special Use Permit - Cornerstone  
Christian School

LOCATION: 930 Ute Avenue

PETITIONER: Cornerstone Christian School

PETITIONER'S ADDRESS/TELEPHONE: P.O. Box 88  
Grand Junction, CO 81502  
242-9078

PETITIONER'S REPRESENTATIVE: Dr. Richard Moran

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 26, 1993.**

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**CITY DOWNTOWN DEVELOPMENT AUTHORITY** 8/11/93  
**Barbara Creasman** 245-2926

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We have no objections.

**GRAND JUNCTION FIRE DEPARTMENT** 8/13/93  
**George Bennett** 244-1400

---

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

**CITY DEVELOPMENT ENGINEER** 8/13/93  
**Gerald Williams** 244-1591

---

Handicap ramps are required at 10th Street and Ute Avenue, one on each side of the curb return.

**CITY UTILITY ENGINEER** 8/16/93  
**Bill Cheney** 244-1590

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WATER - No comment.

SEWER - Current E.Q.U. for the building is 1.2. New E.Q.U. based on 110 students is 4.4 without shower facilities or cafeteria. If there are shower facilities and/or a cafeteria the total will be higher. The "Plant Investment Fee" is \$750 per E.Q.U. with credit being given for 1.2 E.Q.U.

*Investment*

**MESA COUNTY BUILDING DEPARTMENT**

**8/17/93**

**Bob Lee**

**244-1656**

---

No comments. The building is well suited for the Christian School use. Some minor changes will have to be made to the alarm system.

**CITY POLICE DEPARTMENT**

**8/17/93**

**Mark Angelo**

**244-3587**

---

Because of the transients often going through trash in this area - where is your trash dumpster going to be located? I would recommend that it be located away from where children are going to be playing and away from the student drop-off/pick-up. To help deter the transient pedestrian walking onto the school grounds, finish fencing off the east side - go at least to the alley. The best idea would be to fence off the north side of the gravel area and only having an opening for cars to enter and park. This opening should be close to the building so it can be monitored by employees.

I can do a security survey to give them better ideas on how to secure the building and grounds if they would like.

**CITY ATTORNEY**

**8/17/93**

**John Shaver**

**244-1501**

---

No comments.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**8/18/93**

**Kristen Ashbeck**

**244-1437**

---

See attached comments.

## GENERAL PROJECT REPORT

SPECIAL USE PERMIT  
Cornerstone Christian School

Original  
Do NOT Remove  
From Office

### A. Project Description

#98 93

1. Location  
930 Ute Avenue  
Grand Junction, Colorado
2. The site consists of one-half block (16 lots) on Ute Avenue between Ninth Street and Tenth Street, totalling 1.29 acres m/l.
3. 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. This project consists of utilization of the existing building formerly known as Emerson School.

### 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 Special Use Permit would also allow for the occupation of a facility which School District 51 is in the process of vacating and would otherwise stand empty. 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 neighborhood and the community in general.

### C. Project Compliance, Compatibility, and Impact

1. The proposed use is certainly compatible with adjacent uses. This building was designed as a school and used as such for many years. The location is currently zoned PZ for public use. Recently, it has been used for administrative purposes and for testing and consulting with students with special needs. The location is currently used as a transfer point for bus students. Traffic will not be a problem in the area as there is plenty of off-street parking and room for student drop-off and pick-up.

(continued)

2. The current layout of the facility contains all the features needed to adequately address the traffic and safety issues. As mentioned above, one of the key features of the design is space. Sufficient off-street space is provided for both faculty and student parking as well as student arrivals and departures. The recommended drop-off/pick-up site is immediately northeast of the building and accessed via the alley. Drivers will be directed to a one-way west-to-east traffic flow pattern behind the school so as to prevent any congestion on the public streets.

Vehicles departing the school headed west can access Ute Avenue via 10th Street with two right turns. Drivers desiring to go east can turn right on 10th, cross Ute and turn left on Pitkin or turn left out of the alley onto 10th and right on Colorado or Main Street (the latter being a two-lane arterial).

Regular parking for staff and visitors will be in the paved lot on the west end of the building, away from the loading area.

Pedestrian traffic across Ute Avenue is controlled by existing crossing lights at 9th Street. Sidewalks five feet in width or greater surround the property and the building itself, except in the alley. The present chain link fence discourages crossing streets except at marked crossings at corners.

