

GRAND JUNCTION FED. CREDIT UNION
250 N. 5th Street
Grand Junction, CO 81501-2628

LEONA M. BROPHY
1225 Wellington Ave.
Grand Junction, CO 81501-8843

ESTHER OBERMEYER
2530 White Rock Lane
Colorado Springs, CO 80904-4622

THOMAS R. & SHERYL J. DUNCAN
P.O. Box 9162
Grand Junction, CO 81501-9020

ESTHER OBERMEYER
2530 White Rock Lane
Colorado Springs, CO 80904-4622

CITY OF GRAND JUNCTION
(Lincoln Park)
Grand Junction, CO 81501

KATHERINE SETTER
1128 Gunnison Avenue
Grand Junction, CO 81501-3228

WILLIAM E. HOPKINS
1991 S. Broadway
Grand Junction, CO 81503-9592

ETTA BOGGS
1135 Hill Avenue
Grand Junction, CO 81501-3236

DONNA K. TAGUE
1144 Hill Avenue
Grand Junction, CO 81501-3237

PETER BANGHART
1129 Hill Avenue
Grand Junction, CO 81501-3236

KRISTI LYNN KILKER
1117 Hill Avenue
Grand Junction, CO 81501-3236

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HERBERT & MARSHA L. KLEIN
201 N. Mill Street
Aspen, CO 81611-1563

PAUL & ESTHER E. BONNELL
1143 Chipeta Avenue
Grand Junction, CO 81501-3352

GRAND JUNCTION FED. CREDIT UNION
250 N. 5th Street
Grand Junction, CO 81501-2628

ESTHER OBERMEYER
2530 White Rock Lane
Colorado Springs, CO 80904-4622

GEORGE WILLIAMS
1130 Hill Avenue
Grand Junction, CO 81501-3237

PAUL LEE FOX
1059 Hill Avenue
Grand Junction, CO 81501-3234

WILLIAM JAMES BAILEY
1060 Hill Avenue
Grand Junction, CO 81501-3235

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PEGGY HOBBS
P.O. Box 561
Fruita, CO 81521-0561

THOMAS F. & LYNN E. BOLGER
222 E. Fallen Rock Road
Grand Junction, CO 81503-1131

M&M PROPERTIES
P.O. Box 3311
Grand Junction, CO 81502-3311

DEBRA J. DAVIS
1023 24 Road
Grand Junction, CO 81505-9637

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mailed out 3/7/94

REVIEW COMMENTS

Page 1 of 2

FILE #24-94

TITLE HEADING: Special Use Permit - School Expansion in RMF-32 Zone District

LOCATION: 840 N 11th Street

PETITIONER: Messiah Lutheran Church

PETITIONER'S ADDRESS/TELEPHONE: 840 N 11th Street
Grand Junction, CO 81501
242-2644

PETITIONER'S REPRESENTATIVE: V. Stanton Roberts

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M., , 1994.

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

2/18/94
244-1656

Structure shall be designed and constructed to conform with all local codes. 2 sets of architecturally stamped plans are required for our plan review. City licensed general contractor required.

CITY UTILITY ENGINEER
Bill Cheney

2/22/94
244-1590

WATER - 6" A.C. LINE looped in Teller and 6" cast iron line looped in Hill. Adequate fire protection may be an issue based on number of hydrants in the area.
SEWER - Total number of anticipated students needs to be submitted for determining "Plant Investment Fee" and monthly service charge.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/1/94
244-1591

Drainage fee may be applicable unless additional landscaping is provided elsewhere on-site to offset what is being covered by addition.

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

3/7/94
244-1437

See attached comments.

PRE-APPLICATION CONFERENCE

Date: 10/25/2014 Scott Schultz, Stan Roberts, Kristen Ashbeck, Jim Perry
Conference Attendance:
Proposal:
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? Sidewalks, accessible ramps
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Non-profit status Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Alley? POA 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) Signature(s) of Representative(s)

GENERAL PROJECT REPORT

SUBJECT: Special Use Permit Application

A. PROJECT DESCRIPTION:

1. Construct a four (4) classroom addition to the existing Messiah Lutheran Christian School. Architecture to be compatible with existing construction.

B. PUBLIC BENEFIT:

1. To provide a christian education for children ages kindergarten through the eighth grade.

C. PROJECT COMPLIANCE, COMPATIBILITY AND IMPACT.

1. Messiah Lutheran Church has had on-going grade school education at this location since 1978 with the school growing in size and stature each year.
2. Land use in the surrounding area contains a mixture of single family dwellings, multiple housing units, business and a public park.
3. Site access is by improved public streets and alley with adequate available improved private parking. There should be no impact on current traffic patterns.
4. All utilities are available at the site and now in use by the existing school and church. Fire hydrants are available within the immediate area.
5. Hours of school operation are from 7:00 AM until 3:30 PM Monday through Friday, September through May. Summer School is conducted for short periods during the summer months.
6. Drawings showing sign construction and location are included.

