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File CUP-1995-205

Date 12/6/99

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, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
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X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Letter from Marc Maurer to Dave Thornton – 5/31/95		
X		Memo to Mark Maurer from Mike Pelletier – 5/25/95		
X		Letter from Mike Pelletier to mark Maurer – 6/7/95		
X	X	Planning Commission Minutes – 6/6/95 - **		
X	X	Signed Petition - **		
X		Fellowship Hall Interior		
X		Northeast Elevation		
X		Interior Elevation		
X		Front Elevation		
X	X	Floor Plan		
X		Bird's Eye View		
X	X	Phase I Development		
X	X	Existing Site Conditions		



31 May 1995

City of Grand Junction
Planning Department
Attn.: Dave Thornton
250 North 5th Street
Grand Junction, Colorado, 81502

RE: **Liberty Baptist Church**
Conditional Use Permit in an RSF - 4 Zone

Dear Dave and members of the Planning Commission:

We request the issuance of a Conditional Use Permit for the continued operation of the Church facility located at 448 South Camp Road, as required per the Zoning and Development Code for the City of Grand Junction. The Church has been in existence for approximately 15 years and in operation on this location since 1982.

Enclosed is the requested information per your memo dated May 25, 1995.

REQUESTED INFORMATION

- Simple sketch plan of existing site.
- Type of use.
- Hours of use.
- Existing Seating Capacity.
- Plans for Expansion.

RESPONSE

See attached plan.

Church

General office:
M-F/ 8:00 AM - 5:00 PM

School office:
M-F/ 9:00 AM - 1:00 PM

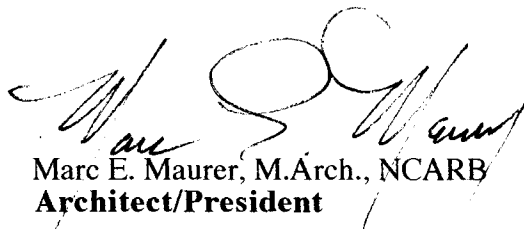
Sunday Services:
Sunday School - 9:30 - 10:30 AM
Morning Service - 10:30 - 11:30 AM
Evening Service - 6:30 - 7:30 PM

Wednesday Services:
Evening Service - 7:00 - 8:00 PM

150

See attached plan and narrative.