Sight and sound from the area are buffered by existing grass and trees along Ute Avenue and Ninth Streets, as well as a few trees in the west parking area. Open space also helps in this regard, as does Emerson Park to the south.

Chain link fence along Ute, 9th, and 10th surrounds most the property. There are also two short lengths of fence adjoining the building along the alley, east and west.

C. All utilities currently exist and are operational at this location. No additional requirements for public services are foreseen.

D. The proposed use conforms to all known plans, policies, and requirements for parking, loading, signs, and all other applicable regulations of the code.





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

August 23, 1993

Dr. Richard Moran  
Cornerstone Christian School  
PO Box 88  
Grand Junction, Colorado 81502

Dear Rick,

By this letter, the Grand Junction Community Development Department is granting approval of a Special Use Permit for the operation of a church school at 930 Ute Avenue. This approval is subject to the following requirements being met prior to issuance of a Certificate of Occupancy:

- payment of the Plant Investment Fee in the amount of \$2,400.00
- construction of handicap ramps at 10th Street and Ute Avenue, one on each side of the curb return
- payment of the alley improvement fee in the amount of \$9,000.00 or the City Attorney's office may consider a Power of Attorney from the property owner is lieu of the fee

Should you have questions regarding this Special Use permit or these conditions of approval, please do not hesitate to call.

Sincerely,

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

Kristen Ashbeck  
Planner

xc: School District 51



October 22, 1993

Dr. Richard Moran  
Cornerstone Christian School  
PO Box 88  
Grand Junction, Colorado 81502

Dear Rick,

In August 1993, the City of Grand Junction Community Development Department granted approval of a Special Use Permit for Cornerstone Christian School to operate at 930 Ute Avenue. Conditions of that approval included construction of handicap ramps at 10th Street and Ute Avenue, one on each side of the curb return, and execution of a Power of Attorney by the the property owner in lieu of alley improvement fees.

Upon several site inspections this fall (the latest on October 21, 1993), the handicap ramps have not been installed, and, to the best of my knowledge, the school district has yet to return the Power of Attorney to the City. If these items are not taken care of in some manner within 30 days of the date of this letter, the Special Use Permit for Cornerstone Christian School to operate on the site may be revoked and the City may take legal action. Of course, the City's desire is simply to ensure that you comply with the City Code and the Special Use Permit as approved.

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

Sincerely,

Kristen Ashbeck  
Planner

xc: School District 51



August 23, 1994

City of Grand Junction, Colorado  
250 North Fifth Street  
81501-2668  
FAX: (303) 244-1599

Dr. Richard Moran  
Cornerstone Christian School  
P.O. Box 88  
Grand Junction, Colorado 81502

Dear Rick,

It has been a year since the City granted conditional approval of the Special Use Permit to allow Cornerstone Christian School to occupy the old Emerson School building at 930 Ute Avenue. As you recall, a condition of that approval was payment of the alley improvements fee in the amount of \$9,000 or execution of a Power of Attorney by the property owner for the potential alley improvements in lieu of the fee. To the best of my knowledge, the City has not received the Power of Attorney from School District 51 nor payment by Cornerstone. I am withholding the permanent Certificate of Occupancy for the building until this condition is met. Failure to comply with this requirement may result in the City taking necessary actions to close the building and/or revoke the Special Use Permit so the use cannot continue at this location. Of course, the City's desire is simply to ensure that you comply with City Code and the Special Use Permit as approved. Please let me know at your earliest convenience which option the School will be pursuing and the status of the Power of Attorney if that is the choice.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen Ashbeck  
Planner

c: School District 51

NORTH

STUDENT  
DROP-OFF/  
PICK-UP

(THESE STUDENTS  
WILL USE EAST  
ENTRANCE.)

ALLE

EMERSON  
SCHOOL

(930 UTE AV)

BASKETBALL  
GOAL

SIDEWALK

ASPHALT

DUMPSTER

PARKING  
CURBS  
WAITING ZONE

GRASS

(PLAY AREA - STUDENTS NOT  
ALLOWED HERE BEFORE OR  
AFTER SCHOOL, BUT  
RESTRICTED TO ASPHALT AREA.)