D. DEVELOPMENT SCHEDULE AND PHASING:

1. Progress Schedule is attached.

24 94

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Preliminary Planning Schedule

1995

MARCH
APRIL

MAY

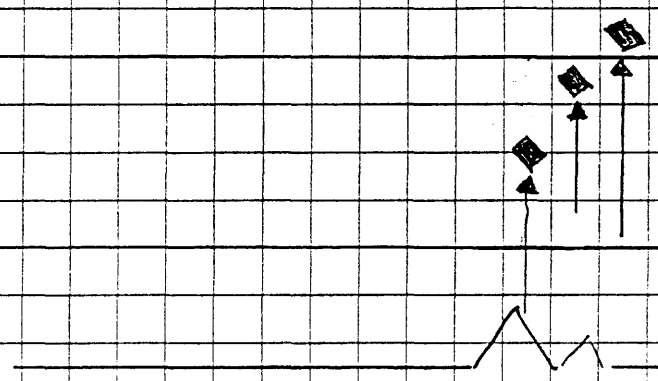
APRIL

MARCH

FEB

JAN

- ACTIVITY
- ASSEMBLE COMMITTEE
- OBTAIN USE PERMIT
- SCHOOL FUND DRIVE
- PROCURE ARCHITECT
- OBTAIN FINANCING
- INSURANCE
- CONTACT WITH ARCH.
- SECURE LAB. BACKLOG
- PRELIMINARY PLANS
- OBTAIN LICENSE
- FUND PLANS/SPECS.
- CONSTRUCTION BIDS
- CONTRACTS
- START UP



ONGOING

AS REQUIRED

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#24 94



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

January 4, 1996

Mr. V. Stanton Roberts
840 North 11th Street
Grand Junction, Colorado 81501

RE: Special Use Permit - Messiah Lutheran Church School
File # 24-94

Dear Mr. Roberts,

The Building Department has forwarded the Certificate of Occupancy for the school addition for my signature. I have done a site inspection and, upon seeing and reviewing the landscaping to be provided, I am not prepared to give final approval of the project. Since the area to receive new landscaping is fairly large, and since the Church has changed the plan for landscaping (new trees versus reuse of what were existing trees), I feel it necessary that the Church provide a guarantee that the landscaping will be completed this spring or summer before a Certificate of Occupancy may be signed. Typically, the guarantee is by execution of the enclosed Improvements Agreement form and placement of cash in escrow in the estimated amount of the improvements (cost of materials plus labor) or by a Letter of Credit from the applicant's financial institution. Please do not hesitate to contact me if you have questions regarding this requirement.

Sincerely,

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

Kristen Ashbeck
Planner

encl

February 25 1994

Grand Junction Planning Department,

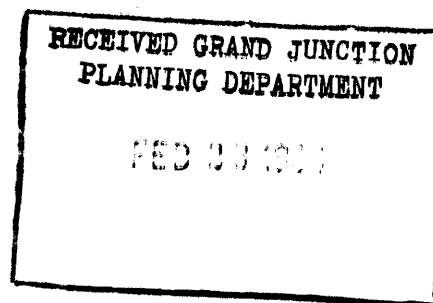
I would like to express my objection to the proposed expansion of the school at 840 N. 11th, File #24-94. My concern is with noise from the playground. An expansion would mean more students and therefore more noise during the day. A more important concern is with use of the facility after hours. The playground attracts people who do not live in the neighborhood, who drive in, place getto-blasters on their hoods, and play basketball until all hours of the night. I am also concerned for the safety of unsupervised children playing on the equipment.

I would suggest some means of denying access to the playground area when the church and school are closed. As the basketball players already jump the fence rather than use the gate, fencing alone would not suffice. I would suggest removal of the basketball hoop as I have never seen it used by school students during recess anyway.

If this concern can be successfully be adressed, I would remove my objection to the proposed expansion.

Thank you for your consideration in this matter.

William Bailey
1060 Hill Ave.
241-2305



RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAR 13 REC'D

178-953
March 13, 1995

MS. KRISTEN ASHBECK
Community Development Department
250 N. 5th Street
Grand Junction, CO 81501

REF: Special Use Application for School Classroom Expansion,
your file number 24-94.

Dear Ms. Ashbeck:

We have at last received full sized site plans from the architect. I am submitting the site plans for your review along with replies to the eight (8) concerns, as listed in the **Review Comments**.

