

# Table of Contents

File 1994-0036

Name: Orchard Community Church – 2430 Orchard Avenue - CUP

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
X	X	<b>Table of Contents</b>
		<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
		Review Sheets
X		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or non-bound reports
		Traffic studies
		<b>*Review Comments</b>
X	X	<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>

### DOCUMENT DESCRIPTION:

X	X	Notice of Public Hearing mail-out – sent 3/30/94			
X	X	Correspondence			
X	X	Planning Clearance – issued 5/11/94 - **			
X	X	Notes to file			
X		Certificate of Exemption for Sales and Use Tax – 7/7/92			
X	X	Commitment for Title Ins. – 8/25/93			
X	X	Planning Commission Minutes – 4/5/94 - **			
X	X	Staff Report – (Page 1 missing - only page 2)			
X	X	Site Plan – to be scanned			
X		East/South Elevations			
X		Rear / West Elevations			
X		General Floor Plan			
X		General Yard Plan			
X		Roof Plan and Sections			
X		Typical Wall Plan and Sections			



LAURENCE K. MEENS  
PO BOX 87  
PALISADE, CO 81526-0087

DARLENE A. LAMPTON  
2350 ORCHARD AVE.  
GRAND JCT., CO 81501-6868

SHIRLEY ANN ELLIOTT  
2533 PINYON AVE.  
GRAND JCT., CO 81501-6891

R. JOHN SCHROEDER  
3151 SNOWBERRY COURT  
GRAND JCT., CO 81506-4149

SHAUN ADELL FREEBURG  
1140 WALNUT AVE. APT. 41  
GRAND JCT., CO 81501-2970

TONI JOYCE ADKINS  
WILLIAM C.  
2460 ORCHARD AVE.  
GRAND JCT., CO 81501-6869

ROCKY MNTN. YEARLY MEETINGS  
OF FRIENDS  
C/O LINDA KIND - TREAS.  
2111 HOYT DRIVE  
THORNTON, CO 80229-7921

HOWARD S. EBRIGHT  
MARJORIE  
314 COUNTRY CLUB PARK  
GRAND JCT., CO 81503-4602

JOHN K. STITHEM  
ILENE M.  
2355 PINYON AVE.  
GRAND JCT., CO 81501-6855

ALVIN L. WRIGHT  
MARY E.  
2360 PINYON AVE.  
GRAND JCT., CO 81501-6856

EMMITT E. PITTMAN  
SHERYL K.  
2409 PINYON AVE.  
GRAND JCT., CO 81501-6856

LAURENCE LEE SCHAFER  
CONNIE J.  
2507 PINYON AVE.  
GRAND JCT., CO 81501-6891

FIRST CHURCH OF THE NAZARENE  
OF GRAND JUNCTION  
1000 N. 9TH  
GRAND JCT., CO 81501

JERRY L. SPOMER  
2537 PINYON AVE.  
GRAND JCT., CO 81501-6891

ROBERT J. JUAREZ  
COLLEEN J.  
492 30 ROAD  
GRAND JUNCTION, CO 81504-  
8657

CHARLENE A. GIEBLER  
C/O HENRI & ELSIE TAILLEUR  
PO BOX 993  
PALISADE, CO 81526-0993

JUDY DEE LUMBARDY  
PO BOX 1904  
GILLETTE, WY 82717-1904

ROBERT LEE DYER  
WINNIFRED L.  
2406 HALL AVE.  
GRAND JCT., CO 81501-6236

ARNOLD B. SIMMONS  
FELICIA M.  
2514 HALL AVE.  
GRAND JCT., CO 81501-6238

ROGER H. THEUNISSEN  
MARSHA D.  
1830 N. 23RD ST  
GRAND JCT., CO 81501-6644

DOROTHY COON  
2319 ORCHARD AVE.  
GRAND JCT., CO 81501-6833

JAMES T. LOGUE  
V. J.  
2307 ORCHARD AVE.  
GRAND JCT., CO 81501-6833

JAMES M. GREEN  
GEORGIA I.  
2437 ORCHARD AVE.  
GRAND JCT., CO 81501-6834

MARCUS C. TAYLOR  
KELLEY E.  
2429 ORCHARD AVE.  
GRAND JCT., CO 81501-6834

LENORE MOORE  
MILDRED LEWIS  
2403 ORCHARD AVE.  
GRAND JCT., CO 81501-6834

ROB RT O. HAGE  
2421 ORCHARD AVE.  
GRAND JCT., CO 81501-6834

ALEX MIRROW  
HASTY TRUST  
532 E. VALLEY DR.  
GRAND JCT., CO 81504

COLO. CENTRAL RESERVATIONS,  
LTD.  
C/O GREAT HOMES LTD.  
3026 PATTERSON ROAD  
GRAND JCT., CO 81504-4264

CITY OF GRAND JUNCTION  
MELROSE PARK  
GRAND JCT., CO 81501

RICHARD N. MORRIS  
CONNIE M.  
2348 HALL AVE.  
GRAND JCT., CO 81501-6234

FLOYD R. BARTHEL  
C.  
2338 HALL AVE.  
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JOE E. PHILLIPS  
NETTIE  
2328 HALL AVE.  
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2318 HALL AVE.  
GRAND JCT., CO 81501-6234

FLOY G. BARNES  
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JOSEPHINE M.  
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VIONA R.  
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JOE A. GARCIA  
VELMA A.  
2524 PINYON AVE.  
GRAND JCT., CO 81501-6890

JOYCE K. SPRINGER  
2258 WILLOW WOOD ROAD  
GRAND JCT., CO 81503-1253

WILLIAM L. STATES  
CHARLENE W.  
2422 PINYON AVE.  
GRAND JCT., CO 81501-6858

FRANCIS J. HUBER  
GWENDOLYN M.  
2010 N. 24TH ST.  
GRAND JCT., CO 81501-6820

MELINDA LUCINDA VENABLE  
1955 N. 24TH ST.  
GRAND JCT., CO 81501-6817

DORWIN B. FULLER  
DOROTHY E.  
1945 N. 24TH ST.  
GRAND JCT., CO 81501-6817

CATHERINE M. SCHULTZ  
ETAL  
1925 N. 9TH ST.  
GRAND JCT., CO 81501-2923

# SUBMITTAL CHECKLIST

## CONDITIONAL USE

Location: 2430 Orchard Avenue

Project Name: Orchard Community Church

ITEMS		DISTRIBUTION													
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 Police	● City Parks and Rec. Fire	● County Planning Building	○ Walker Field			TOTAL REQ'D.	
● Application Fee \$350	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
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1
8 1/2 x 11 ● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1
● Evidence of Title <i>Insurance</i>	VII-2	1				1									
● Appraisal of Raw Land - <i>Proof of</i>	VII-1	1			*			1							
● Names and Addresses <i>non-profit</i>	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 <i>Proof of Survey</i>	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	1
● <del>Location Map</del> Elevations	IX-21	1	1	1											
* ● Vicinity Sketch / Site Plan	IX-33	2	1	1	1	1	8	1	1	1	1	1	1	1	1
* ● Grading & Drainage Plan		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: 2/11/94

Conference Attendance: \_\_\_\_\_

Proposal: Don Jezewski, Penny Behrens, Kristen Ashbeck

Location: 2430 Orchard Avenue

Tax Parcel Number: 2945-121-00-952

Review Fee: \$350

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? \_\_\_\_\_

X Adjacent road improvements required? sidewalks, ramps in sidewalks

Area identified as a need in the Master Plan of Parks and Recreation? \_\_\_\_\_

X Parks and Open Space fees required? Proof of non-profit 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 - fee required
- 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.

X [Signature] v/p  
Signature(s) of Petitioner(s)

X [Signature]  
Signature(s) of Representative(s)

#36 94

TO WHOM IT MAY CONCERN.

THE ORCHARD COMMUNITY CHURCH IS SUBMITTING A REQUEST TO BE ALLOWED TO EXPAND IT'S RECENTLY PURCHASED FACILITY LOCATED AT 2430 ORCHARD AVE. THE SANCTUARY WILL SEAT 150 PEOPLE FOR SUNDAY SERVICE, BUT THE CURRENT FELLOWSHIP HALL WILL ONLY ACCOMMODATE A THIRD OF THOSE PEOPLE. THIS MAKES IT VERY DIFFICULT TO HOLD WEDDING RECEPTIONS, SOCIAL DINNERS AND BANQUETS. THEY NEED TO REMODEL THE KITCHEN AND ALSO REMODEL THE RESTROOMS TO MEET HANDICAP CODES. THIS EXPANSION AND REMODEL WOULD MAKE THE FACILITY FUNCTIONAL FOR THE CONGREGATIONS NEEDS.

RESPECTFULLY SUBMITTED  
DENNY C. BEHRENS  
REPRESENTATIVE FOR  
ORCHARD COMMUNITY CHURCH

## ON SITE WATER DETENTION

THE ORCHARD COMMUNITY CHURCH IS PROPOSING THE FOLLOWING ON SITE WATER DETENTION PLAN.