Sincerely,



Marc E. Maurer, M.Arch., NCARB
Architect/President

Copy: File, D.W.
Enclosures

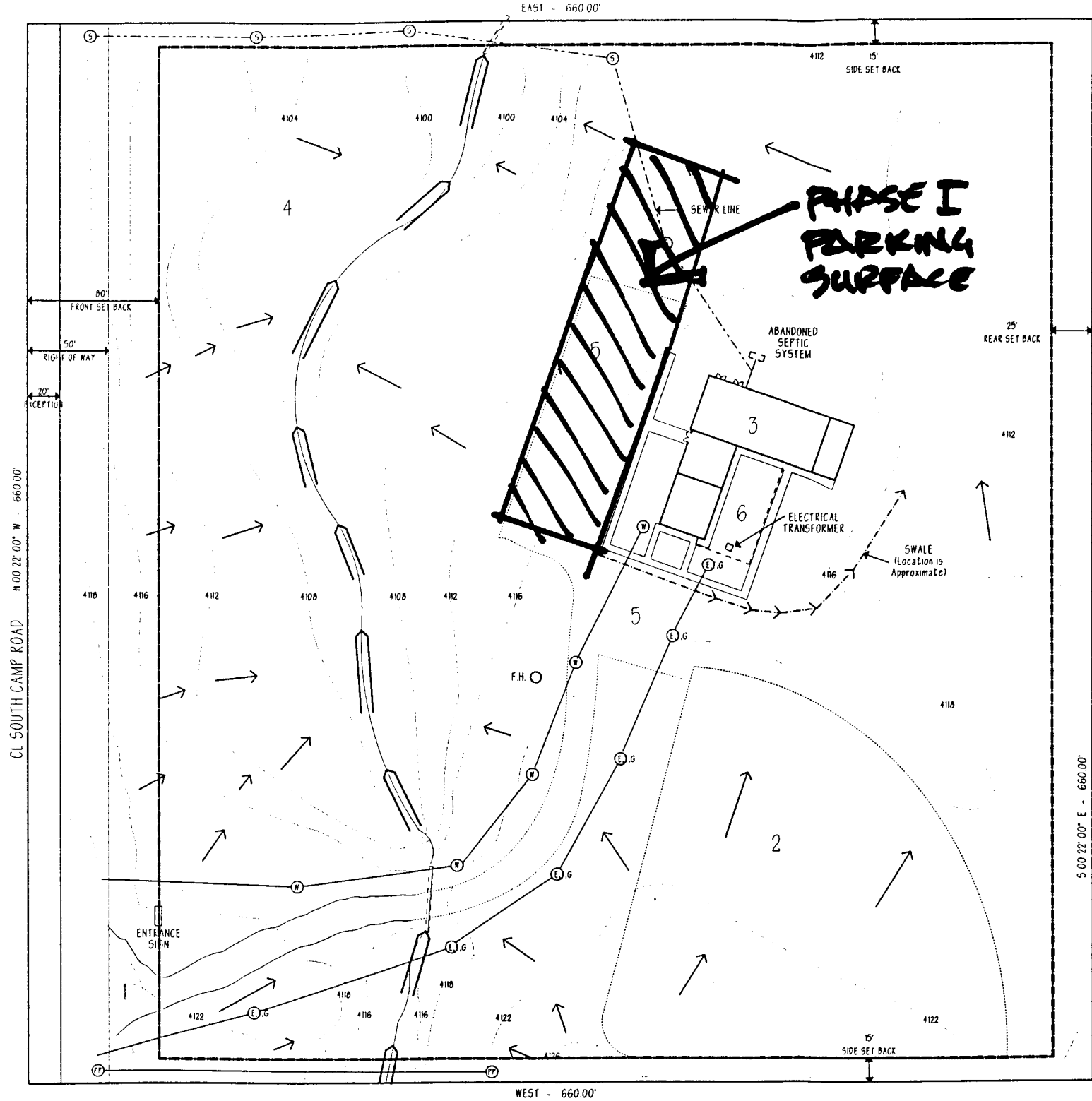
THE STONE
ARCHES OF THE
AMERICAN
SOUTHWEST
DESERT ARE THE
ARTFORMS OF
AN OMNIPOTENT
MIND,
AN
ARCHITECTURE
CRAFTED BY THE
HANDS OF
NATURE.

THEY DEFINE
FOR US A PLACE
IN THE DESERT,
MONUMENTS IN
THE LANDSCAPE
REPRESENTING
OUR
ASPIRATIONS
AND TRIUMPHS.

IF
A MAN-MADE
ENVIRONMENT
WERE ABLE TO
TRANSCEND
MERE BUILDING
AND
TAKE ON
THE ENDURING
QUALITIES OF
MEANING AND
PLACE -
THEN
IT, LIKE AN ARCH
IN THE DESERT,
HAS BECOME A
WORK OF
ARCHITECTURE.

M. E. M.

303•245•6093
P. O. BOX 1851
GRAND JUNCTION
COLORADO
8 1 5 0 2

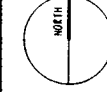


EXISTING SITE CONDITIONS

2-17-95 SCALE:

AND ANALYSIS

**WITH
PHASE I
PARKING.**



PROFESSIONAL ARCHITECTS
REGISTERED IN THE STATE OF COLORADO

INDEX

1. ENTRY DRIVE (Gravel)
2. SOFTBALL FIELD
3. CHURCH BUILDING
4. WETLANDS AREA (Approx. bounds shaded)
5. PARKING (Gravel)
6. CHILDREN'S PLAY AREA

ARCHITECT'S SEAL

LEGEND

UTILITY LINE
(S - SEWER, W - WATER, E - ELECTRICAL, T - TELEPHONE, G - GAS)

TOPOGRAPHIC ELEVATIONS
(NUMBERS - FEET ABOVE MEAN SEA LEVEL)

PROPERTY LINES
(BEARING - FEET IN LENGTH)

VOLUME FLOW
(SURFACE WATER RUN OFF)

SHEET FLOW
(SURFACE WATER RUN OFF)

NOTES:

1. SURVEY INFORMATION CONTAINED HEREIN IS BASED UPON BOUNDARY AND TOPOGRAPHIC SURVEYS PROVIDED BY: GARY D. BERSCHAUER, CO. R.L.S. 14060 DATED OCTOBER 1992
2. SURFACE WATER RUN OFF AND UTILITIES LOCATION AND TYPES ARE APPROXIMATE AND HAVE BEEN ADDED TO SURVEY INFORMATION.
3. SCHEMATIC DESIGN REVIEW SET NOT FOR CONSTRUCTION.