1. Full sized site plans are attached.
2. The approximate increase in the number of students resulting from the classroom additions will be (+/-) twenty (20).
3. As you will note on the site plan, the construction is not now located within the RMF-32 Zoning Restriction.
4. Relocation of the trees and shrubs are shown on the site plan. New landscaping will equal the amount of landscaping displaced by the construction.
5. Playground noise will be closely monitored. Use of the equipment will be restricted to school and church use. Lighting will not be provided at the outdoor basketball hoop. We do have full basketball provisions inside the existing school gymnasium.
6. To the best of my knowledge, the requirements for the church sign have been fulfilled. The sign was part of the permit for the church landscaping and has been installed on church property.
7. Requirements for the drainage fee appears to have been fulfilled under Item 4 above. It is my understanding that the fee would be applicable, unless landscaping was provided elsewhere on site to offset what is being covered by construction.
8. Sometime during the past two (2) years, Mr. Don Newton had indicated to our Trustees that the alley was on the schedule for paving. (?)

MESA COUNTY BUILDING DEPARTMENT:

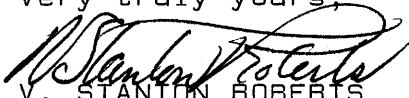
Two (2) sets of architecturally stamped drawings will be ready for submittal to the Building Department for Plan Review within the next few days.

CITY UTILITY ENGINEER:

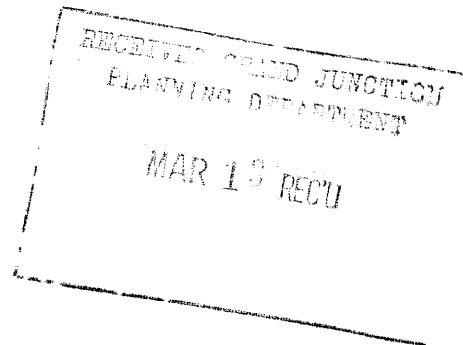
The Fire Department has been contacted with a check of the fire hydrants and water flow completed. Fire protection is adequate. The sign-off by the Fire Department will be submitted with the plans. I have checked with the Utility Engineer's Office and received a estimated Plant Investment Fee of \$825.00.

I apologize for the delay in the written response to your Review Comments. Since we are a church organization, it has taken time to organize for the construction. We now have everything in place and are ready to complete the project.

Very truly yours,



V. STANTON ROBERTS
Building Committee Chairman
Lutheran Church and School of Messiah
840 N. 11th Street
Grand Junction, CO 81501
Ph: 242-2644



REVIEW COMMENTS

Page 1 of 1

FILE #SUP-94-24

TITLE HEADING: Special Use Permit - Expansion of
Messiah Lutheran Church School

LOCATION: 840 N 11th Street

PETITIONER: Messiah Lutheran Church

PETITIONER'S ADDRESS/TELEPHONE: 840 N 11th Street
Grand Junction, CO 81501
245-2838

PETITIONER'S REPRESENTATIVE: V. Stanton Roberts

STAFF REPRESENTATIVE: Kristen Ashbeck

**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN
RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.**

COMMUNITY DEVELOPMENT DEPARTMENT
Kristen Ashbeck

3/20/95
244-1437

1. Contact City Parks & Recreation Department regarding replacement of street trees along 12th Street and Hill Avenue that were vandalized.
2. Clarify on plan: proposed addition (label) - 2 story or 1 story? *sf*
3. Original plan showed 2 proposed signs. If these are still proposed, show location(s) on new plan and provide a drawing of the proposed sign(s), showing size and lettering. Once approved, a sign permit is required which is obtained through the Community Development Department by a licensed sign contractor.

CITY DEVELOPMENT ENGINEER
Jody Kliska

3/22/95
244-1591

1. Drainage - additional runoff is negligible - no fee required.
2. Alley Power of Attorney required for future improvements. Current assessment rate is \$22.50/abutting foot. As far as I know, this alley has not been scheduled for improvements and no petition for an Improvement District has been received.

Lutheran Church and School of Messiah

840 North 11th Street • Grand Junction, CO 81501-3298
Office: (303) 245-2838

Virginia Rennels
242-5127 (h)
241-6029 (w)

April 5, 1995

Mr. Jim Shanks
Public Works
City of Grand Junction

Dear Mr. Shanks:

This letter is a request for you to waive the requirement for a Power of Attorney from Lutheran Church and School of Messiah that has been requested in order for us to obtain the Building Permit for the addition we are planning to add to our Educational facility. The purpose of the addition is to provide rooms to split grades into individual rooms, and provide storage areas for school equipment and supplies.