THE WATER DRAINAGE FOR THE NEW ADDITION AND THE FUTURE PAVED PARKING AREA NORTH OF THE EXISTING BUILDING IS TO BE DRAINED INTO AND CONTAINED IN THE DETENTION AREA (A) MARKED IN YELLOW.

THE WATER DRAINAGE FOR THE FUTURE PAVED PARKING AREA EAST OF THE NEW ADDITION, IS TO BE DRAINED INTO AND CONTAINED IN THE TWO DETENTION AREAS (B) AND (C) MARKED IN BLUE.

A 6" PVC PIPE WILL BE INSTALLED CONNECTING BOTH (B) AND (C) DETENTION AREAS TO ALLOW BOTH TO FILL SIMULTANEOUSLY TO PREVENT ANY OVERFLOW AND LOST OF WATER.



# REVIEW COMMENTS

Page 1 of 2

FILE #36-94

TITLE HEADING: Conditional Use Permit - Church  
Expansion in RSF-8 Zone District

LOCATION: 2430 Orchard Avenue

PETITIONER: Orchard Community Church

PETITIONER'S ADDRESS/TELEPHONE: J. McSpadden  
1631 N 7th Street  
Grand Junction, CO 81501  
241-0084

PETITIONER'S REPRESENTATIVE: Denny Behrens

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., MARCH 28, 1994.**

---

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**3/3/94**  
**244-1590**

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**WATER** - Adequate lines exist in both Orchard Avenue and 24th Street.

## **SEWER**

1. Existing E.Q.U. (Equivalent Residential Unit) calculation for church is 1.2. This will be increased to 1.5 based on seating capacity. Additional charge is \$225.
2. Provide narrative on kitchen use, i.s. how many times per month, type of meals, number of users. Additional Plant Investment Fee and installation of a grease trap may be required.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**3/9/94**  
**244-3587**

---

1. I would recommend asphaltting the two gravel entrance/exits a minimum of 10'-20' to prevent gravel in the parking lot from being drug out into the streets.
2. What type of doors are going to be used? I would recommend metal or solid wood exterior doors. If the doors open out, and the hinges are on the outside, pin the hinges shut. Those doors that are not emergency exits, use dead bolt locks. Using lock on windows is recommended.

**CITY DEVELOPMENT ENGINEER**

**3/8/94**

**Jody Kliska**

**244-1591**

---

Drainage fee is an option - calculated at \$1,018.63 based on square footage submitted.

**COMMUNITY DEVELOPMENT DEPARTMENT**

**3/16/94**

**Kristen Ashbeck**

**244-1437**

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See attached comments.

**GRAND JUNCTION FIRE DEPARTMENT**

**3/17/94**

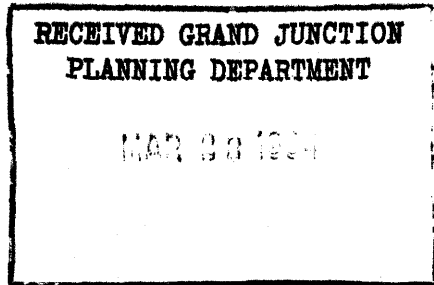
**George Bennett**

**244-1400**

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A fire flow survey has been completed and a building clearance permit has been issued by our department. A fire hydrant has been required for this addition.

Response to Comments  
Orchard Community Church  
Conditional Use Permit



PETITIONER RESPONSE

1. RE: Sewer. Item 2 - Kitchen Use.

The kitchen is used on a regular basis, twice a week, Wednesday evenings and Friday mornings. The Wednesday evening church service is preceded by a "Pot-Luck" Dinner. The meal is prepared by the congregation and then brought to the church and served. No food preparation is done in the kitchen.

The Friday morning Mens' Pancake Breakfast has moderate kitchen use. Less than ten men attend.

The use of the kitchen for wedding receptions has the same use as the Wednesday night dinners. The meals are precooked and brought in to the kitchen to be served. The usage is clean up, which consists of washing cups, plates and silverware. Very little, if any, use is done for in-house cooking. The installation of grease trap seems to be unnecessary. A five person residential home would have more kitchen use than would the kitchen within the church. We believe this would be a hardship for installation cost, based on the usage.

2. RE: Drainage. Item 4.

As to referencing the conversation with Jody Kliska on 03/24/94 at 1:30 P.M.: We discussed the proposed site plan with on site drainage. We will be submitting a detailed landscape plan which shows on site drainage.

3. RE: Developement. Item 5; Paragraph 1.

We are questioning the wisdom in removing the east, Orchard Avenue curb cut, and the installation of another curb cut. There are now three (3) curb cuts existing for access to the church parking area. The landscape design and parking flow was designed to accommodate those existing curb cuts. We believe this would be an additional financial hardship.

PETITIONER RESPONSE - Page Two

4. RE: Developement. Item 5; Paragraph 2.

We will submit a detailed landscape plan by March 30, 1994.

The concrete island within the parking area is a 5' island. All yard areas on the site plan are proposed grass.

5. RE: Developement. Item 5; Paragraph 3.

The sidewalk on 24th Street (please note correction of street) does already exist, and runs the full length of the church lot.

6. RE: Developement. Item 5; Paragraph 4.

A 6' fence on the east property line has been included in the contract with Holiday Homes, and shall be completed before a C.O. is received. The proposed landscaping plan will show a shrub and tree visual barrier for the north bound property line.

7. RE: Developement. Item 5; Paragraph 5.

The first phase parking area and additional parking area for the addition to the church will be completed over a 24 month period.

8. RE: Developement. Item 5; Paragraph 6.

1 Parking lot lighting will be indicated on the site plan.

9. RE: Fire Developement.

An existing fire hydrant is located 138 feet from the southwest corner of the church building. NOTE: As per phone conversation with George Bennett on 03/25/94: The area of residential homes around the church is under-protected by inadequate hydrant numbers. This would seem somewhat unfair for the church to take on

PETITIONER RESPONSE - Page Three

9. (Cont.)

the cost of a hydrant that would also benefit the surrounding residents. We believe that some workable solution could be made with the entire area to update the fire protection.

Respectfully submitted,



Denny G. Behrens  
Petitioner's Representative

DCB;meb  
cc

## STAFF REVIEW

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FILE: 36-94

DATE: March 31, 1994

REQUEST: Conditional Use Permit - Church in Residential  
Single Family 8 units per acre (RSF-8) zone

LOCATION: 2430 Orchard Avenue

APPLICANT: Orchard Community Church

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EXISTING LAND USE: Church

PROPOSED LAND USE: Same

SURROUNDING LAND USE: All Single Family Residential

EXISTING ZONING: RSF-8

SURROUNDING ZONING: All RSF-8

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**RELATIONSHIP TO COMPREHENSIVE PLAN:** The Orchard Community Church is in conformance with the Orchard Avenue Corridor Guidelines which intend to protect existing residential development, but also allow for existing non-residential, non-commercial uses such as this existing church. The general guidelines most pertinent to this project are: 1) existing single family housing and neighborhoods should be respected and protected whenever possible; 2) developers must provide the necessary improvement guarantees for new development; 3) curb cuts and access points should be limited and consolidated whenever possible; and 4) drainage considerations to adequately accommodate runoff should be addressed with all new developments.

**STAFF ANALYSIS:** The facility presently used by the Orchard Community Church has been used as a church for many years. As an existing non-conforming use, the building may be expanded if the expansion does not exceed more than 50 percent of the existing square footage. Since the proposed addition does exceed the existing square footage by more than 50 percent, the entire use must be brought into conformance through the Conditional Use Permit process.

**Land Use Compatibility.** The Orchard Community Church meets the general land use criteria applicable to the review of this type of proposed use per section 4-8-1 of the Zoning and Development Code provided the site design and details are developed appropriately. Since the site has historically been used compatibly with the surrounding neighborhood, this proposal should not change that relationship. The design elements required through the Conditional Use process and the subsequent Site Plan Review will actually enhance the property and improve the impact on the neighborhood. For example, screening that currently does not exist will be provided along the property boundaries that adjoin residential uses, the parking area will be paved which will reduce the impact of dust on surrounding properties, and additional landscaping will be provided in areas

that are currently barren. The only criteria that the project does not meet is the requirement for adequate public services--in this case, water for fire protection. The requirement of a fire hydrant in the right-of-way adjacent to the site will alleviate this problem.

**Site Design/Details.** While the proposed land use is compatible with the surrounding neighborhood, there are a number of site design issues that will need to be addressed prior to issuance of Building Permit for the addition. Staff feels that these can be resolved during the subsequent Site Plan review process but should be listed as conditions of approval of the Conditional Use Permit. Many of these issues were noted in comments by the review agencies, but were not adequately addressed by the petitioner's response. These include: addressing on-site drainage, executing an Improvements Agreement and Guarantee for fire hydrant, fencing, landscaping and pavement, providing a more detailed landscape plan, and closing all but one of the access drives on Orchard Avenue (per Orchard Avenue Corridor Guidelines mentioned previously).

