



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. 3294

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			400 Block Grand	RMF-64 B-3	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
First Assembly of God	First Assembly of God	Pastor David Crowley
Name 402 Grand Avenue	Name 402 Grand Avenue	Name 402 Grand Avenue
Address Grand Junction, CO 81501	Address Grand Junction, CO 81501	Address Grand Junction, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
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.

[Signature]
 Signature of Person Completing Application _____ Date _____

[Signature]
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary _____

SUBMITTAL CHECKLIST

SITE PLAN REVIEW / SPECIAL USE PERMIT

Location: NW Corner 5th & Grand

Project Name: First Assembly Parking Lot

ITEMS		DISTRIBUTION																TOTAL REQD.					
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth. - Police	County Planning	County Health Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service		GVRP	CDOT	Corps of Engineers	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	1	1	1	1	1	1	1	1	1	1	1	1
● Planning Clearance*	VII-3	1																					
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title	VII-2	1		1			1																
○ Appraisal of Raw Land	VII-1	1			1	1																	
○ Deeds	VII-1	1		1			1																
○ Easements	VII-2	1	1	1	1		1																
○ Avigation Easement	VII-1	1		1			1																
○ ROW	VII-3	1	1	1	1		1																
○ Improvements Agreement/Guarantee	VII-2	1	1	1			1																
○ CDOT Access Permit	VII-3	1	1																				
○ Industrial Pretreatment Sign-off	VII-4	1	1																				
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
○ Elevation Drawing	IX-13	1	1																				
● Site Plan	IX-29	2	2	1	1																		
○ 11"x17" Reduction of Site Plan	IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Grading and Drainage Plan	IX-16	1	2									1										1	
○ Storm Drainage Plan and Profile	IX-30	1	2									1				1	1	1					
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1							1	1	1	1	1						
○ Roadway Plan and Profile	IX-28	1	2																				
○ Road Cross-Sections	IX-27	1	2																				
○ Detail Sheet	IX-12	1	2																				
● Landscape Plan - on site plan	IX-20	2	1	1																			
○ Geotechnical Report	X-8	1	1	1																			
○ Final Drainage Report	X-5.6	1	2									1											
○ Stormwater Management Plan	X-14	1	2									1										1	
○ Phase I and II Environmental Report	X-10.11	1	1																				
○ Traffic Impact Study	X-15	1	2																			1	
● Names & Addresses		1																					
● Application		1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Signage		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: 1/25/94
Conference Attendance: David Crowley, Kristen Ashbeck, Kathy Partner
Proposal: Parking lot
Location: NW corner 5th & Grand

Tax Parcel Number:
Review Fee:
(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? 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: 75% of first 5 feet along Grand & 5th + 5% of parking area

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.

X Signature(s) of Petitioner(s) X Signature(s) of Representative(s)

GENERAL PROJECT REPORT

#32 94

A. Special Use Permit

1. between 4th and 5th Streets
between Grand Avenue and Ouray Avenue
2. one full city block
3. parking lot

B. Parking For Church

C. Expansion of Existing Parking Lot

1. additional 18 parking spaces between two previously existing parking lots
2. residential, light business
3. access from three sides, 4th Street, 5th Street, and Ouray Ave. See attached plan for traffic patterns
4. all utilities already in, fire hydrants not applicable
5. none
6. none
7. not applicable (already paved)
8. none
9. Sunday 9am - 1pm and 5pm - 10pm; Wednesday 6pm-- 10pm
10. main sign on South East corner of church property

D. Not Applicable

DEVELOPMENT REVIEW SCHEDULE

APRIL 1994

- 6 WEDNESDAY
Preliminary Agenda ready
- 14 THURSDAY - 5:00 p.m.
Latest date to receive revised documents on 1st Assembly of God
- 20 WEDNESDAY
Response to revised comments to petitioner
Petitioner may pick up Public Hearing sign to post on site
- 22 FRIDAY
PETITIONER MUST POST PUBLIC HEARING SIGN ON SITE
NO LATER THAN THIS DATE
Adjacent property owners notified by staff
- 26 TUESDAY
Response to revised comments due from petitioner
Legal ad appears in newspaper
- 29 FRIDAY
Staff report, with recommendations, may be picked up at noon
Deliver notebooks to Planning Commissioners