PLAYGROUND  
EQUIPMENT

CHAIN LINK  
FENCE

PROPOSED

(CHAIN LINK TO ALLEY)

SOIL

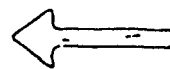
10 TH ST

SIGN

SIDEWALK

SOIL

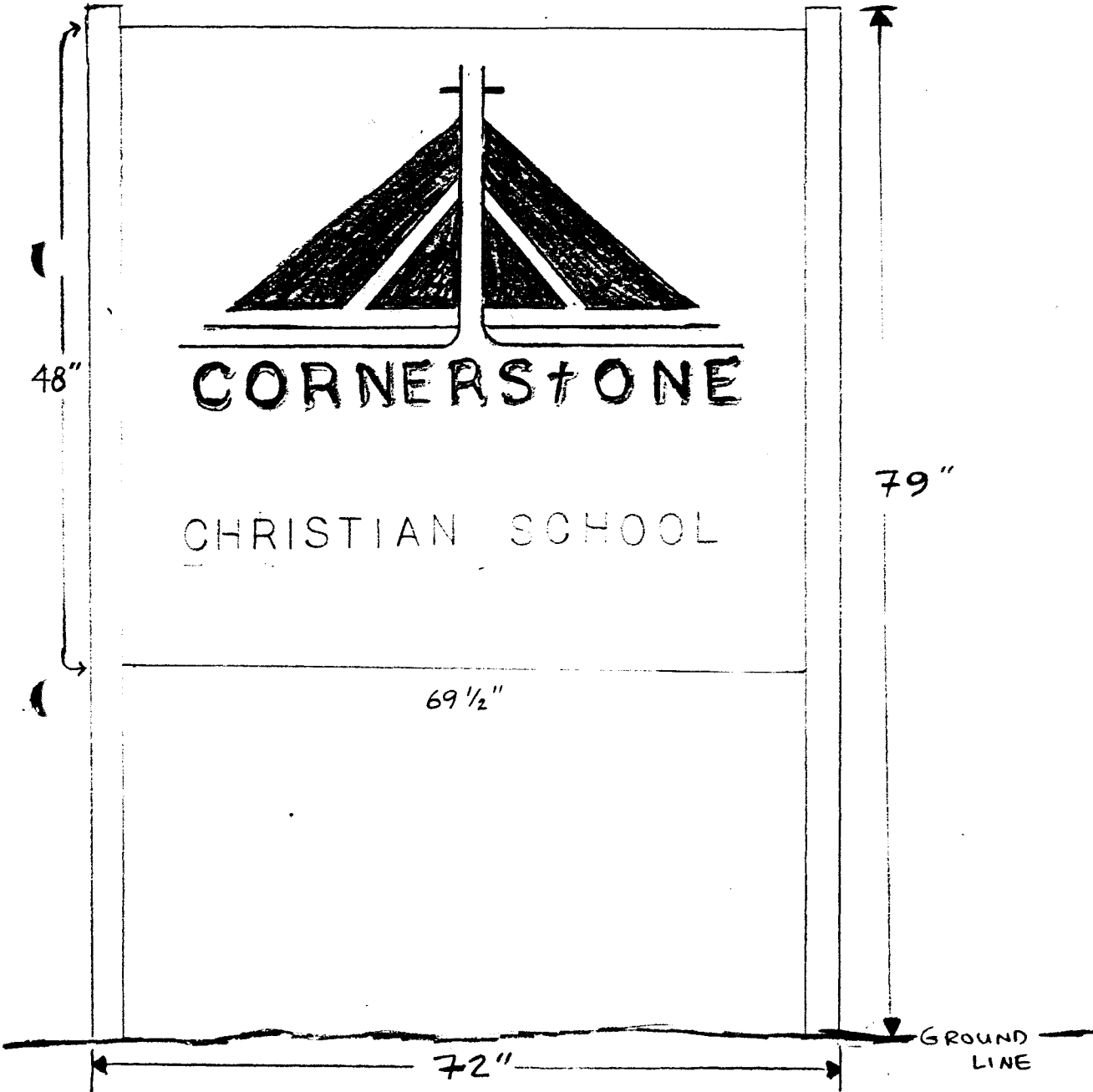
UTE AVENUE



ONE  
WAY

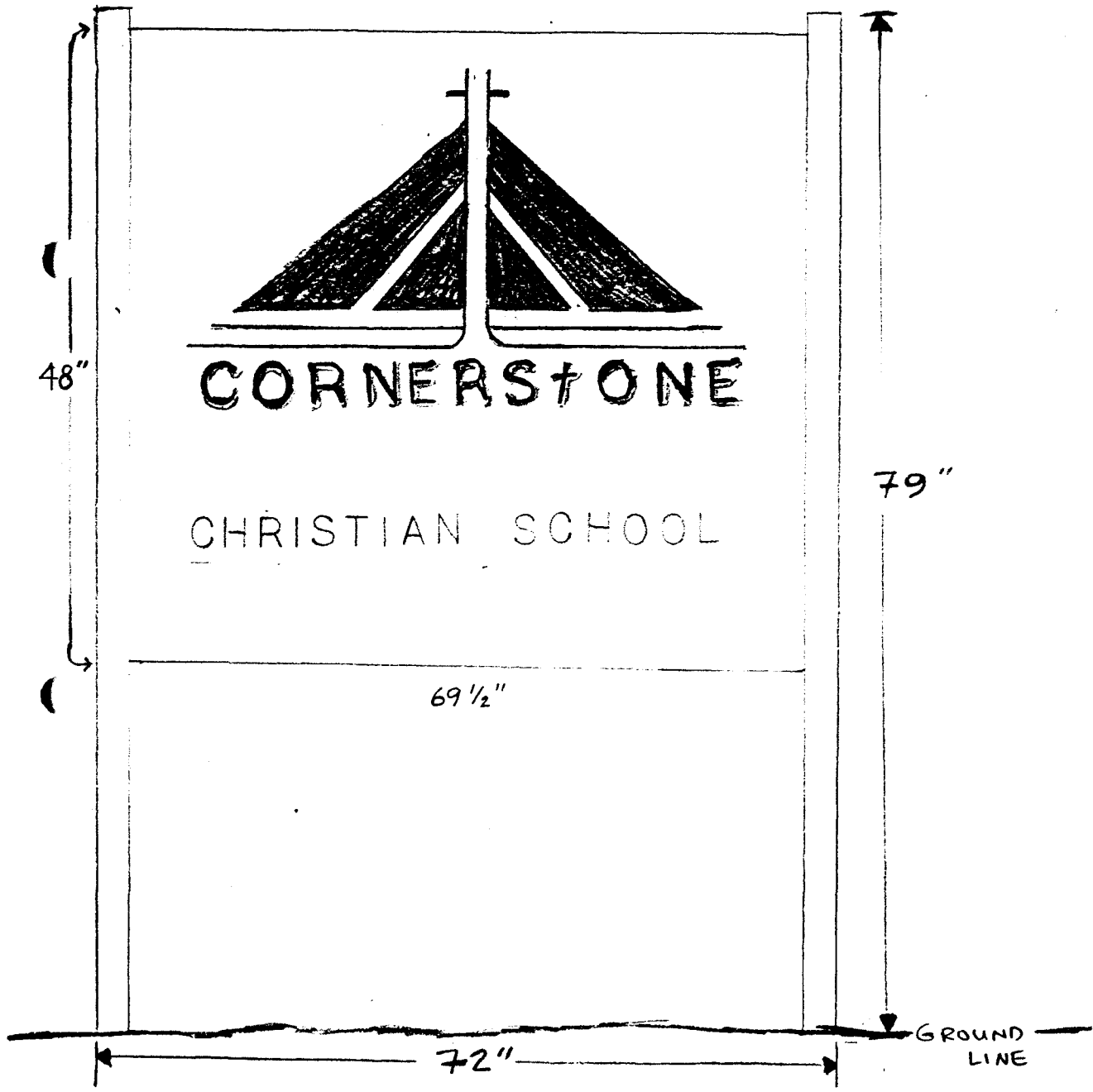
SITE DIMENSIONS 127'x444'10"

VICINITY SKETCH  
by RICHARD A. MORAN



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
AUG 11 1993

SIGNAGE DESCRIPTION  
FOR CORNERSTONE CHRISTIAN SCHOOL  
SPECIAL USE PERMIT  
930 UTE AVENUE



RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
  
AUG 11 1993

SIGNAGE DESCRIPTION  
FOR CORNERSTONE CHRISTIAN SCHOOL  
SPECIAL USE PERMIT  
930 UTE AVENUE