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**STAFF RECOMMENDATION:** Approval subject to the following conditions: 1) the access points on Orchard Avenue be consolidated and limited to one access point 2) an Improvements Agreement and Guarantee be executed for site improvements including pavement of the parking lot to be complete within 2 years of the date of the Planning Commission approval, placement of a fire hydrant, fencing, landscaping, and closure/construction of Orchard Avenue curb cuts to provide only one access drive; 3) all other review agency comments pertaining to technical requirements for a Building Permit be resolved prior to issuance of a Planning Clearance by the Community Development Department.

**SUGGESTED PLANNING COMMISSION MOTION:** Mr. Chairman, on item 36-94, a request for a Conditional Use Permit for a church in an RSF-8 zone, I move that we approve the item subject to the conditions as recommended by Staff (see above).

#36-94 Orchard Community  
Church -

Dorothy Coon ~~\_\_\_\_\_~~  
@ 2319 Orchard ~~\_\_\_\_\_~~

Very in favor of  
Church Expansion  
Just wanted her name in  
the file as wanting this.

No Objections -

will be an asset ~



1. Recommend that the eastern curb cut on Orchard Avenue be closed and that the other Orchard Avenue curb cut be moved to align with a straight-in access to the parking area.
2. A more detailed landscape plan (number, species, size of plants) will be required prior to issuance of a building permit. The Zoning and Development Code requires an underground, pressurized irrigation system for all landscaped areas.

The landscaped island between parking stalls east of the asphalt drive should be a minimum of 5' in width to allow adequate room for plantings.

What is groundcover on end-islands under trees? in "yard" areas?

3. Does the sidewalk on 23rd Street extend north of the curb cut? If not, the applicant is responsible for construction of a sidewalk. An Improvements Agreement and Guarantee is required for improvements in the public right-of-way (if sidewalk is required) and for landscaping/irrigation and parking lot paving. The latter is only required if it will not be installed prior to issuance of a Certificate of Occupancy. Guarantee is by cash in escrow or a Letter of Credit.
4. Screening is required along each side of a parking lot that is used for non-residential purposes which abuts a residential zone or use--in this case, along the north and east property lines. The screening shall consist of fencing and/or plantings six feet (6') in height which effectively visually block the parking area year-round, except as limited by sections 5-2-5 and 5-3-2 of the Zoning and Development Code. Revise site plan to show that fencing (existing and proposed) meets this requirement.
5. All parking areas shall be paved. This can be accomplished over a period of time if that is more acceptable to the petitioner.
6. Lighting is required in the parking lot. Indicate on the Site Plan where it is to be located and provide a detail of the standard to be used.

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

PROPOSED PARKING LOT.

TO MR., DAVID THORNTON  
SR. PLANNER

RE. PARKING LOT

*5430 ORCHARD AVE.*

DEAR MR. THORNTON THE ORCHARD COMMUNITY CHURCH IS PRO-  
POSING TO CHIP-SEAL THE PARKING AREA AS PER SPEC ON THE SITE  
PLAN. UNITED SAND AND GRAVEL WILL CONTRACT THE CHIP-SEAL FOR  
THE SUM OF \$15000.00. THE PARKING LOT WILL BE FINISHED PRIOR  
TO RECEIVING THE CO. MR. DON NEWTON FROM ENGINEERING HAS  
GIVEN US AN APPROVAL FOR THIS APPLICATION. WE ARE HOPEFUL  
THAT THIS WOULD MEET THE LAST REQUIREMENT FOR US TO RECEIVE  
OUR CLEARANCE. IF YOU HAVE ANY QUESTIONS, PLEASE CONTACT ME.  
MY PAGER # IS 244-0437.

RESPECTFULLY SUBMITTED

*Denny C. Behrens*

DENNY BEHRENS  
HOLIDAY HOMES /

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

MAY 12 1994

EXHIBIT A

Beginning at a point 30 feet North of the Southeast Corner of the  
W 1/2 SE 1/4 NE 1/4 of Section 12, Township 1 South, Range 1 West of  
the Ute Meridian;  
thence West 330 feet;  
thence North 281 feet;  
thence East 330 feet;  
thence South 281 feet to the point of beginning;  
EXCEPT that portion conveyed in Deed recorded December 6, 1976, in Book  
1088 at Page 153  
AND EXCEPT that portion conveyed in Deed recorded September 23, 1982  
in Book 1392 at Page 442.

#36 94

To: Kristen Ashbeck  
Cc: KathyP,MarkR,JohnS,TimW,JodyK  
From: Don Newton  
Subject: Orchard Community Church  
Date: 4/12/94 Time: 4:27p

The church has submitted a revised site plan and a proposal for the easement that we would like to obtain in order to replace a broken drainage/irrigation pipe along the east side of the church property.

They are proposing that the city install the require fire hydrant and close the easterly curb cut in exchange for the easement.

I would recommend the following:

1. The church remain responsible for the cost of the fire hydrant
2. The existing two curb cuts on Orchard be approved based on redesign of th driveway approaches show on the revised plan received on April 12, 1994. Previous problems with the alignment and approach to the curb cuts have been solved. City Ordinances, Section 26-34 would allow two curb cuts for the proposed use. Primary use of the curb cuts on Sundays does not coincide with peak traffic volumes on Orchard.
3. The revised plan needs to be reviewed for drainage retention volume capacity.
4. The City purchase the drainage/irrigation easement from the church (or adjacent property) at market value.
5. Waive or reduce improvement guarantee requirement for the on site future paving.

These issues need to be resolved ASAP so that the broken drainage pipe along the east side of the church can be relocated and the church can get started with their project.

February 23, 1995



Mr. J. McSpadden  
Orchard Community Church  
1631 North 7th Street  
Grand Junction, Colorado 81501

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

RE: 36-94 Conditional Use Permit - Church in RSF-8 Zone  
2430 Orchard Avenue

Dear Mr. McSpadden,

This letter is to inform you of the status of approval for the recent addition to the Orchard Community Church. A Temporary Certificate of Occupancy dated February 3, 1995 has been issued for 150 days (approximately June 30, 1995). Upon recent site inspection, it appears that the Church is making progress towards meeting the requirement to have landscaping installed per the approved plan by the time a final Certificate of Occupancy is issued. If the landscaping cannot be completed by the end of June 1995, the City will require that an Improvements Agreement and Guarantee be executed in order to ensure completion of the work.

According to the minutes of the April 5, 1994 Grand Junction Planning Commission meeting, pavement of the parking lot per the approved plan must be completed within 2 years of the Planning Commission action. Therefore, the parking lot improvements must be completed by April 5, 1996. Failure to pave the lot by that time may require a similar Improvements Agreement and Guarantee be executed to ensure its completion.

Please do not hesitate to call should you have questions regarding these requirements and conditions of approval.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen Ashbeck".

Kristen Ashbeck  
Planner

encl

c: Mr. Denny Behrens, Holiday Homes  
Mr. Michael Mosely, Building Inspector



Temporary C.O. good for 150 days from date of issuance  
(5 months)

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT  
CITY OF GRAND JUNCTION  
(OR MESA COUNTY)

PERMIT # 48608 DATE 2-3-95

PERMISSION IS HEREBY GRANTED TO Holiday Homes TO OCCUPY THE

BUILDING SITUATED AT 2430 Orchard

LOT \_\_\_\_\_ BLOCK \_\_\_\_\_ FILING \_\_\_\_\_ SUBDIVISION \_\_\_\_\_

TAX SCHEDULE NUMBER 2945-121-00-952

FOR THE FOLLOWING PURPOSE: addit. to church for fellowship, kitchen  
and classrooms

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR Michael Moseby  
City Planning Kristen L. Allen



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

May 3, 1994

To Whom It May Concern,

This letter is to serve as notice that Orchard Community Church has made application for a Minor Change to the Conditional Use Permit approved for the church located at 2430 Orchard Avenue in Grand Junction, Colorado. The proposed revision involves leaving the eastern curb cut on Orchard Avenue open for continued access to the parking lot rather than closing that driveway. This proposal is further explained by the enclosed site plan.

A requirement of the Minor Change process is notification of each person who testified at previous public hearings on this project. Any comments or concerns you may have are requested to be made within 7 days of the date of this letter. Please contact the Grand Junction Community Development Department at (303) 244-1430 if you have questions regarding this item.