MAY 1994

- 2 MONDAY
Display ad appears in newspaper
- 3 TUESDAY
Planning Commission meeting at 7:00 p.m.
- 6 FRIDAY
Appeal deadline (if necessary)
- 18 WEDNESDAY
City Council meeting at 7:30 p.m. - 1st reading

JUNE 1994

- 1 WEDNESDAY
City Council public hearing at 7:30 p.m. - 2nd reading

REVIEW COMMENTS

Page 1 of 2

FILE # 32-94(2)

TITLE HEADING: Special Use Permit & Site
Plan Review Parking Lot &
Church

LOCATION: Northwest Corner 5th & Grand

PETITIONER: First Assembly of God Church

PETITIONER'S ADDRESS/TELEPHONE: 402 Grand Avenue
Grand Junction, CO 81501
243-0731

PETITIONER'S REPRESENTATIVE: Pastor David Crowley

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY UTILITY ENGINEER 3/4/94
Bill Cheney 244-1590

No Comments.

PARKS & RECREATION DEPARTMENT 3/7/94
Don Hobbs 244-1542

No open space fee for non-profit community facilities.

GRAND JUNCTION POLICE DEPARTMENT 3/9/94
Mark Angelo 244-3587

Need more parking lot lights. Would recommend landscaping between street and sidewalk.

CITY DEVELOPMENT ENGINEER 3/14/94
Jody Kliska 244-1591

Owner is responsible for handicap accessible ramps at the southwest corner of 4th & Ouray.

COMMUNITY DEVELOPMENT DEPARTMENT 3/16/94
Kristen Ashbeck 244-1437

See attached comments.

GRAND JUNCTION FIRE DEPARTMENT
George Bennett

3/14/94
244-1400

Access to the church for emergency vehicles is to be maintained at all times.

GENERAL

1. The plans, as submitted, are adequate in terms of existing conditions; however, more information is needed regarding future plans for the church property. It would be advantageous for the Special Use Permit to not only bring the existing facility into conformance but to also permit future activity. Otherwise, Special Use Permit will need to be revised, requiring that the petitioner repeat this review process.
2. What is the scale of the drawings? If not to scale, please submit plans that are to scale.
3. What is the proposed use of the vacated apartment buildings/area? These buildings could be eligible for historic designation--a compatible adaptive reuse is encouraged. Renovation of the two buildings could be a very attractive project on a very visible intersection downtown.
4. Enhancement of the rear entrance to the church was contemplated at one time--is it still proposed? If so, indicate proposal on site plan. Landscaping around the rear entrance would be desirable.
5. What is the vacant area just east of the church used for (existing and proposed)?
6. The City reserves the right to require Ouray access to be closed during the week if traffic flow becomes a problem due to leasing of parking spaces.

PARKING / CIRCULATION

1. The alley that is proposed to be vacated is not wide enough to serve as a two-way circulation aisle within a parking area (minimum is 25 feet). Difficult to scale, but this may require reconfiguration of the parking layout.
2. If nighttime activities are anticipated, provide lighting in the parking lot. Indicate on the Site Plan where lights are to be located and provide a detail of the standard to be used.
3. Provide seating capacity information in order to determine parking requirement (1 space per 3 seats).
4. 5 accessible stalls are required for the number of spaces proposed. Those shown on plan do not appear to meet required dimensions (see attached information).

5. The applicant is responsible for off-site improvements--in this case, accessible ramps at the corners (see Development Engineer comments).
6. Is there any access from the curb cut off Grand Avenue into the parking area?
7. Signage or painted arrows on the pavement are required to indicated one-way circulation in the parking aisles.
8. Wheel stops are required for all parking spaces around the perimeter of the parking lot.

LANDSCAPING

1. Show all existing landscaping on plan.
2. Retain the hedge around the buildings on the southeast corner of the site, regardless of the future use of this area.
3. A minimum of 5% of the parking area is required to be landscaped. As a minimum, provide street trees along Ouray Avenue and 5th Street. Minimum spacing is 40 feet. Contact the City Parks and Recreation Department about possibly participating in the street tree program.
4. The Zoning and Development Code requires an underground, pressurized irrigation system for all landscaped areas (on and off site). Revise landscape plan to indicate that this will be provided.
5. An Improvements Agreement and Guarantee is required for improvements in the public right-of-way (accessible ramps in sidewalk) and for landscaping/irrigation. Guarantee is by cash in escrow or a Letter of Credit.

