



# SUBMITTAL CHECKLIST

Amend. Cond. Use ~~SPECIAL USE~~

Location: IHM Church - 776 ~~Back~~ <sup>801 Wellington</sup> ~~CLIFF~~

Project Name: Residential Sub-unit

ITEMS	DISTRIBUTION											
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Asses. Five	● City Attorney	● City Downtown Dev. Auth. Police	○ City Parks and Rec.	● County Planning Building	○ Walker Field		TOTAL REQD.
● Application Fee \$270	VII-1	1										
● Submittal Checklist*	✓ VII-3	1										
● Review Agency Cover Sheet*	✓ VII-3	1	1	1	1	1	1	1	1	1		
● Application Form*	✓ VII-1	1	1	1	1	1	1	1	1	1		
● 11"x17" Reduction of Assessor's Map	✓ VII-1	1	1	1	1	1	1	1	1	1		
● Evidence of Title/Title Ins Policy	✓ VII-2	1			X	1						
● Appraisal of Raw Land	VII-1	1										
● Names and Addresses <u>200' (NARROW)</u>	VII-3	1										
● Legal Description	✓ VII-2	1		1								
○ Deed	VII-1	1		1	1	1						
○ Easement	VII-2	1	1	1	1	1						
○ Avigation Easement	VII-1	1		1	1							
○ ROW	VII-3	1	1	1	1	1						
● General Project Report	✓ X-7	1	1	1	1	1	1	1	1	1		
● Location Map	IX-21	1										
● Vicinity Sketch / <u>Site Plan</u>	IX-33	1	1	1	1	1	1	1	1	1		
● <u>Elevations (4 sides)</u>		1	1	1	1	1	1	1	1	1		
● <u>Floor Plan</u>		1	1	1	1	1	1	1	1	1		

8 1/2 x 11

7 TOTAL REQD.

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.



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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. CUP-9591

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			IHM Church	RSF-8	Church complex
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

BISHOP OF PUEBLO, A CORPORATION SOLE	ALPINE C.M., INC.	IMMACULATE HEART OF MARY PARISH
Name	Name	Name
1426 GRAND AVENUE	1111 S. 12TH STREET	776 BOOKCLIFF AVENUE
Address	Address	Address
PUEBLO, CO 81003	GRAND JCT., CO 81501	GRAND JUNCTION, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
(719) 544-3937	245-2505	242-6121
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.

X [Signature] \_\_\_\_\_ 5/5/95  
 Signature of Person Completing Application Date

X [Signature] \_\_\_\_\_ 5/5/95  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

## PROJECT NARRATIVE

### IMMACULATE HEART OF MARY PARISH - NEW RECTORY

801 WELLINGTON AVENUE

The Immaculate Heart of Mary Parish proposes to build a new rectory at 801 Wellington Avenue. The new rectory will have two living units of 1,080 SF each, one attached two car garage and one common laundry area. The architecture of the structure has been designed to appear to be a single family residence with an attached garage. The separate units will be accessed from opposite sides of a central covered entry porch.

The house will face to the west. A new driveway from an existing drive apron on Wellington will connect to an existing church parking lot to the south. The access drive will have a 26' wide asphaltic mat with concrete curbs at each side. The rectory and its driveway will connect to this access drive. Also, the new drive will serve as an additional egress from the parking lot helping to minimize parking lot traffic at the 7th Street entrance.

The new rectory will sit on a parcel of land with its own separate tax schedule number. All current building setbacks will be adhered to, even though the adjacent parcels are all owned by the church.

LOT 5, BLOCK 1  
YOCUM SUBDIVISION  
801 WELLINGTON AVE.

50'-7"

262'

100'

150'-8"

30'

5'

8" SEWER

8" WATER

WELLINGTON AVE.