Our Reasons for requesting waiving the requirement for alley improvements are:

1. We have had problems with people speeding in the alley, endangering our school children and others coming and going from the church and parking lots, and paving the alley would encourage even more of this problem.
2. The alley use is not expected to have an increase in use because of the addition we are planning.
3. There is a sewer line in the alley and if repairs are needed, it would tear up the improvements, or at least be more expensive than the way things are now.
4. If traffic from our Church and School is a problem we can install a gate on the alley entrance to our parking lot, and route the traffic in and out of the parking lot through the Teller street entrance.

Yours Truly

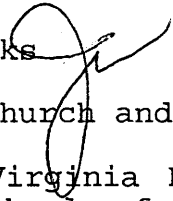


Gene F. Yoder, Administrator

File

April 7, 1995

To: Kristen Ashbeck

From: Jim Shanks 

Re: Lutheran Church and School of the Messiah

I talked to Virginia Rennels a representative of the Lutheran Church and School of the Messiah regarding their request to reconstruct their classrooms. According to her and the letter that I received from church administrator Gene F. Yoder, the classroom reconstruction is intended to provide space for them to split up the grades of their classes and provide smaller class sizes. They are also providing additional storage space.

Based on this, I do not believe that this construction constitutes an expansion that will create additional vehicle trips. Therefore a TCP and/or alley improvements or the execution of an alley improvement district is not required.

xc: Jody Kliska

Lutheran Church and School of Messiah

840 North 11th Street • Grand Junction, CO 81501-3298
Office: (303) 245-2838

APR 05 1995

April 5, 1995

Mr. Jim Shanks
Public Works
City of Grand Junction

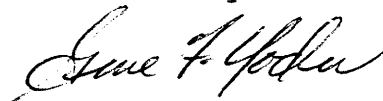
Dear Mr. Shanks:

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4. If traffic from our Church and School is a problem we can install a gate on the alley entrance to our parking lot, and route the traffic in and out of the parking lot through the Teller street entrance.

Yours Truly



Gene F. Yoder, Administrator



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 18, 1995

Mr. V. Stanton Roberts
840 North 11th Street
Grand Junction, Colorado 81501

RE: Special Use Permit - Expansion of Messiah Lutheran Church School
File # 24-94

Dear Mr. Roberts,

By this letter, the Grand Junction Community Development Department is granting approval of your application for a Special Use permit for Expansion of the Messiah Lutheran Church School located at 840 North 11th Street(tax schedule no. 2945-141-18-959). During the review process, the surrounding neighborhood voiced a concern with noise from the playground during the day and usage of the playground during times when school/church is not in session, particularly at night. To mitigate this concern, the Church has stated that the following conditions will apply to this Special Use Permit (excerpted from letter from V. Stanton Roberts dated March 13, 1995):

1. Playground noise will be closely monitored. Use of the equipment will be restricted to Church and School use.
2. Lighting will not be provided at the-outdoor basketball hoop.

Please call if you have any questions regarding this Special Use Permit.

Sincerely,

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

Kristen Ashbeck
Planner





City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (970)244-1599

November 27, 1996

Mr. V. Stanton Roberts
840 North 11th Street
Grand Junction, Colorado 81501

RE: Special Use Permit - Messiah Lutheran Church School
File # 24-94

Dear Mr. Roberts,

As you may recall, last January the Messiah Lutheran Church and the City executed a Memorandum relative to an Improvements Agreement for which the Church provided a disbursement agreement in the amount of \$1,370.00 to guarantee completion of landscaping improvements. Upon site inspection, the improvements have been completed and the City is ready to release the guarantee. I have the form completed to do so but the document must be recorded. Please provide me with a check in the amount of \$6.00 payable to the Mesa County Clerk and Recorder for the recording fees and I will request the release of your deposit.

Please do not hesitate to contact me if you have questions about this matter.