OTHER

1. Dumpsters must be located within an architectural screening wall or fenced with a solid material (e.g. 6' cedar).
2. Approval of the Special Use Permit will also be subject to any issues regarding the Grand Avenue widening project being resolved with the Public Works Department.
3. A plan has been forwarded to City Sanitation for their comments on access for trash pick-up. Comments will be provided to the applicant.
4. Indicate on site plan where the proposed sign is to be located.



May 4, 1994

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

Mr. John Davis
Cole and Company Realty
235 North 7th Street
Grand Junction, Colorado

RE: 1st Assembly of God

Dear John,

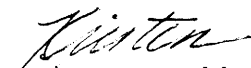
As you are aware, the Grand Junction Planning Commission approved the vacation of the alley in the 400 block of Grand Avenue at its May 3, 1994 hearing. A condition of that approval was that the outstanding issues regarding the Special Use Permit for the church be resolved prior to action on the vacation by City Council. The remaining items to be resolved are as follows (refer to the enclosed red-lined plan for clarification):

1. Revise the plan to show:
 - correct proposed landscaping
 - correct statement that an underground, pressurized irrigation system will be provided for all new landscaping areas
 - proposed sign location--it cannot be (as shown) within the public right-of-way of Grand Avenue
 - use of area with smaller apartment building

2. Unless the Improvements are to be done immediately, execute an Improvements Agreement and Guarantee (see enclosed form) to include the following:
 - All proposed landscaping--materials and installation (number of trees and square footage of grass per plan)
 - Wheel stops--materials and installation for perimeter parking spaces (number per plan)
 - Guarantee must be by cash in escrow, Letter of Credit, or Letter of Disbursement

As soon as these items are satisfactorily addressed, the alley vacation will be scheduled for hearing by City Council. Please do not hesitate to call if you have further questions regarding these comments.

Sincerely,


Kristen Ashbeck
Planner

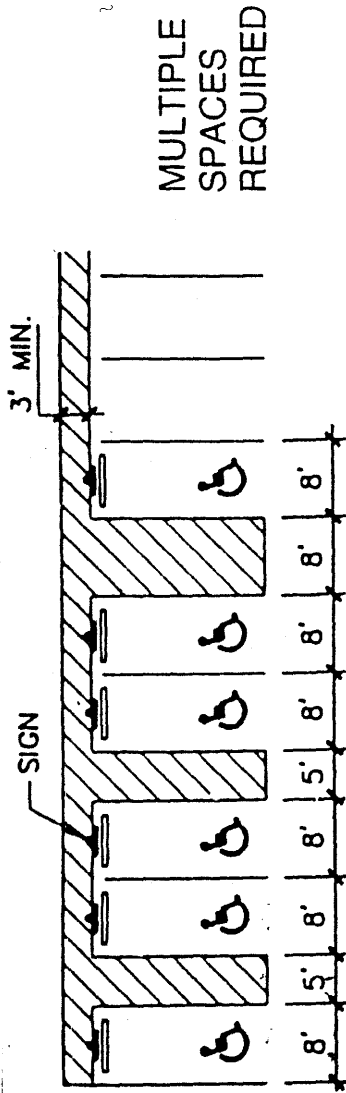
1. Please submit 5 copies of a revised plan by Tuesday, April 26, 1994 with changes such as those on the attached plan which address the following items:
 - proposed rear canopy
 - accessible ramps (double check with Jody Kliska 244-1591 as to which corner)
 - painted one-way arrows on pavement
 - wheel stops (show typical perimeter space)
 - all existing landscaping to be retained
 - all proposed landscaping
 - statement that underground, pressurized irrigation system will be provided for all new landscaped areas
 - indicate from which side dumpster will be accessed (preferably from alley side) and add label indicating screening height and material to be provided around dumpster
 - indicate where proposed new sign is to be located (it was previously indicated that a new sign would go in the southeast corner of the site)
2. For the church's information, any new construction (e.g. the proposed multipurpose building) will require additional parking for that new use. The church already has a deficit of 186 spaces based on the seating capacity of 918 (Code requires 1 parking space per 3 seats).
3. Prior to final action on the alley vacation, an Improvements Agreement and Guarantee is required for the accessible ramps and for the new landscaping and irrigation (see enclosed form). Guarantee is by cash in escrow or a Letter of Credit.