S

W

EXISTING DRIVE APPROACH

NEW ASPHALTIC DRIVE  
26' WIDE MAT WITH  
CONCRETE STANDUP CURBING

EXISTING PARKING LOT



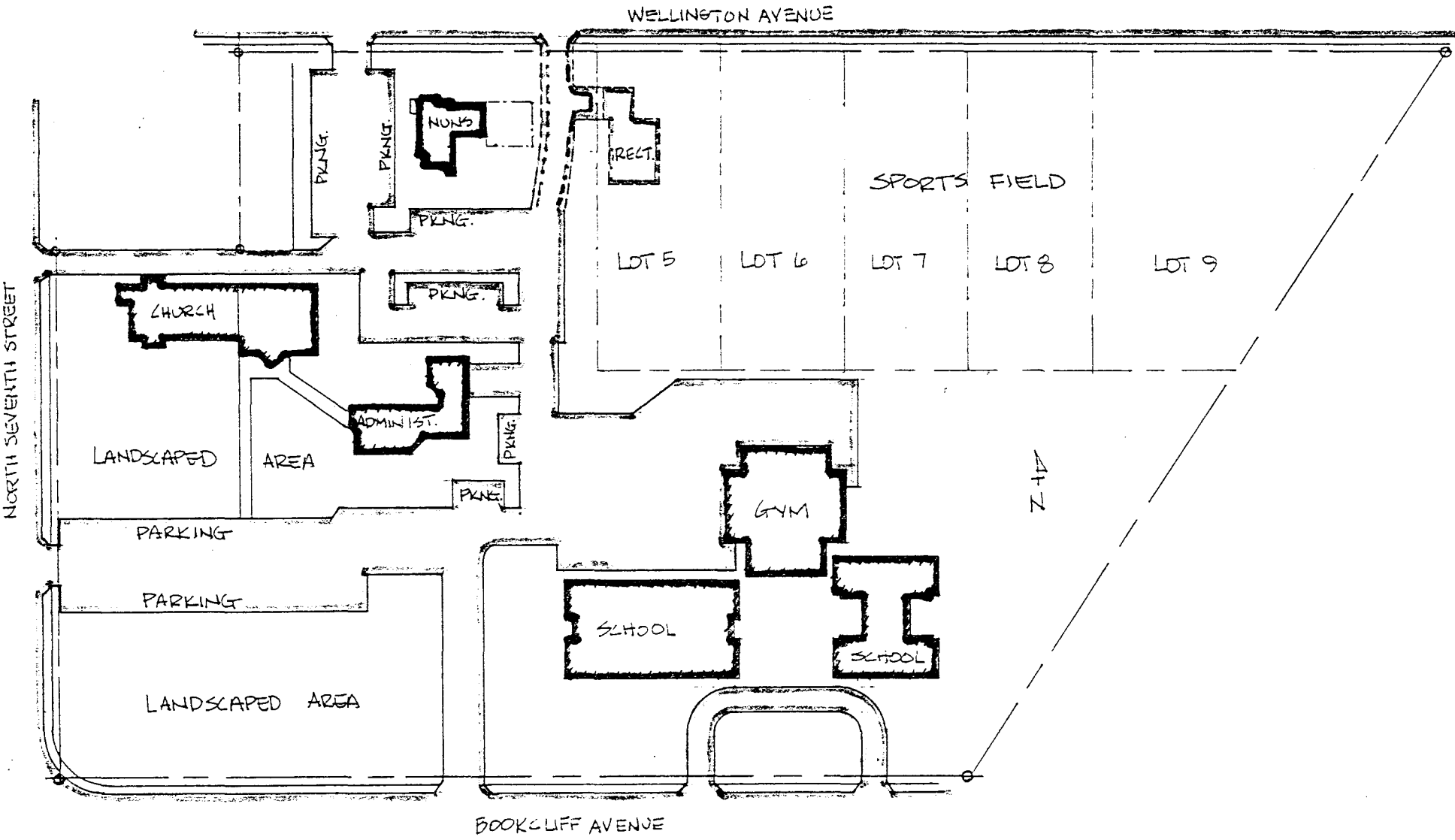
ALPINE C.H. INC.  
511 E. 10TH ST.  
DENVER, CO 80202  
303.733.0500 FAX 303.733.0501