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DATE REVISIONS

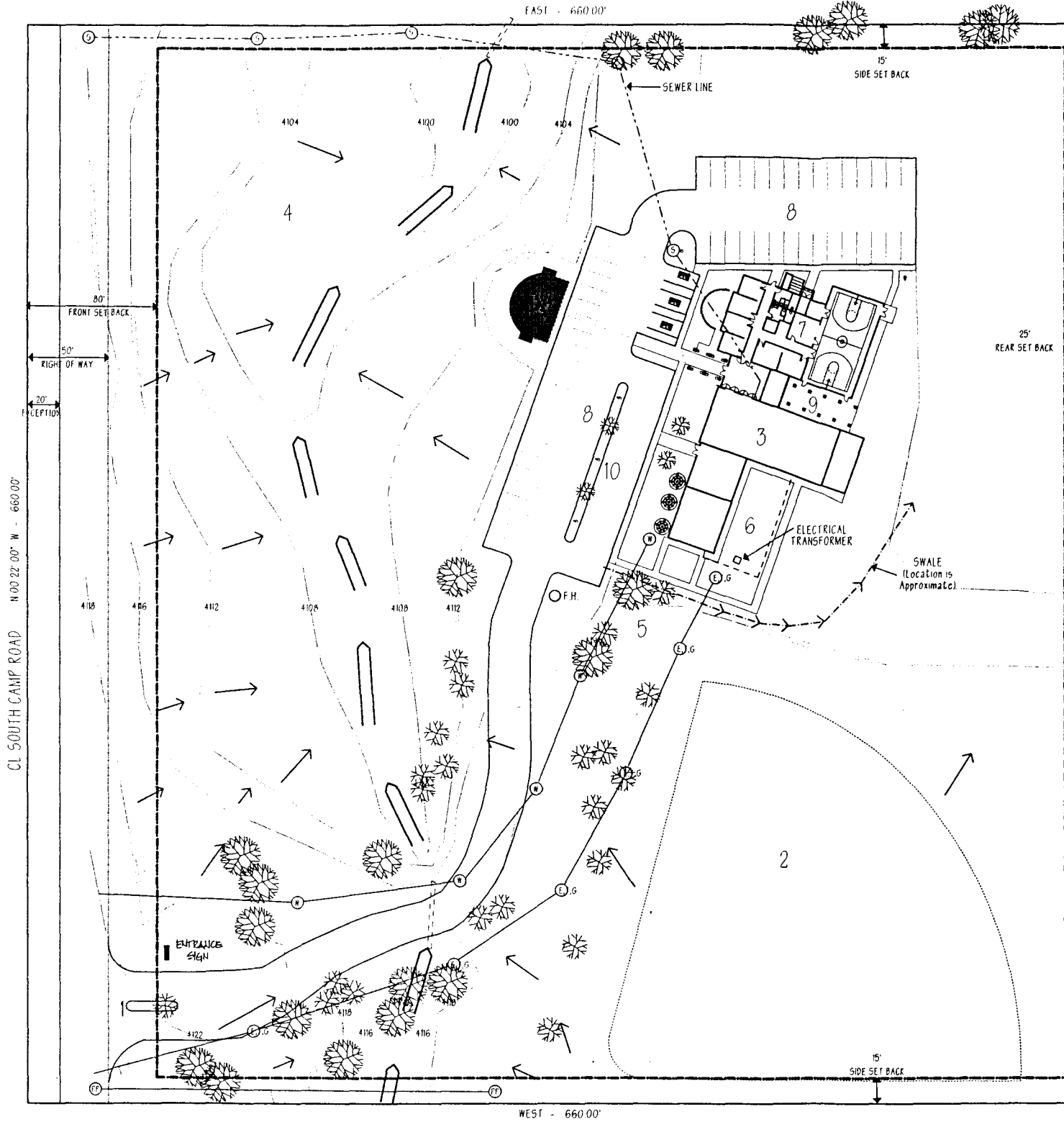
**LIBERTY BAPTIST CHURCH
MULTIPURPOSE/
FELLOWSHIP HALL**

448 SOUTH CAMP ROAD
GRAND JUNCTION, COLORADO
PROJECT #941101

EXISTING CONDITIONS

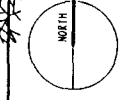
C.O.1

SHEET 1 OF 7



PHASE I DEVELOPMENT

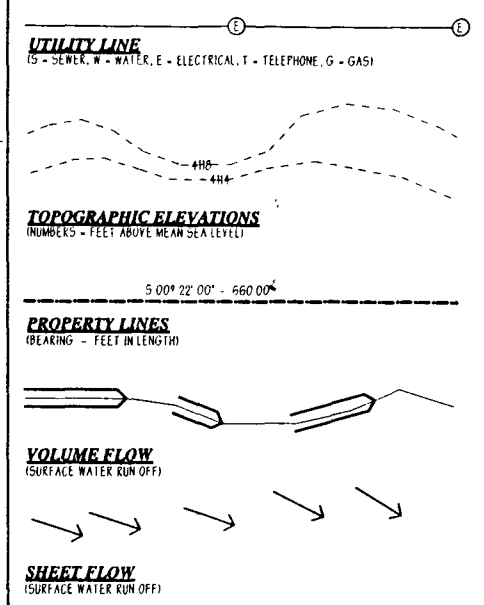
SCALE: 2-17-95 1" = 30'-0"



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2. SOFTBALL FIELD
3. CHURCH BUILDING
4. WETLANDS AREA (Approx. bounds shaded)
5. PARKING
6. CHILDREN'S PLAY AREA
7. MULTIPURPOSE/FELLOWSHIP ADDITION
8. PARKING EXPANSION (70 SP. TOTAL)
9. COVERED PATIO AND GARDEN
10. DRIVE THROUGH W/ RESERVED PARKING

LEGEND



NOTES:

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DATE ISSUED
REVISIONS

**LIBERTY BAPTIST CHURCH
MULTIPURPOSE/
FELLOWSHIP HALL**
 448 SOUTH CAMP ROAD
 GRAND JUNCTION, COLORADO
 PROJECT #94101

PHASE I DEVELOPMENT



SHEET 2 OF 1

Liberty Baptist Church



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1. ENTRY DRIVE
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CONDITIONAL USE PERMIT

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LEGEND

UTILITY LINE
 (S - SEWER, W - WATER, E - ELECTRICAL, T - TELEPHONE, G - GAS)

TOPOGRAPHIC ELEVATIONS
 (NUMBERS - FEET ABOVE MEAN SEA LEVEL)

PROPERTY LINES
 (BEARING - FEET IN LENGTH)

VOLUME FLOW
 (SURFACE WATER RUN OFF)

SHEET FLOW
 (SURFACE WATER RUN OFF)

NOTES:
 1. SURVEY INFORMATION CONTAINED HEREIN IS BASED UPON SURVEY AND TOPOGRAPHIC SURVEY PROVIDED BY GARY D. BERSCHAUER, CO. R.L.S. 14060 DATED OCTOBER 1992