Sincerely,

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

Kristen Ashbeck  
Planner

encl

#36-94 NOTES 5/4/95 KKA

- See letter of 2/23/95 to J. Mcspadden re: conditions of approval
- Temporary C.O. issued through 6/30/95 in order to complete landscaping (no impr. agr.)
- Church has until April 5, 1996 to pave parking lot. (50 spaces minimum)
- NEW CONTACT: (spring 95)

Grant Harvey  
Orchard Community Church  
P.O. Box 1682  
GJ 81502

Grant Harvey  
2947 A Oxford Avenue  
GJ 81503  
242-3300



November 7, 1995



Mr. Grant Harvey  
Orchard Community Church  
2947-A Oxford Avenue  
Grand Junction, Colorado 81503

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(970) 244-1430 FAX (970) 244-1599

RE: 36-94 Conditional Use Permit - Church in RSF-8 Zone  
2430 Orchard Avenue

Dear Mr. Harvey,

This letter is to answer your inquiry regarding an extension of the deadline for the church to have completed the required improvements for landscaping and parking lot paving. As you will recall, a Temporary Certificate of Occupancy was issued in February 1995 which expired at the end of June 1995. My letter of February 23, 1995 to the church indicated that if landscaping was not completed by the end of June 1995, the City would require execution of an Improvements Agreement and Guarantee in order to ensure completion of the work. While the church has made much progress on the landscaping, you indicated last week that there was still some work to be done.

In regards to pavement of the parking lot, the minutes of the April 5, 1994 Grand Junction Planning Commission meeting, indicated that pavement of the parking lot per the approved plan must be completed within 2 years of the Planning Commission action. Therefore, the parking lot improvements must be completed by April 5, 1996. An extension of this deadline may be given for up to 18 months if an Improvements Agreement and Guarantee is executed to ensure its completion within a certain timeframe.

Enclosed for your use is the City's Improvements Agreement and Guarantee form. It must be completed and recorded by April 5, 1996 and must cover costs for both landscaping that is not completed by that date as well as pavement of the parking lot per the approved plan. The guarantee must be by cash in escrow or a Letter of Credit in the amount of the cost estimate. Please note that the completed form must be reviewed and signed by the City prior to recording it. Do not hesitate to contact me if you have questions regarding this process.

Sincerely,

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

Kristen Ashbeck  
Planner

To: Ron Maupin  
Cc: kristena,larryt,johns  
From: Kathy Portner  
Subject: Orchard Community Church  
Date: 12/29/95 Time: 4:39PM

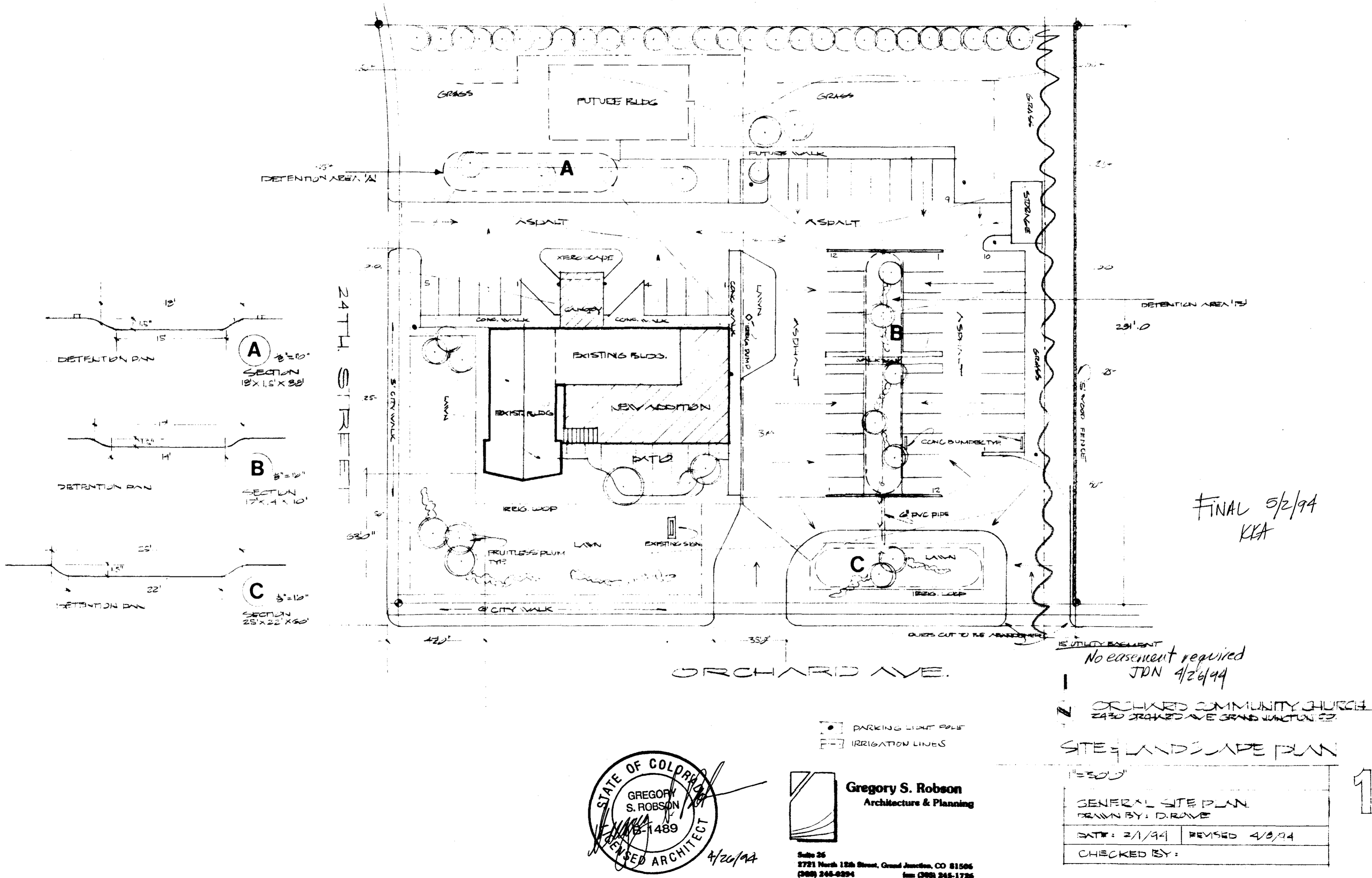
Ron--I checked into your question on what alternatives the Orchard Community Church had on requesting an extension on the requirement to pave their parking lot. File #36-94 contains a letter from Kristen Ashbeck to the church indicating that Planning Commission had given the church 2 years to pave. That 2 years is up in April of 1996. Kristen also stated that an 18 month extension would be given on the paving if an improvements agreement and guarantee are provided for it's completion. I don't know if the church has explored all the options there might be for the guarantee. Our attorney's office has been pretty creative in the past as to what can be used for security. So I think that is the first thing they should explore.

It's too late for them to appeal a condition of the Planning Commission. However, if all conditions aren't met, the Planning Commission can hear the item again to consider whether the Conditional Use Permit should be revoked. That would be their opportunity to ask for an extension. If Planning Commission denied the extension, their decision could be appealed to City Council. Technically this would not go back before the Planning Commission until the April deadline had passed; however, John Shaver and I discussed that if the church was sure they could not meet the deadline and could not do the improvements agreement and guarantee then they could submit that to us in writing and we could take it before the Planning Commission prior to the April deadline.

Please have them contact Kristen Ashbeck, 244-1437 to further discuss these options. Let me know if you have other questions.

**GENERAL NOTES:**

1. All work to comply with the requirements of the Uniform Building Code, 1988 edition, local Building Department regulations and other such laws, ordinances or rules. The Contractor shall be responsible for compliance with this requirement.
2. The Orchard Community Church 1988 Uniform Building Code Analysis dated April 26, 1994 prepared by the Architect and the Subsurface Soils Exploration dated January 13, 1994 prepared by Lincoln DeVore, Inc. is hereby made a part of these Construction Documents.
3. If two or more requirements affect any one item, the most restrictive of the requirements shall apply. Contact the Architect prior to commencing any work relating to such item for an interpretation or clarification.
4. The Contractor is responsible for the design of the Mechanical, Electrical and Plumbing portions of this project. The Contractor is also responsible for the design of any structural members and/or connections not indicated in these drawings, including field verification of structural capacities of existing constructions intended to receive loads from the new work.
5. The Architect is only responsible for verifying general compliance with the Uniform Building Code and for those structural items (foundations, general roof framing, etc.) indicated. The Owner and/or Contractor are responsible for all other elements whether indicated or not. The Architect is not responsible for means or methods of construction of the Contractor.



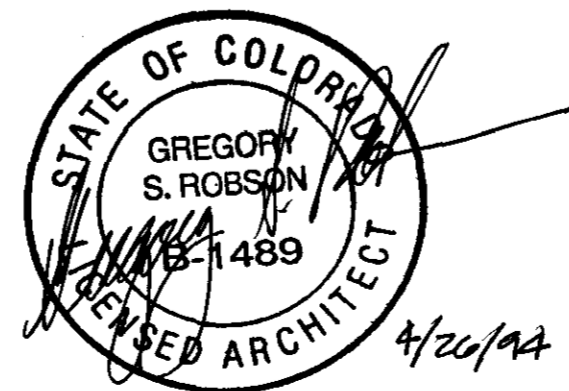
FINAL 5/2/94  
KKA

No easement required  
JDN 4/26/94

ORCHARD COMMUNITY CHURCH  
2430 ORCHARD AVE GRAND JUNCTION CO.