REGISTERED ARCHITECT  
STATE OF COLORADO

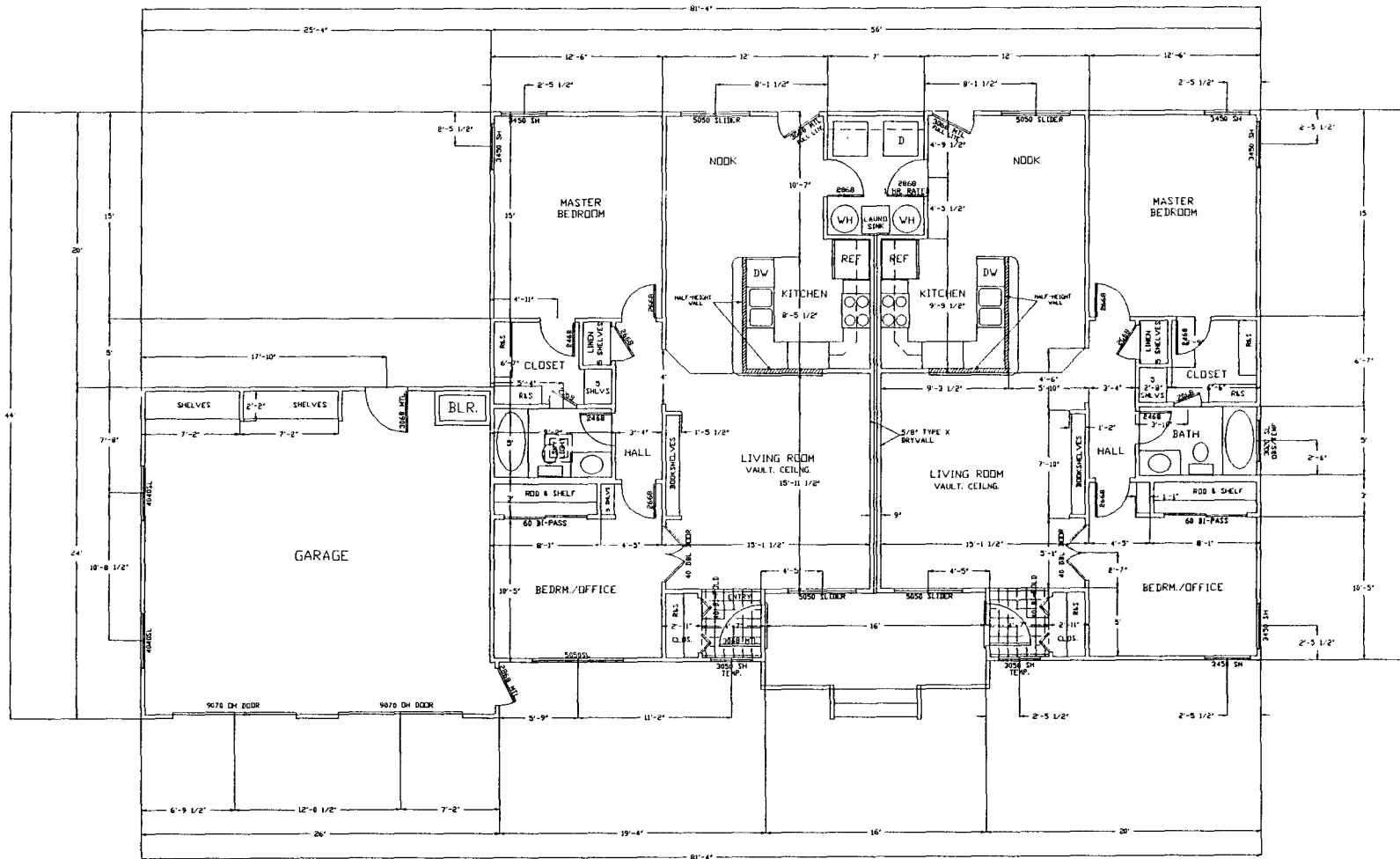
IMMACULATE HEART  
OF MARY  
RECTORY


SITE PLAN

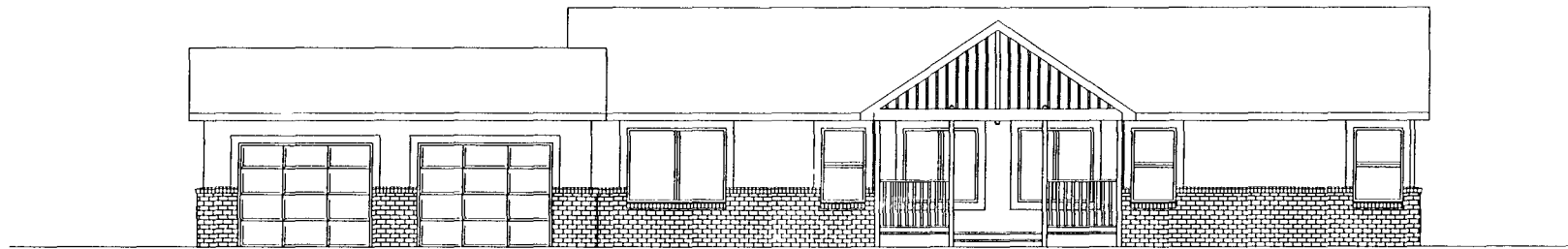
SHEET NO.  
S1



IMMACULATE HEART OF MARY MASTER PLAN SCALE: 1" = 100'