2. SURFACE WATER RUN OFF AND UTILITIES LOCATION AND TYPES ARE APPROXIMATE AND HAVE BEEN ADDED TO SURVEY INFORMATION.

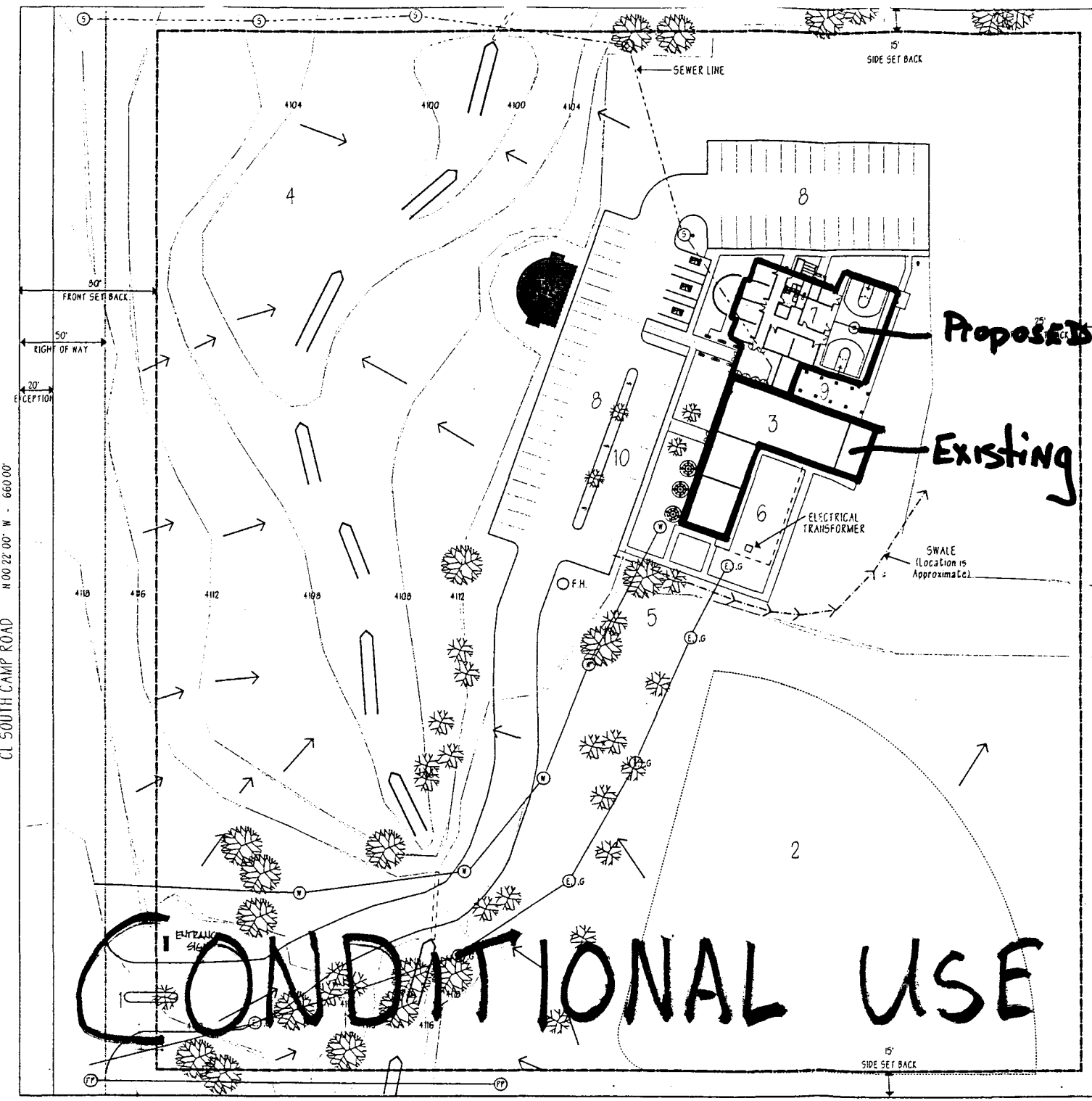
3. SCHEMATIC DESIGN REVIEW SET NOT FOR CONSTRUCTION.

LIBERTY BAPTIST CHURCH
 MULTIPURPOSE/
 FELLOWSHIP HALL
 448 SOUTH CAMP ROAD
 GRAND JUNCTION, COLORADO
 PROJECT #91101

PHASE I DEVELOPMENT

C-2

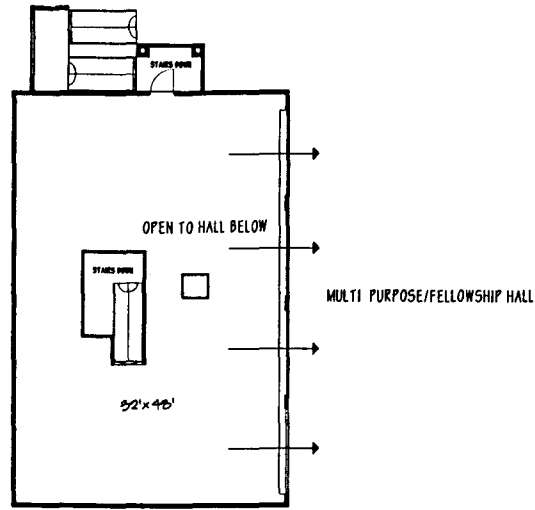
SHEET 2 OF 1



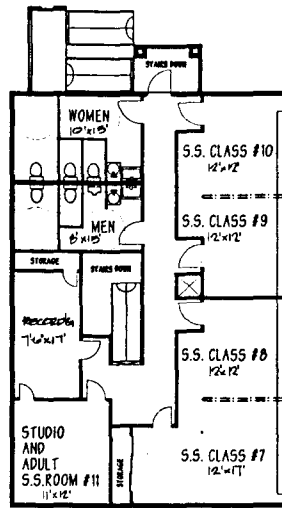
CONDITIONAL USE PERMIT

CL SOUTH CAMP ROAD N 00° 22' 00" W - 660.00'

WEST - 660.00'



UNFINISHED CONDITION IN PHASE I
1830 G.S.F.