**SITE & LANDSCAPE PLAN**

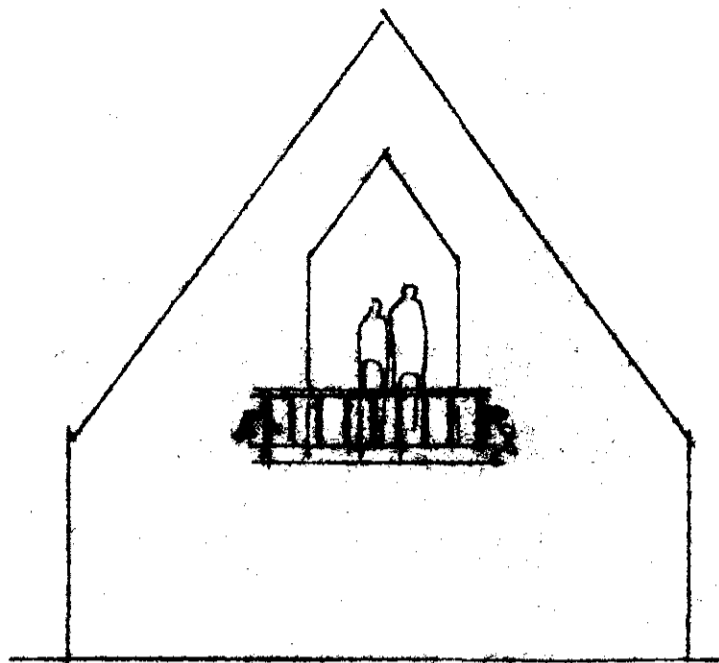
GENERAL SITE PLAN	
DRAWN BY: D. RAVE	
DATE: 2/1/94	REVISED 4/8/94
CHECKED BY:	



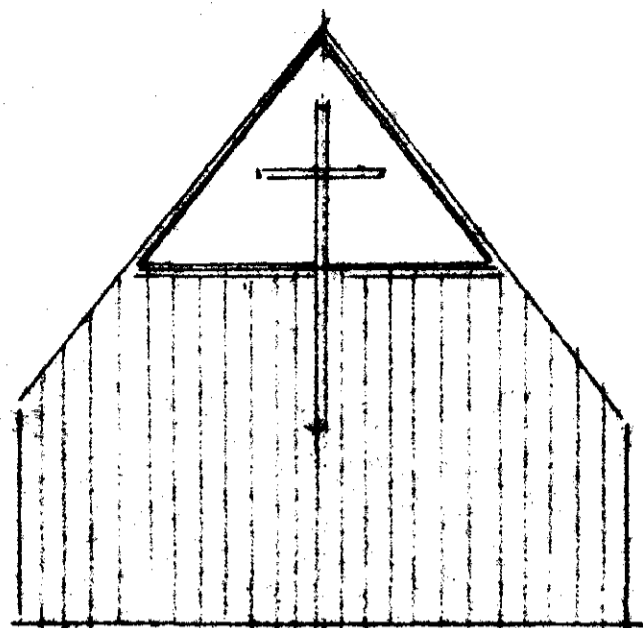
**Gregory S. Robson**  
Architecture & Planning

Suite 26  
2721 North 12th Street, Grand Junction, CO 81506  
(970) 245-6294 fax (970) 245-1726

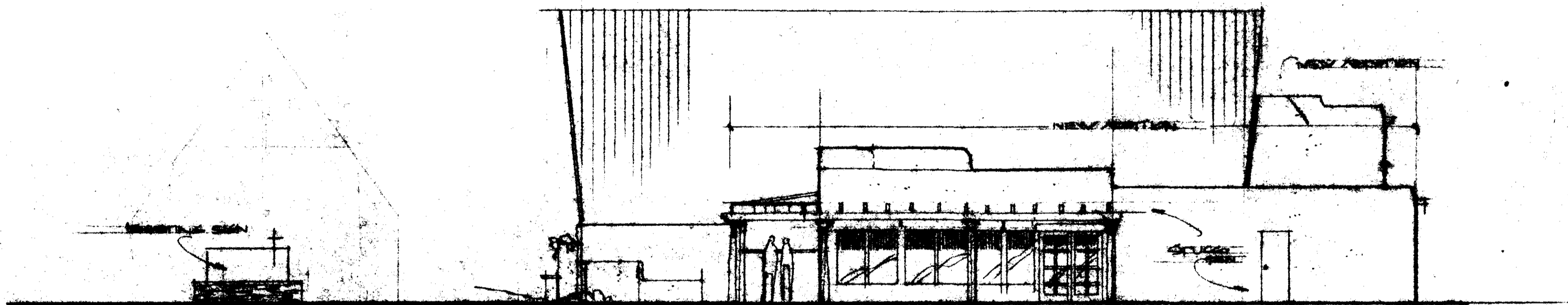
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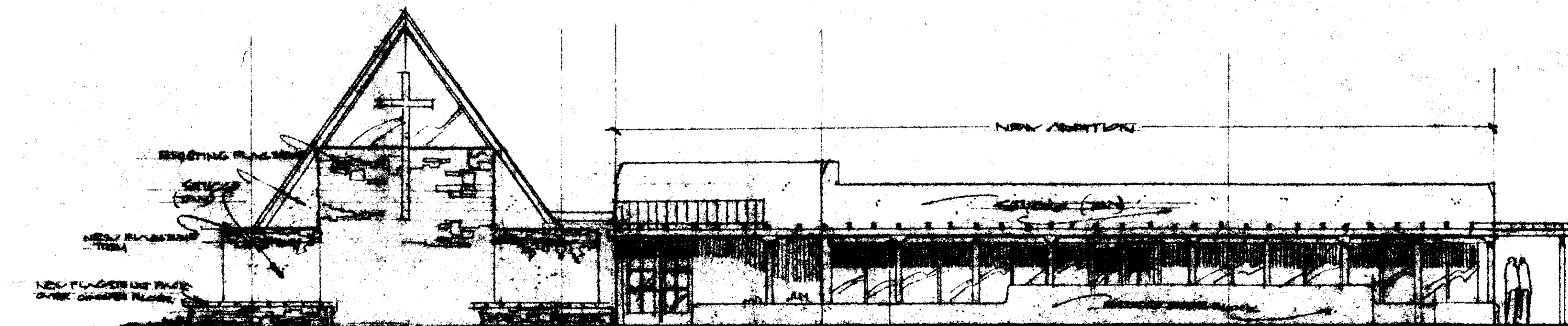
INTERIOR NORTH