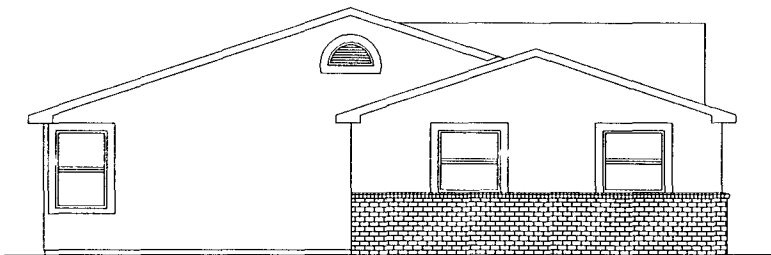
 <p>ALPINE CM, INC.          100 S. 10TH ST.          DENVER, CO 80202          PHONE 733-1111 FAX 733-1111</p>	IMMACULATE HEART OF MARY RECTORY	SHEET NO.
	FLOOR PLAN	A1
	DESIGNED BY ALPINE CM, INC. CHECKED BY L. J. LINDEBER, INC. DRAWN BY R.E.	



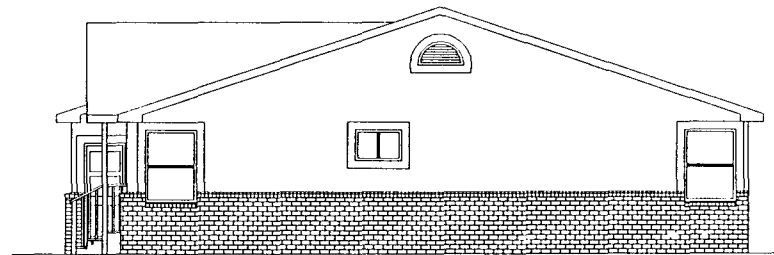
FRONT ELEVATION  
(WEST)




REAR ELEVATION  
(EAST)



LEFT ELEVATION  
(NORTH)



RIGHT ELEVATION  
(SOUTH)

 <p>ALPINE C.M., INC.          411 S. MAIN ST.          GRAND RAPIDS, MI 49503          616-781-2200 FAX 616-781-2211</p>	<p>IMMACULATE HEART          OF MARY          RECTORY</p>	<p>SHEET NO:          A2</p>
<p>DESIGNED ALPINE C.M. INC.          STRUCT. ENGINEER L. J. LINDNER, INC.          BRANN, R.C.</p>		<p>ELEVATIONS</p>