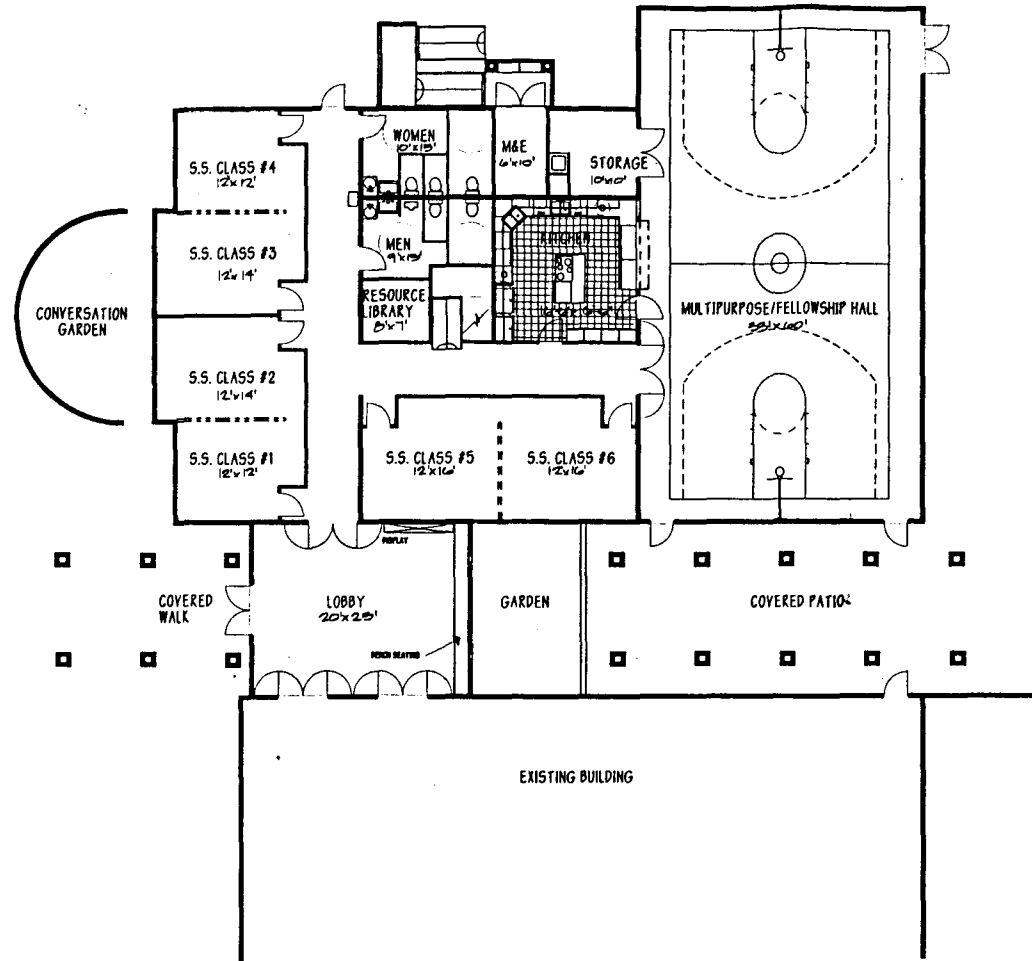


FUTURE COMPLETED CONDITION

MEZZANINE PLAN

SCALE:

1/8" = 1'-0"



FLOOR PLAN - 5292 G.S.F.

SCALE:

1/8" = 1'-0"



ARCHITECT'S SEAL

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DATE ISSUED: 11/15/2008

**LIBERTY BAPTIST CHURCH
MULTI-PURPOSE/
FELLOWSHIP HALL**

448 SOUTH CAMP ROAD
GRAND JUNCTION, COLORADO
PROJECT #9-1101

1ST FLOOR AND MEZZANINE

**SCHEMATIC DESIGN
REVIEW SET**

NOT FOR CONSTRUCTION

A•1

SHEET #01

NARRATIVE FOR EXPANSION PLANS.