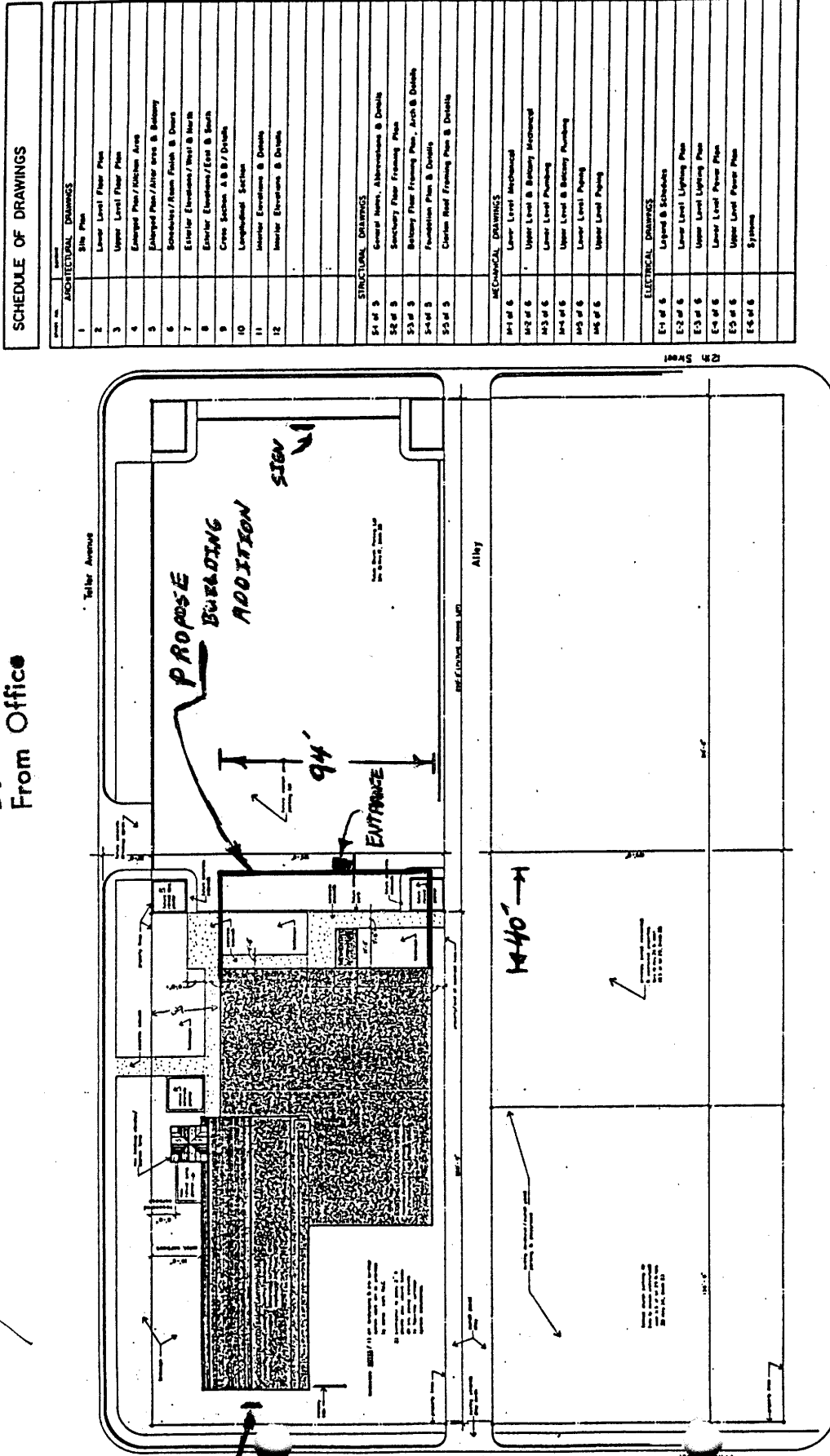
Sincerely,

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

Kristen Ashbeck
Planner

TEMP UNITS

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SCHEDULE OF DRAWINGS

NO.	DESCRIPTION
ARCHITECTURAL DRAWINGS	
1	Site Plan
2	Lower Level Floor Plan
3	Upper Level Floor Plan
4	Enlarged Plan/Interior Area
5	Enlarged Plan/Interior Area & Balcony
6	Section/Room Finish & Doors
7	Exterior Elevations/West & North
8	Exterior Elevations/East & South
9	Cross Section A-B & D/Elevations
10	Longitudinal Section
11	Interior Elevations & Details
12	Interior Elevations & Details
STRUCTURAL DRAWINGS	
S1 of 5	General Notes, Abbreviations & Details
S2 of 5	Secondary Floor Framing Plan
S3 of 5	Balcony Floor Framing Plan, Arch & Details
S4 of 5	Foundation Plan & Details
S5 of 5	Custom Roof Framing Plan & Details
MECHANICAL DRAWINGS	
M1 of 6	Lower Level Mechanical
M2 of 6	Upper Level & Balcony Mechanical
M3 of 6	Lower Level Plumbing
M4 of 6	Upper Level & Balcony Plumbing
M5 of 6	Lower Level Piping
M6 of 6	Upper Level Piping
ELECTRICAL DRAWINGS	
E1 of 6	Legend & Schedules
E2 of 6	Lower Level Lighting Plan
E3 of 6	Upper Level Lighting Plan
E4 of 6	Lower Level Power Plan
E5 of 6	Upper Level Power Plan
E6 of 6	Systems