<del>SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORP. 2536 N. 7TH STREET GRAND JUNCTION, CO 81501-8204</del>	EMANUEL EPSTEIN 1900 QUENTIN ROAD BROOKLYN, NY 11229-2369	DOUGLAS P. WIGENT REGINA L. WIGENT 905 BOOKCLIFF AVENUE GRAND JUNCTION, CO 81501-8111
MARGARET A. ACKERMAN 915 BOOKCLIFF AVENUE GRAND JUNCTION, CO 81501-8111	7TH & BOOKCLIFF, INC. 3045 TELLER AVENUE GRAND JUNCTION, CO 81504-5861	COLORADO WEST SENIOR CITIZENS C/O FEDERAL NAT'L MORTGAGE 1000 WEST TEMPLE STREET LOS ANGELES, CA 90074-0001
<del>SISTERS OF CHARITY OF LEAVENWORTH HEALTH SERVICES CORP. P.O. BOX 1628 GRAND JUNCTION, CO 81502-1628</del>	<del>SISTERS OF CHARITY OF LEAVEN- WORTH HEALTH SERVICES CORP. 4200 S. 4TH ST. TRAFFIC WAY LEAVENWORTH, KS 66048</del>	WAYNE L. GENTRY MARY J. GENTRY- CO TRUSTEE 591 RAVENWOOD LANE GRAND JUNCTION, CO 81503-2619
WEST. COLO. PEDIATRIC INV. 2323 N. 7TH STREET GRAND JUNCTION, CO 81501-6123	GRAND JCT. OSTEOPATHIC HOSPITAL 1065 WALNUT AVENUE GRAND JUNCTION, CO 81501-2913	EDWARD N. BEHEN MORAN PATRICK 2217 N. 7TH STREET GRAND JUNCTION, CO 81501-7423
JACK L. WALKER LORRAINE J. WALKER 961 LAKESIDE DR. APT. 201 GRAND JUNCTION, CO 81506-2882	JACOBO A. RUYBAL LUCILLE J. RUYBAL 737 26½ ROAD GRAND JUNCTION, CO 81506-8356	SWP INVESTMENTS, ETAL P.O. BOX 3025 GRAND JUNCTION, CO 81502-3025
UROLOGY ASSOCIATES LIMITED 790 WELLINGTON AVENUE GRAND JUNCTION, CO 81501-6126	ALPHA INVESTMENTS P.O. BOX 3025 GRAND JUNCTION, CO 81502-3025	<del>WELLINGTON ORTHO. PROP., LLC 790 WELLINGTON AVENUE GRAND JUNCTION, CO 81501-6126</del>
WELLINGTON ORTHO. PROP. LLC 790 WELLINGTON AVENUE GRAND JUNCTION, CO 81501-6126	DONALD P AUST P.O. BOX 3025 GRAND JUNCTION, CO 81502-3025	<del>GARY ANDREOLETTI MARCIA FORREST 790 WELLINGTON AVE., STE 10 GRAND JUNCTION, CO 81501-6126</del>
W AND R INVESTMENTS P.O. BOX 3025 GRAND JUNCTION, CO 81502-3025	PAUL B. JONES ROBERT D. HACKETT 2525 N. 8TH STREET GRAND JUNCTION, CO 81501-8845	<del>WELLINGTON ORTHO. PROP. LLC 790 WELLINGTON AVE., STE 20 GRAND JUNCTION, CO 81501-6126</del>
GARY ANDREOLETTI MARCIA FORREST P.O. BOX 3025 GRAND JUNCTION, CO 81502-3025	MAIDA L. BURROW 790 WELLINGTON AVE., STE 103 GRAND JUNCTION, CO 81501-6127	GREGG K. OMURA 1120 WELLINGTON AVENUE GRAND JUNCTION, CO 81501-6129
<del>SISTERS OF CHARITY OF LEAVENWORTH C/O J. VAN CLEEF P.O. BOX 1628 GRAND JUNCTDN, CO 81502</del>	<del>SISTERS OF CHARITY OF LEAVENWOR. P.O. BOX 1628 GRAND JUNCTION, CO 81502-1628</del>	WARREN A. PETERSEN 2339 N. 7TH STREET GRAND JUNCTION, CO 81501-8117