**Accessible Parking Spaces
(Required Minimum)**

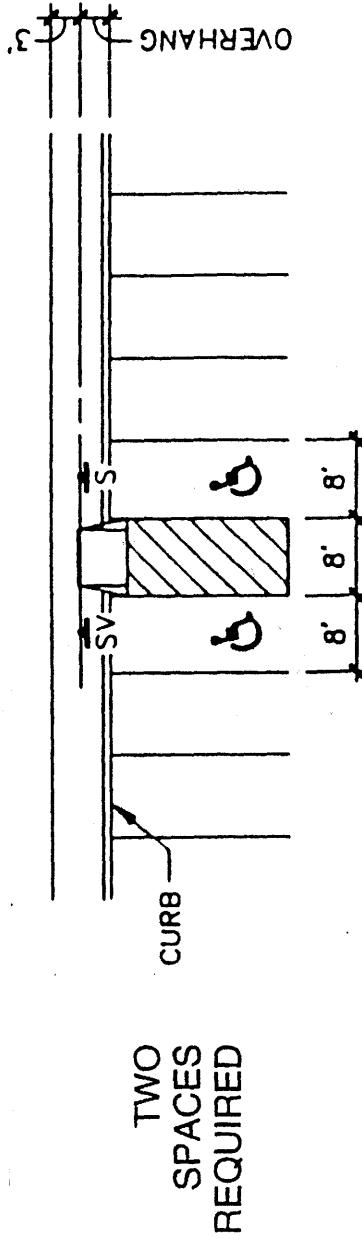
Total Parking Spaces in Lot	Accessible Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
200 to 300	7
301 to 400	8
401 to 500	9
501 to 1,000	2*
1001 and over	20**

*Percent of total.

**Plus one space for each 100 over 1,000.



Source: Parking, September 1991



In the final ruling, many of the National Parking Association's comments were adopted. Accessible spaces are required to be 8'0" wide, with an adjacent access aisle 5'0" wide. One in every eight accessible spaces shall have an access aisle 8'0" wide (rather than 5') and shall be signed "van accessible."

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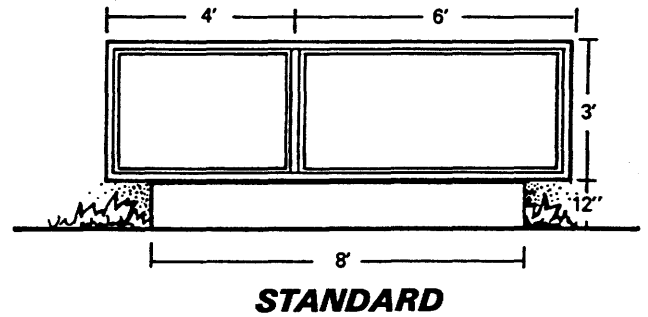
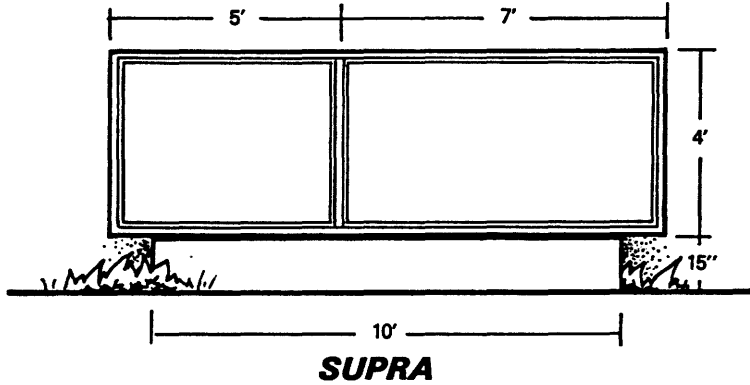
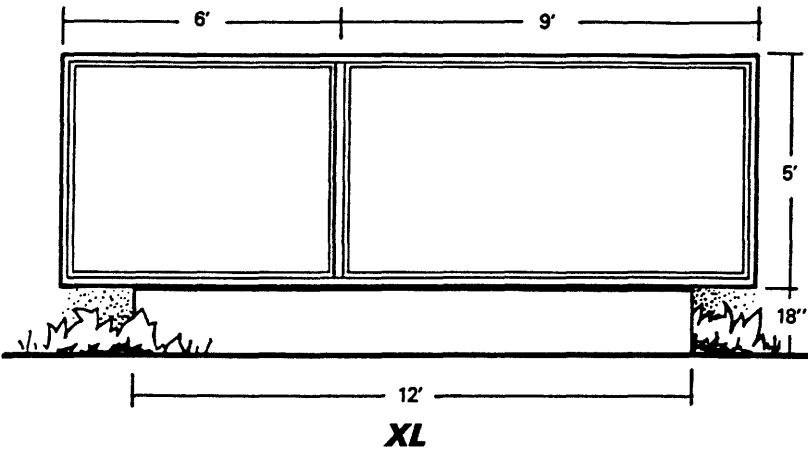
SIGNAGE