SITE PLAN / SCHEDULE OF DRAWINGS

MESSIAH LUTHERAN CHURCH
840 NORTH 11th STREET
GRAND JUNCTION, COLORADO

VANDERBILT ARCHITECTS
314 WEST 9th STREET
GRAND JUNCTION, CO 81501

DATE: 11-12-08

MESSIAH LUTHERAN CHURCH

SITE PLAN

Hill Avenue

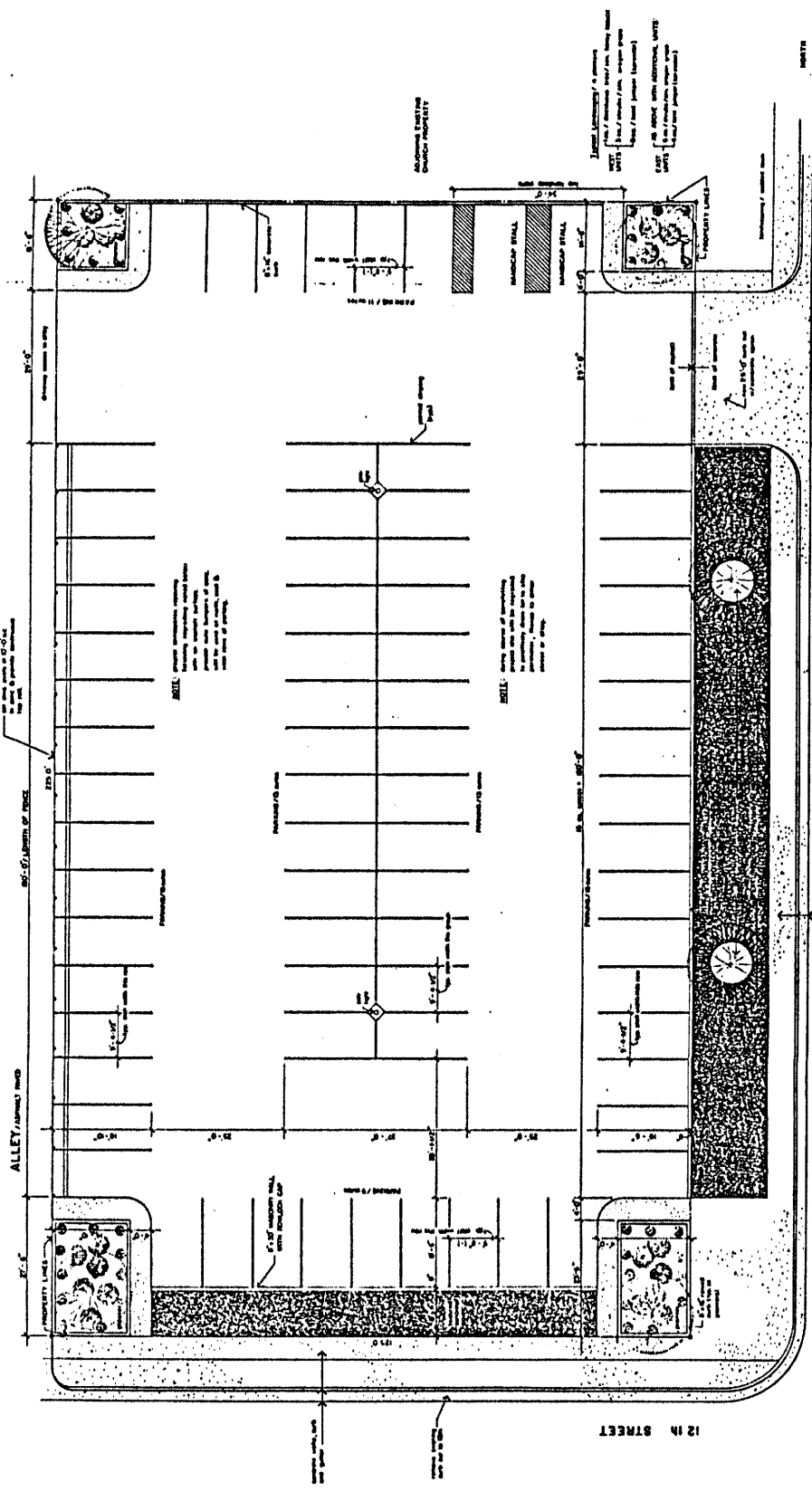
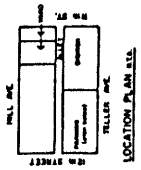
Alley