~~SISTERS OF CHARITY OF LEAVENWORTH  
C/O J. VAN CLEVE  
P.O. BOX 1628  
GRAND JUNCTION, CO 81502-1628~~

MERCEDES CAMERON  
IVAN S. ALKES  
2345 N. 7TH STREET  
GRAND JUNCTION, CO 81501-8117

HEALTH & REHAB. PROP. TRUST  
400 CENTRE STREET  
NEWTON, MA 02158-2076

WESTERN ROCKIES INVESTMENT GROUP  
1000 WELLINGTON AVENUE  
GRAND JUNCTION, CO 81501-8121

GLENN ROSS KEMPERS, ETAL  
1001 WELLINGTON AVENUE  
GRAND JUNCTION, CO 81501-8122

~~SISTERS OF CHARITY  
HEALTH SERVICES CORP.  
P.O. BOX 1628  
GRAND JUNCTION, CO 81502-1628~~

JAMES R. DUNN  
P D WUBBEN  
601 CENTER AVENUE  
GRAND JUNCTION, CO 81501-2041

JOSEPH JAMES PARKER  
725 BOOKCLIFF AVENUE  
GRAND JUNCTION, CO 81501-8107

MADSEN & WEST, M D'S  
729 BOOKCLIFF AVENUE  
GRAND JUNCTION, CO 81501-8107

DORR H. BURNS  
731 BOOKCLIFF AVENUE  
GRAND JUNCTION, CO 81501-8107

735 BOOKCLIFF INVESTMENTS  
735 BOOKCLIFF AVENUE  
GRAND JUNCTION, CO 81501-8107

RICHARD L. SCHNELL  
2305 N. 7TH STREET  
GRAND JUNCTION, CO 81501-8117

# REVIEW COMMENTS

Page 1 of 2

FILE #CUP-95-91

TITLE HEADING: Amend Conditional Use Permit to Allow Residential Construction

LOCATION: 801 Wellington

PETITIONER: Immaculate Heart of Mary

PETITIONER'S ADDRESS/TELEPHONE: 776 Bookcliff  
Grand Junction, CO 81501  
245-2505

PETITIONER'S REPRESENTATIVE: Rob Griffin, Alpine CM, Inc.

STAFF REPRESENTATIVE: Tom Dixon

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MAY 24, 1995.**

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GRAND JUNCTION POLICE DEPARTMENT 5/8/95  
Dave Stassen 244-3587

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For Crime Prevention purposes, I would suggest that any landscaping around the new building adhere to accepted crime prevention techniques. Shrubs should be no taller than 3' and trees, at maturity, should have branches no lower than 7' from the ground.

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MESA COUNTY BUILDING DEPARTMENT 5/9/95  
Bob Lee 244-1656

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No comments - we have discussed this project with the designer.

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CITY ATTORNEY 5/11/95  
Dan Wilson 244-1505

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No comment.

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CITY DEVELOPMENT ENGINEER 5/15/95  
Jody Kliska 244-1591

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No comment.

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CITY UTILITY ENGINEER 5/16/95  
Trent Prall 244-1507

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SEWER: City

1. connection not provided for on plan.
2. Duplex would require two separate laterals unless under common ownership.

WATER: City

1. connection not provided for on plan.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kathy Portner**

5/16/95  
244-1446

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See attached comments.

**TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM:**  
City Fire Department



**ALPINE C.M., INC.**

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1111 S. 12TH ST. • GRAND JUNCTION, CO 81501 • 303/245-2505 • FAX 303/245-2591

RESPONSE TO REVIEW COMMENTS

FILE #: CUP-95-91

LOCATION: 801 WELLINGTON

PETITIONER: IMMACULATE HEART OF MARY PARISH  
776 BOOKCLIFF AVENUE  
GRAND JUNCTION, CO 81501

PETITIONERS REPRESENTATIVE: ROB GRIFFIN, ALPINE C.M., INC.

Grand Junction Police Department:

Landscaping of the Rectory will adhere to the suggested crime prevention criteria.

Mesa County Building Department:

No response required.

City Attorney:

No response required.

City Development Engineer:

No response required.

City Utility Engineer:

Sewer: The duplex is under common ownership thus requiring only one lateral. The lateral will be connected to an existing 8" sewer main in Wellington Avenue by the City of Grand Junction. The cost of connection and Plant Investment Fee (PIF) will be paid by Petitioner. (See attached revised drawing.)

Water: The single residential water tap will be made by the City of Grand Junction to an existing 8" water main in Wellington Avenue. The cost of the tap will be paid for by the Petitioner. (See attached revised drawing.)

Community Development Department:

The attached Master Plan illustrates the relationship of the proposed Rectory to the surrounding Church structures and land uses.

Access to the Rectory is through another parcel (Lot 4) which is owned by the Church. The parcel number will be eliminated through the Assessor's office.

City Fire Department:

No comments were received.

STAFF REVIEW

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FILE: #CUP-95-91  
DATE: May 16, 1995  
STAFF: Kathy Portner  
REQUEST: Amended Conditional Use Permit for Residence  
LOCATION: 776 Bookcliff Avenue  
APPLICANT: Immaculate Heart of Mary Parish

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EXISTING LAND USE: Church and School Facilities

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH:  
SOUTH:  
EAST:  
WEST:

EXISTING ZONING: RSF-8 (Residential Single Family, 8 units per acre)

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: B-1, PB (Planned Business)  
SOUTH: RMF-64, B-1  
EAST: B-1  
WEST: B-1, PB

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RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

The Immaculate Heart of Mary Parish proposes to build a new rectory at 801 Wellington Avenue. The property is owned by the church and is surrounded on three sides by church

property. A Conditional Use Permit for the church property was approved by the City in 1982 (City Development File #8-82). The CUP was for the renovation of the west end of the property, including a new church, parish hall, multi-purpose building, priest's residence/administrative center, sister's residence and parking. The property being proposed for the new rectory was owned by the church at that time but had no development plans presented.