Main sign on South East corner of the church property.

(See attached brochure of sign)

#32 94

ADVOCATE



The ADVOCATE tells who you are — and what your message is. This J.M. Stewart communicator maintains a pleasant, low profile. But the breadth of its double-sided facings make the sign highly visible. by day, the ADVOCATE'S handsome cabinetry frames your graphics and promotional message or Scripture verse. At night, the internal illumination sets your name and words apart from surrounding darkness. Judge for yourself. The ADVOCATE represents your church well.

Advocate	# Letters	Message Module
XL	656	5 lines of 8" letters
Supra	656	5 lines of 6" letters
Standard	492	4 lines of 4" letters

Distance Readability Chart	
4" letter	165 feet readability
6" letter	220 feet readability
8" letter	385 feet readability



The J.M. STEWART Corporation

★ ★ ★

America's Church Sign Company

Live Oak Business Center

2201 Cantu Court, Suite 217-218 • Sarasota, FL 34232

1-(800) 237-3928 or (813) 378-4242

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AMERICAN
LAND TITLE
COMPANY

550 Grand Ave.
Grand Junction, CO 81501

(303) 242-2582 (ALTC)

ENCUMBRANCE REPORT

Our Order No. ALTC- 8671

#32 94

To: The First Assembly of God, Inc

Gentlemen:

At your request, we have searched our Tract Indexes of County Records, as to the following described land:

Parcel I:

Lots One through Ten (1 - 10), Thirteen through Sixteen (13 - 16) and Twenty One through Thirty Two (21 - 32) in Block Seventy Four (74) of CITY OF GRAND JUNCTION, according to the official plat thereof recorded in Plat Book No. 4 at Page 17, Official Records of Mesa County, Colorado.

(Continued)

PARCEL I:

And as of January 31, 1994, we find the last deed of record to be a Warranty Deed, recorded July 30, 1961, in Book 962 at Page 46, from FANNIE R. SUSMAN to PENTECOSTAL ASSEMBLY OF GOD CHURCH OF GRAND JUNCTION

PARCEL II:

And as of January 31, 1994, we find the last deed of record to be a Warranty Deed, recorded October 18, 1976, in Book 1170 at Page 402, from ESTATE OF ANTONIO JONES MUELLER to THE FIRST ASSEMBLY OF GOD, INC.

We have also searched our General Index for judgements and income tax liens against PENTECOSTAL ASSEMBLY OF GOD CHURCH OF GRAND JUNCTION and THE FIRST ASSEMBLY OF GOD, INC., and as of the above date, we find:
None.

We further find taxes, city liens, and other encumbrances as follows:

(Continued)

THINK SERVICE

Legal Description (continued)

Parcel II:

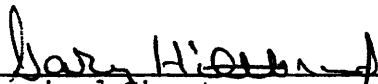
Lots Eleven and Twelve (11 and 12) in Block Seventy Four (74) of CITY OF GRAND JUNCTION, according to the official plat thereof recorded in Plat Book No. 4 at Page 17, Official Records of Mesa County, Colorado.