Teller Avenue

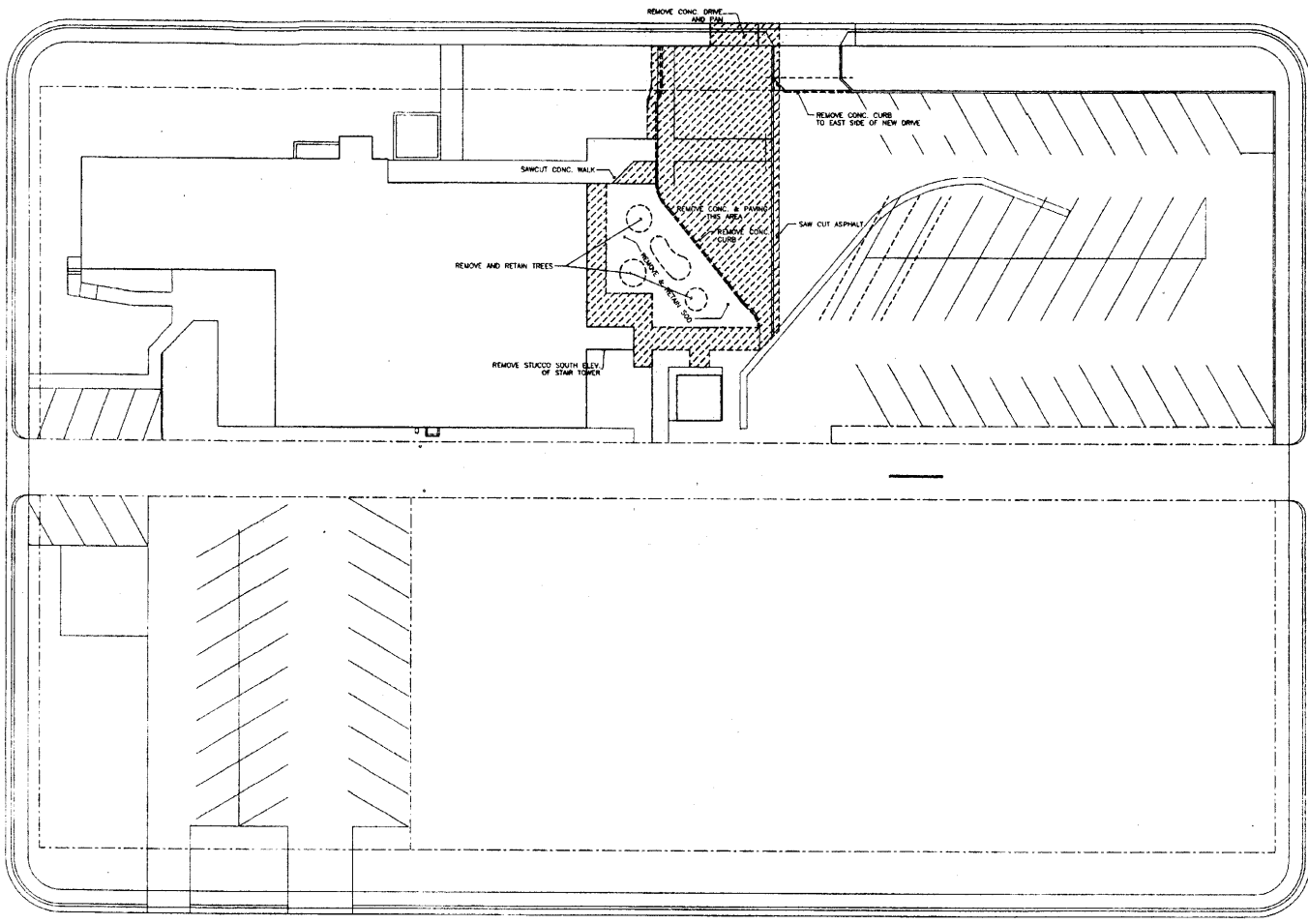
EAST AREA SITE PLAN / PARKING LOT MESSIAH LUTHERAN CHURCH 840 NORTH 11th STREET GRAND JUNCTION, COLORADO		VANDERWOOD ARCHITECTS 154 NORTH 9th STREET GRAND JUNCTION, COLORADO 81505		11 - 1289	
SHEET NO. 11	SHEET TOTAL 11	DATE 11/18/84	DRAWN BY JLV	CHECKED BY JLV	APPROVED BY JLV

11/18/84
 JLV

11/18/84
 JLV



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DEMOLITION PLAN
 1" = 20.0'