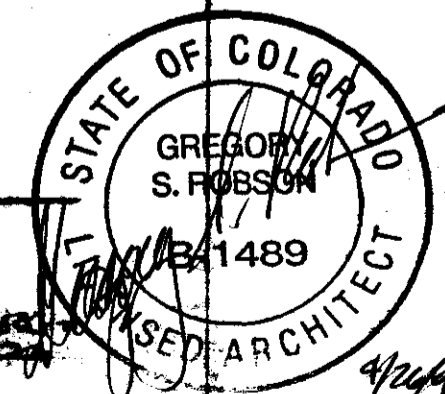
INTERIOR SOUTH



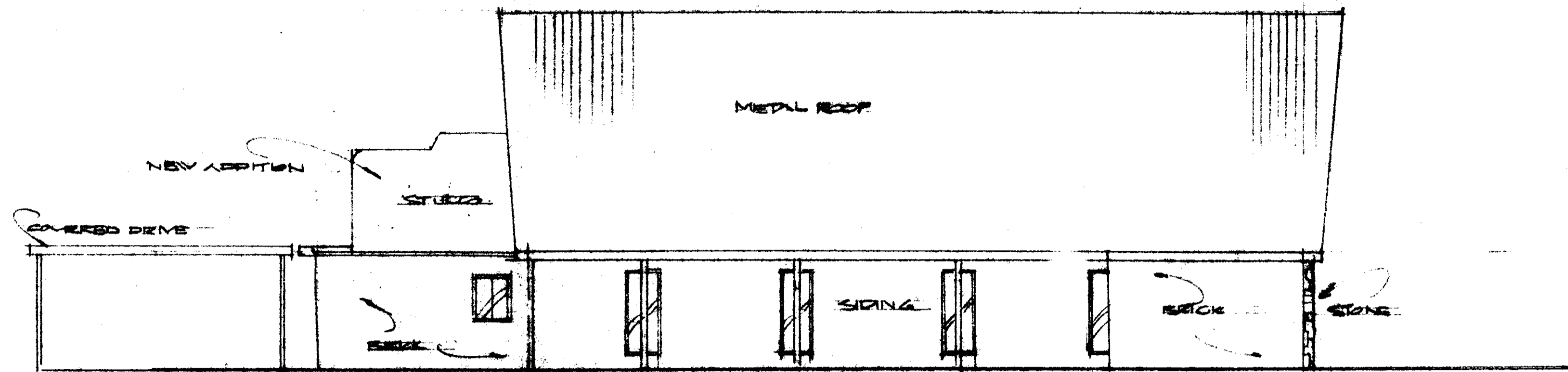
EAST ELEVATION



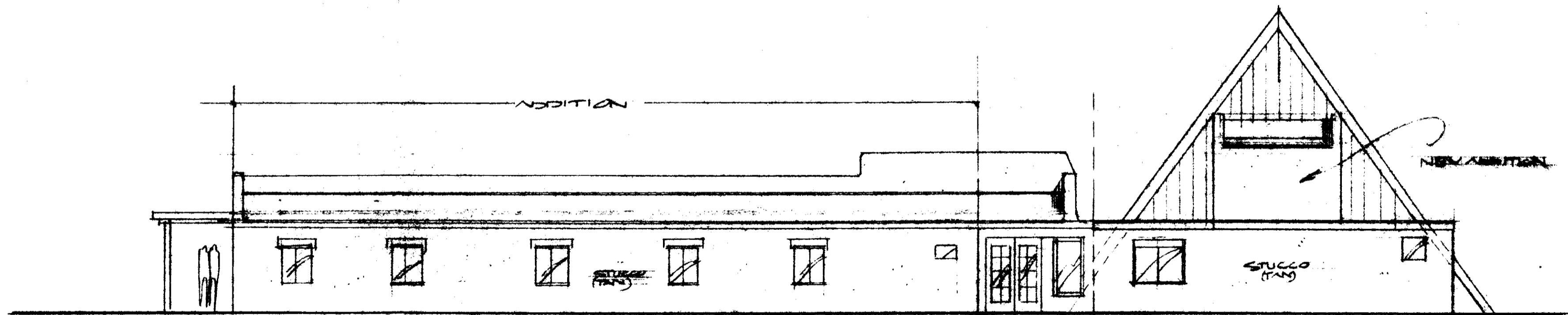
SOUTH ELEVATION



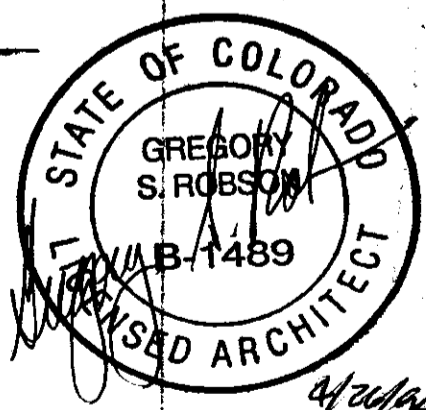
DATE	
SCALE	
PROJECT	
CLIENT	
ARCHITECT	



WEST ELEVATION  
 1/4" = 1'-0"  
 (EXISTING AS SHOWN)



REAR ELEVATION  
 1/4" = 1'-0"

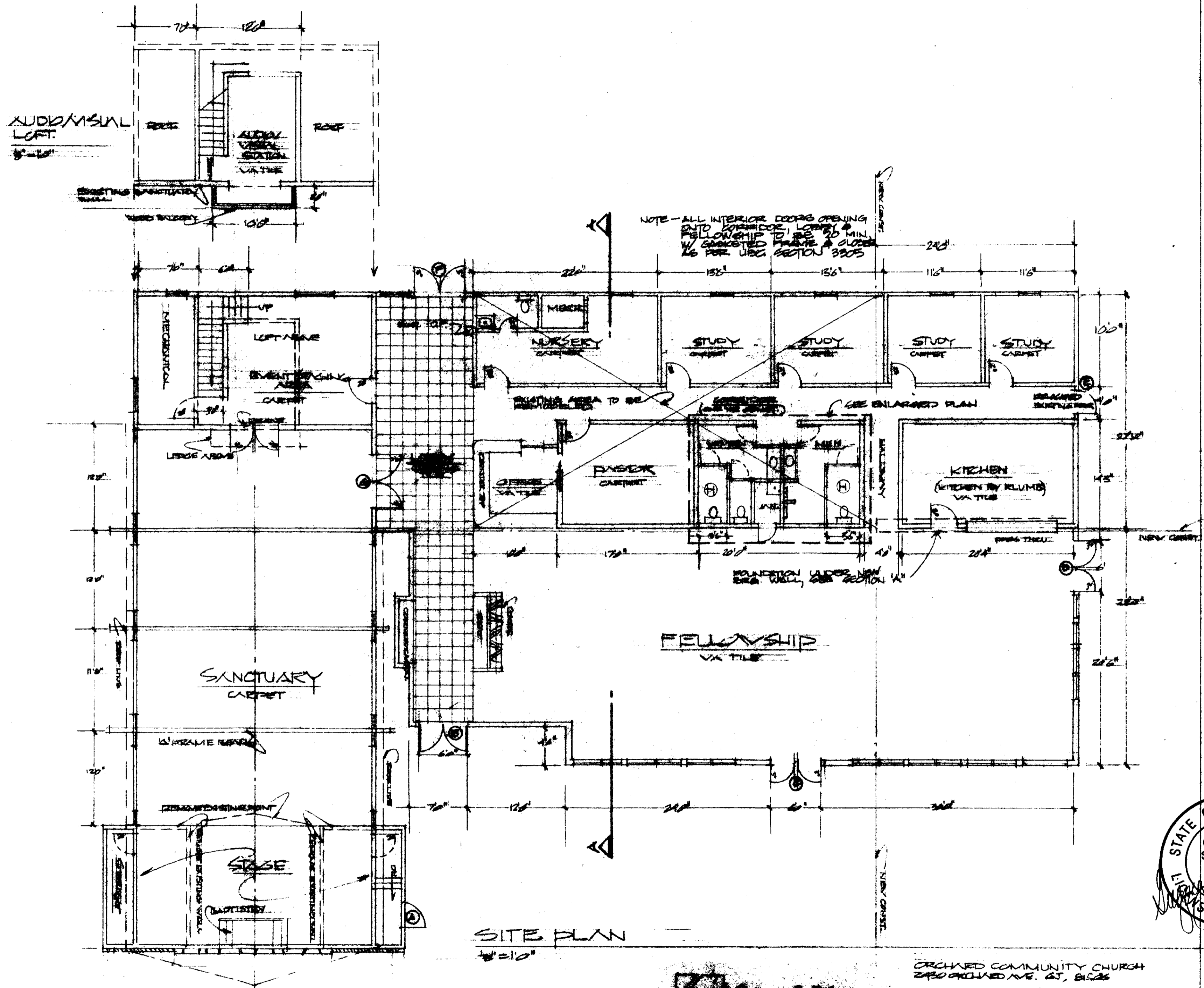


ORCHARD COMMUNITY CHURCH  
 2850 DEWING AVE. G, BEE

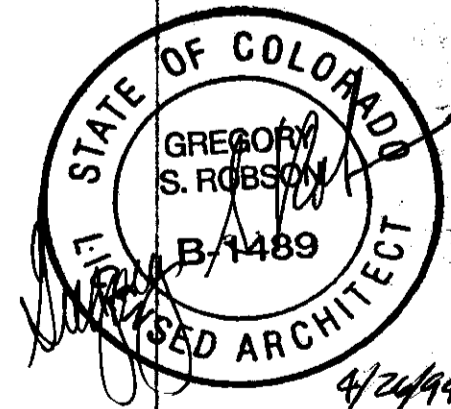
**Gregory S. Robson**  
 Architect & Planner  
 1000  
 1000  
 1000

**ELEVATIONS**

SCALE: AS SHOWN
DESK & WEST ELEVATIONS
DRAWN BY: D. ROWE
DATE: 8/1/94
CHECKED BY: G. S. R.