Exceptions (continued)

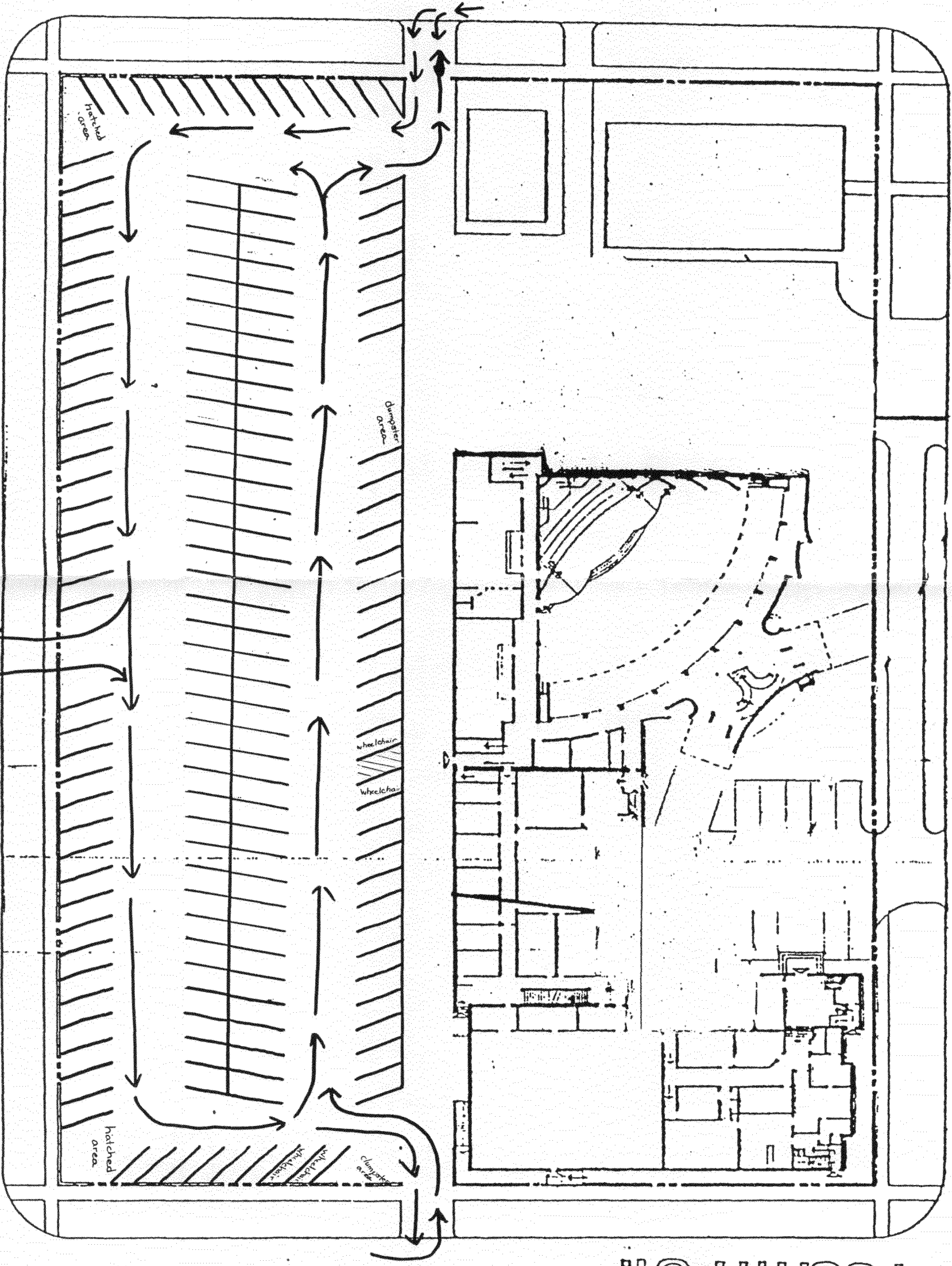
1. Unpatented mining claims; reservations or exceptions in Patents or in Acts authorizing the issuance thereof; water rights, claims and/or title to water, whether or not these matters are shown by public records.
2. General Taxes and Assessments for the year 1993 which are exempt.
3. Easements, reservations, restrictions and dedications, if any as shown on the official plat of said subdivision.

This report is based on a search of our Tract Indexes of the County Records. This is not a title or ownership report and no examination of the title to the property described has been made. It is not to be used as a basis for closing any transaction affecting title to said premises. For this reason, no liability beyond the amount paid for this report is assumed hereunder, and the Company is not responsible beyond the amount paid for any errors or omissions contained herein.

AMERICAN LAND TITLE COMPANY


Authorized Signature

OURAY AVE.



FOURTH ST.

FIFTH ST.

GRAND AVE.

——— Parking Area
 ——— Traffic Ingress + Egress