DATE: 12/21/84
 REVISIONS:
 SHEET NO.:
D1

MESSIAH LUTHERAN CHURCH
 GRAND JUNCTION, COLORADO

ROBERT D. ROWLANDS
 ARCHITECT
 1000 1/2 AVENUE
 GRAND JUNCTION, COLORADO 81505

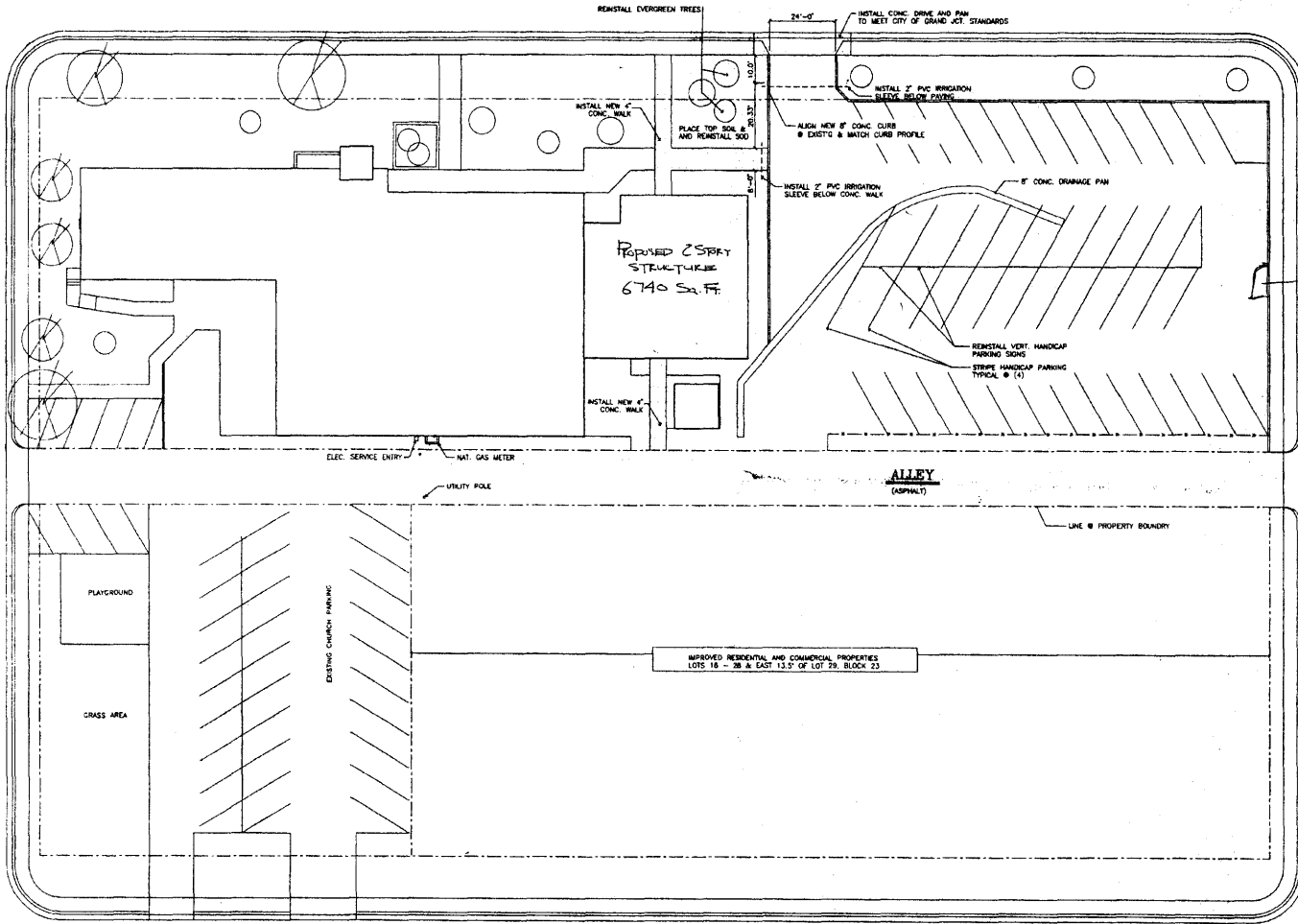
DATE: 12/21/84
 REVISIONS:
 SHEET NO.:
D1

D. MCKEON

1984-004

11th STREET

TELLER AVENUE



Existing Sign
See attached

12th STREET

HILL AVENUE

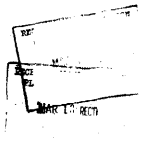
IMPROVED RESIDENTIAL AND COMMERCIAL PROPERTIES
LOTS 18 - 28 & EAST 12.5' OF LOT 29, BLOCK 23



MESSIAH LUTHERAN CHURCH
1995 ADDITION



FINAL
4/18/95



D:\M\EC1