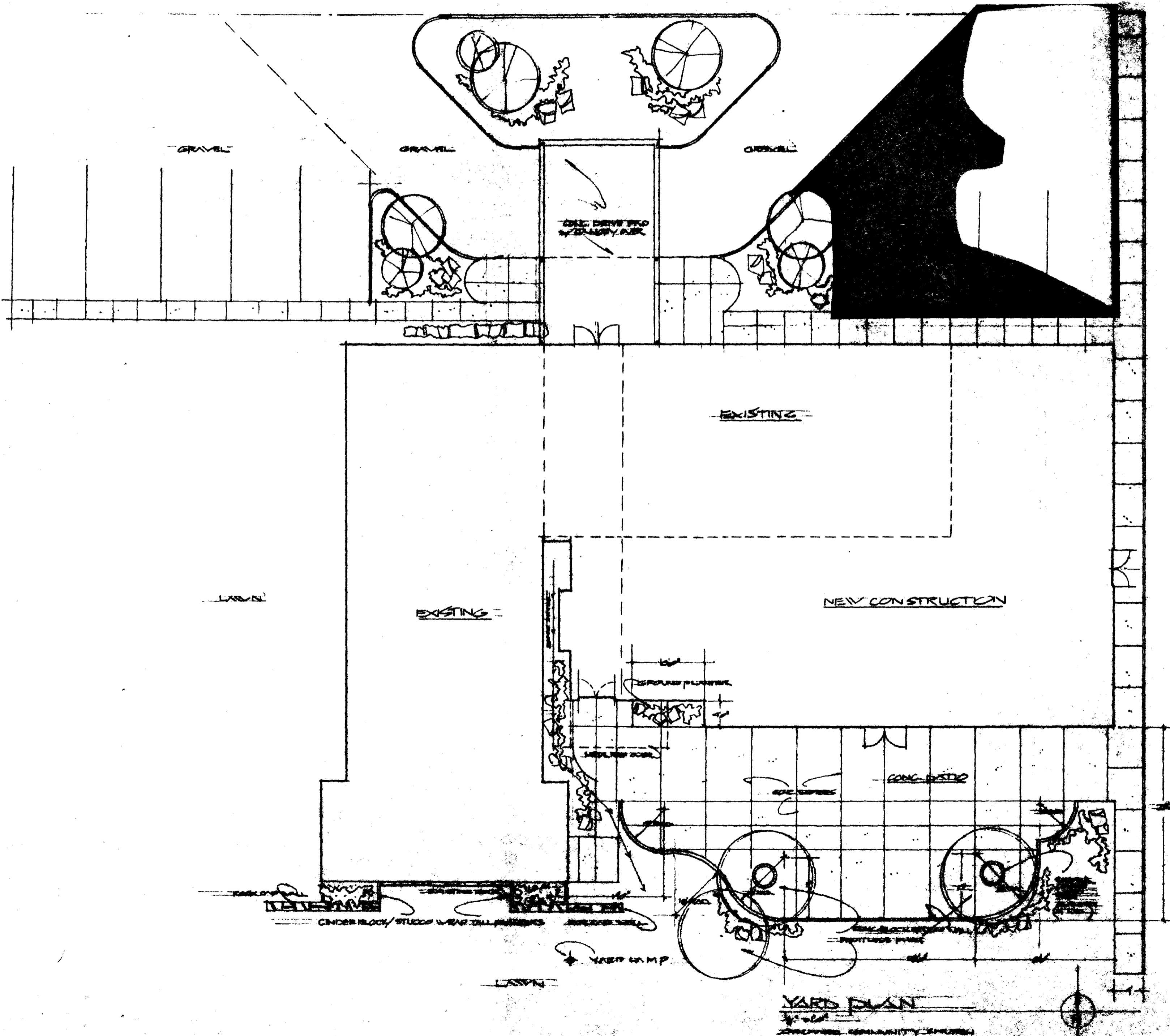


SITE PLAN  
1/4" = 10'



Gregory S. Robson  
Architect  
2400 Orchard Ave. #200  
Boulder, CO 80501  
Tel: 440-1111

ORCHARD COMMUNITY CHURCH 2400 ORCHARD AVE. #200, BOULDER	
GENERAL FLOOR PLAN	
DRAWN BY: D. ROOME	
DATE: 2/1/94	REVISED
CHECKED BY: G. S. R.	

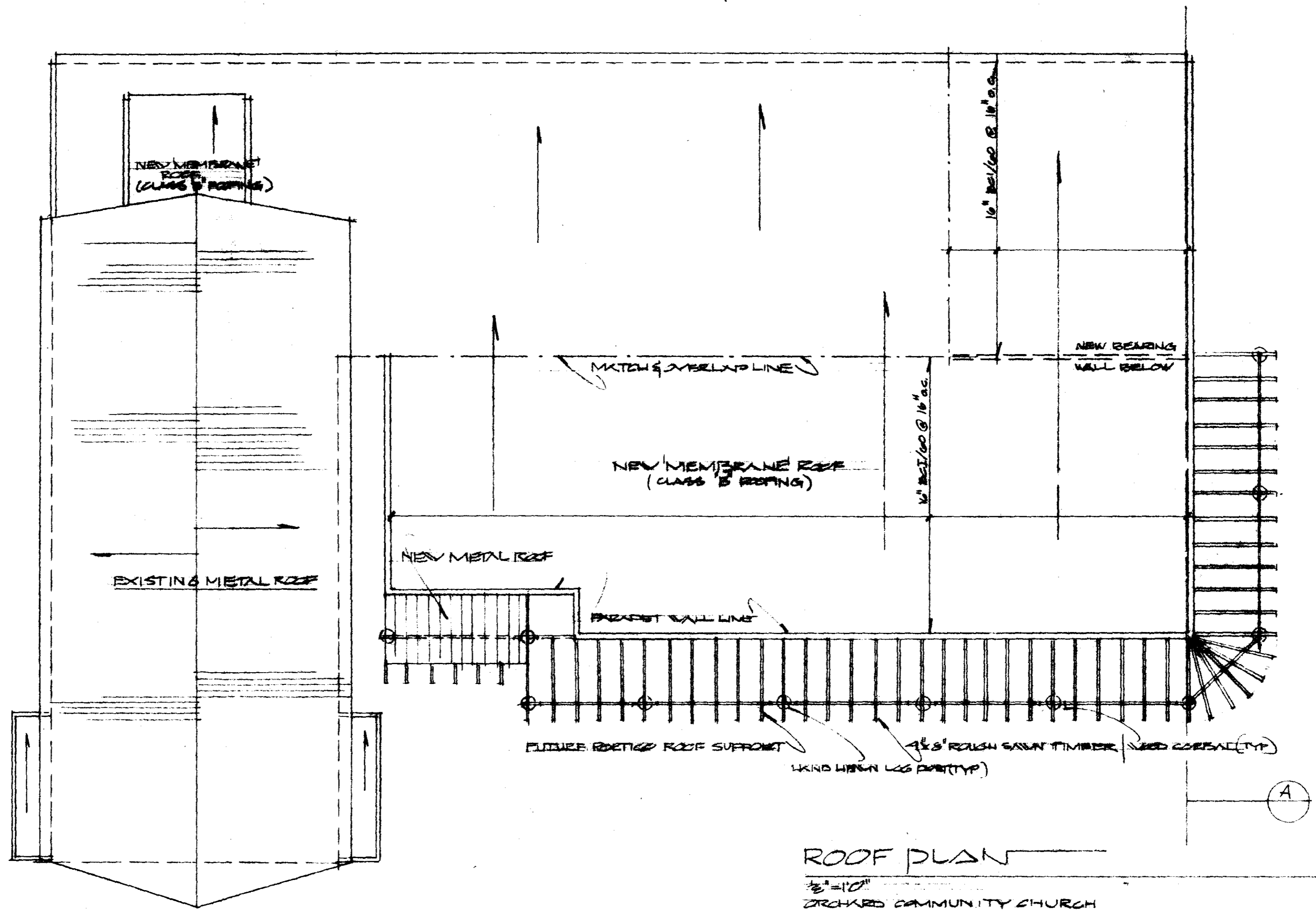


ST. JOSEPH'S COMMUNITY CHURCH  
 2100 S. GAYLARD AVE. DENVER, CO. 80222

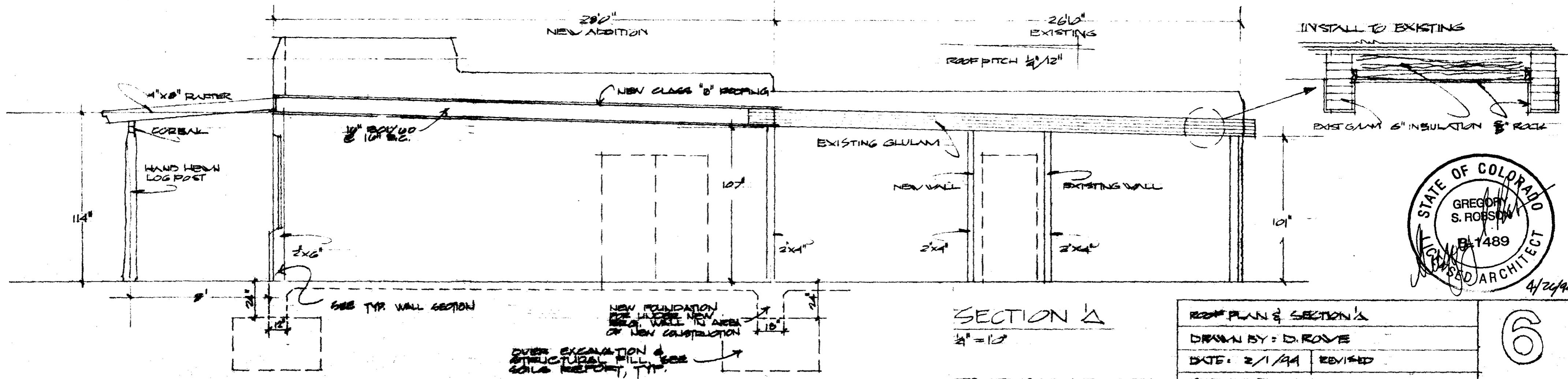


GENERAL YARD PLAN  
 DRAWN BY: D. ROVE  
 DATE: 2/1/88  
 CHECKED BY:

YARD PLAN  
 ST. JOSEPH'S COMMUNITY CHURCH

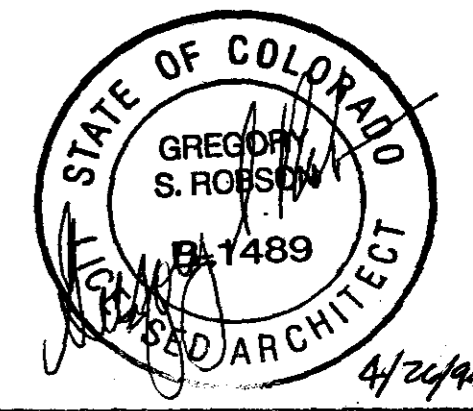


**ROOF PLAN**  
 1/2" = 10"  
 ORCHARD COMMUNITY CHURCH



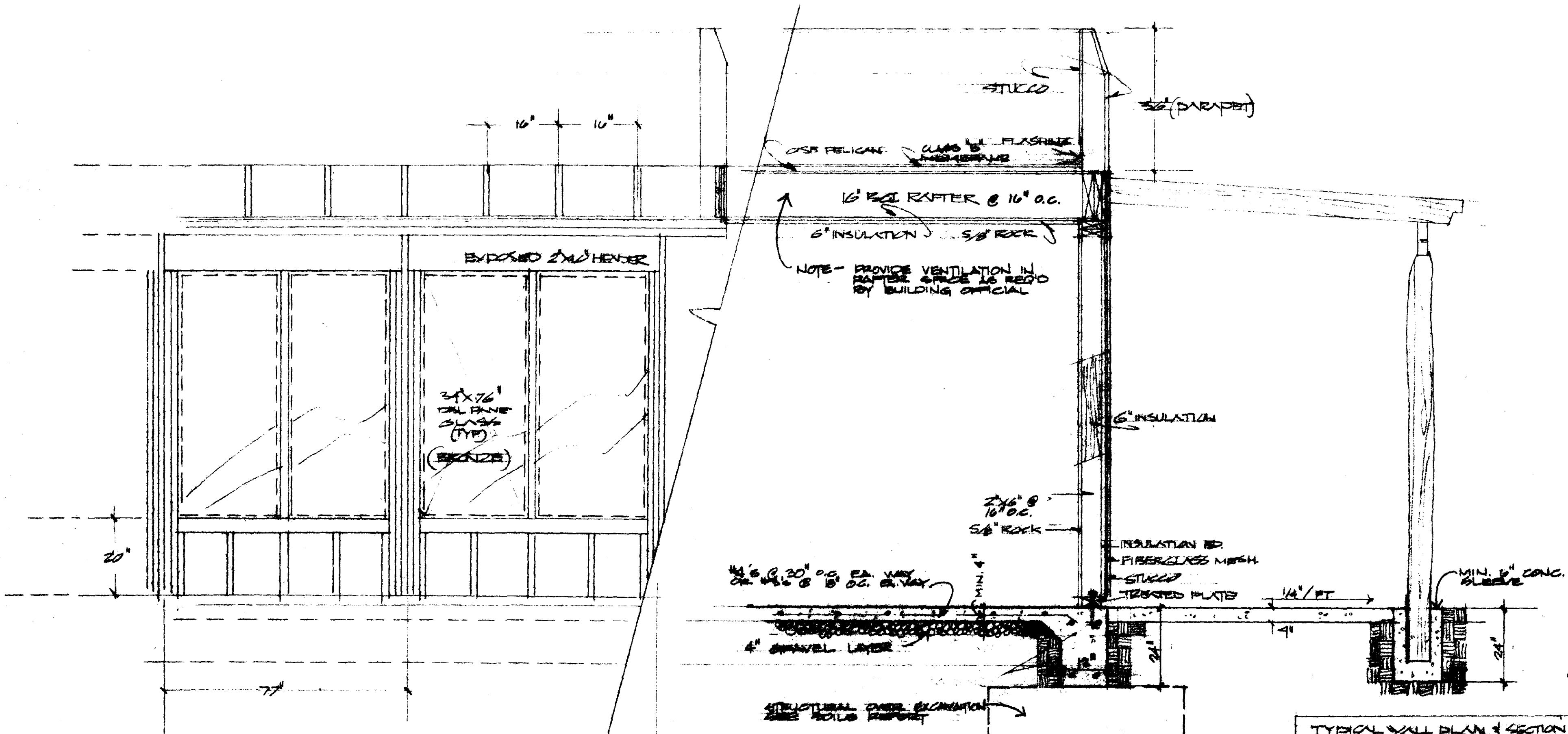
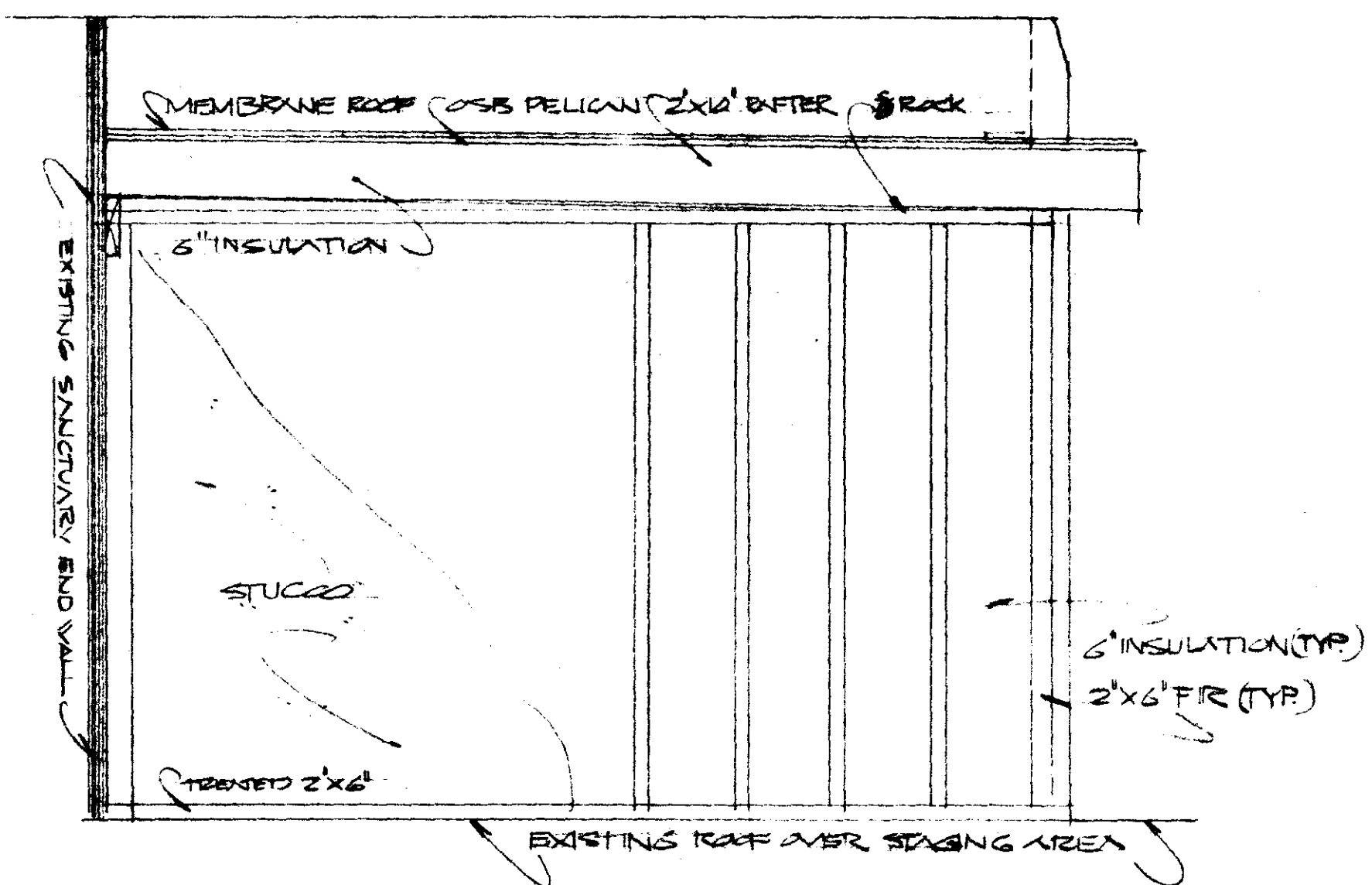
**SECTION A**  
 1/2" = 10"  
 ORCHARD COMMUNITY CHURCH  
 2430 ORCHARD AVE. ST. 81526

ROOF PLAN & SECTION A	
DRAWN BY: D. ROVE	
DATE: 2/1/99	REVISED:
CHECKED BY:	





AUDIO VIDEO STN.  
1/2" = 6'



TYPICAL WALL SECT.  
1/2" = 10'

TYPICAL WALL PLAN & SECTION	
DRAWN BY: D. BONE	
DATE: 2/1/94	REVISED
CHECKED BY:	