The new rectory will replace the existing priest's residence, which will be converted into meeting and office space. The proposed rectory will have two living units to house two priests. The proposed exterior design will give the appearance of a single family home. Although duplexes are not allowed in the RSF-8 zone, residential sub-units are if the exterior is designed in such a way that it appears as a single family home. In addition, the rectory can be considered an accessory use to the church and related facilities and, therefore, can be allowed as a part of the Conditional Use Permit for the church. A hearing before the Planning Commission is required for consideration of amending the Conditional Use Permit.

#### Issues to be Addressed

1. Please show how the rectory fits into the overall church property--relationship to other structures, parking, circulation, etc.
2. If access to this structure is through another parcel, even if that parcel is owned by the church, the separate parcel number should be eliminated through the assessor's office.

#### STAFF RECOMMENDATION:

Staff will make a recommendation after reviewing the petitioner's response to comments.

STAFF REVIEW

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FILE: #CUP-95-91  
DATE: May 30, 1995  
STAFF: Kathy Portner  
REQUEST: Amended Conditional Use Permit for Residence  
LOCATION: 776 Bookcliff Avenue  
APPLICANT: Immaculate Heart of Mary Parish

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EXISTING LAND USE: Church and School Facilities

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Business--Office  
SOUTH: Church/School  
EAST: Church/School  
WEST: Church/School

EXISTING ZONING: RSF-8 (Residential Single Family, 8 units per acre)

PROPOSED ZONING: Same

SURROUNDING ZONING:

NORTH: B-1, PB (Planned Business)  
SOUTH: RMF-64, B-1  
EAST: B-1  
WEST: B-1, PB

---

RELATIONSHIP TO COMPREHENSIVE PLAN:

No Comprehensive Plan exists for this area.

STAFF ANALYSIS:

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Section 4-8-1 of the Zoning and Development Code lists the following criteria to be used in evaluating all Conditional Use Permit applications:

- A. **The proposed use must be compatible with adjacent uses. Such compatibility shall be expressed in terms of appearance, site design and scope, as well as the control of adverse impacts including noise, dust, odor, lighting, traffic, etc.**

The proposal to expand the churches Conditional Use Permit to include the new rectory is compatible with adjacent uses. The entire block where the rectory is to be built is owned by the church and used for church and school purposes. North of Wellington Avenue are business uses.

- B. **The use shall be approved only if the design features of the site, such as service areas, pedestrian and vehicular circulation, safety provisions, accessory uses, accessways to and from the site, buffering, etc., are sufficient to protect adjacent uses.**

The design of the building and site will compliment the design of the entire complex. Access will be off of an existing driveway.

- C. **Proposed accessory uses must demonstrate that they are necessary and desirable. Such proposed uses shall also comply with the requirements of A. and B. above. Undesirable impacts on these uses shall be controlled or eliminated.**

The proposed rectory is a necessary and desirable accessory use for the church/school complex. In fact, a rectory in a different location was approved with the original Conditional Use Permit.

- D. **Adequate public services (e.g. sewage and waste disposal, domestic and irrigation water, gas, electricity, police and fire protection) must be available without the**

**reduction of services to other existing uses.**

Adequate services are available.

- E. **Other uses complementary to, and supportive of, the proposed project shall be available including schools, parks, hospitals, business and commercial facilities, transportation facilities, etc.**

The other uses of the complex are obviously complementary to and supportive of the proposed project.

- F. **Provisions for proper maintenance shall be provided.**

The existing grounds are well maintained.

- G. **The use shall conform to adopted plans, policies, and requirements for parking and loading, signs and all other applicable regulations of this Code.**

The use conforms to all other requirements.

**STAFF RECOMMENDATION:**

Staff recommends approval of the amended Conditional Use Permit.

**RECOMMENDED PLANNING COMMISSION MOTION:**

Mr. Chairman, on item #CUP-95-91, an amended Conditional Use Permit for the Immaculate Heart of Mary Church, I move we approve the request.