PROJECT GOALS:

Provide a general purpose fellowship center with enough flexible space for the following functions:

- * Lobby
- * A multipurpose fellowship hall:
 - Half court Basketball/Volleyball multi-purpose sports court
- * Six Sunday school rooms: 20 person seating capacity each
- * Resource library
- * Kitchen
- * Restrooms

To develop an architecturally pleasing and functional design which interrelates indoor and outdoor recreational and repose spaces.

To develop interior spaces which allow multiple uses for each space.

To begin a construction fund drive as soon as schematic design presentation materials are in hand.

To begin construction as soon as funds are available.

To build each phase of the building in a debt-free manner.

***Concurrent services are NOT proposed as part of the function of the building addition. This addition is for added Sunday School and fellowship space only.**

CURRENT STATUS:

Schematic design for a multipurpose fellowship hall has been completed and a funding drive has been started. Architectural design is suspended until such a time when funds are available to finalize the design.

Funding projections anticipate a construction start date for the building in 12 to 18 months. Construction documents for paving a portion of the parking area consistent with Phase I of the construction plans are under development, the anticipated construction of the paved surface should begin no later than July of this year.

PROJECT CONSTRUCTION PHASING:

Phased construction of the building addition, associated parking, and site improvements are dictated primarily by raising the capitol for each phase of the work from congregational contributions and secondarily by anticipated congregational growth.

This preliminary schedule supports a 10 year phased development of a 10 acre building site owned and occupied by Liberty Baptist Church. The following Phases are proposed:

PHASE I: Proposed completion date 2001. (0-6 years)

- Phase IA: Extend new sewer line to connect to municipal sewer service. - **COMPLETED**
- Phase IB: Pave upgrade current parking capacity to 60 vehicles. - **READY FOR BIDDING**
- Phase IC: Fellowship Center: A Multipurpose Activity Building with Fellowship Hall. - **SCHEMATIC DESIGN COMPLETED**
- Phase ID: Upgrade seating in existing church sanctuary to 210. This phase requires no building modifications, only the addition of seating in the auditorium.

PHASE II: Proposed completion date 2005. (7-10 years)

- Phase IIA: Upgrade seating in existing church sanctuary to 250.
- Phase IIB: Upgrade parking capacity to 85 vehicles.
- Phase IIC: Site modification for recreation and picnic areas.

PROJECT CONSTRUCTION METHODOLOGY:

Construction of specific phases of the work where particular consideration and care must be taken for building code, life safety and structural safety concerns will be primarily done with licensed and bonded contract labor. Volunteer labor will be used elsewhere. All construction shall comply with applicable fire and building codes and regulations. Conformance with the construction documents will be administered by the project architect and engineers.

LIBERTY BAPTIST CHURCH

PETITION IN SUPPORT OF THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE CONTINUED OPERATION OF THE CHURCH FACILITY LOCATED AT 448 SOUTH CAMP ROAD, GRAND JUNCTION, COLORADO.

TO: City of Grand Junction
 Planning Department
 Attn.: Dave Thornton
 250 North 5th Street
 Grand Junction, Colorado, 81502

DATE: 31 May 1995

SUBJECT: Liberty Baptist Church
 Conditional Use Permit in an RSF - 4 Zone

Dear Members of the City of Grand Junction Planning Commission:

We, the undersigned, **SUPPORT** and are in **FAVOR** of the issuance of a Conditional Use Permit for the continued operation of the Church facility located at 448 South Camp Road, Grand Junction, Colorado as required per the Zoning and Development Code for the City of Grand Junction. The Church use is compatible with adjacent residential uses and has been a good neighbor in its operation on this location since 1982.

#	NAME/SIGNATURE	ADDRESS
1.	SUSAN QUALTIRE Susan Qualtire	3048 E Road GJ Colo.
2.	Jane Winslow Jane Winslow	3054 E 1/2 Rd. G.J. Colo. 81504
3.	Michael Whittner	236 Red Mesa Hts. Grand Jct CO 81503
4.	Sandy Parkerson Sandy Parkerson	238 Red Mesa Hts Grand Jct Co 81503
5.	Sharon Rogers Sharon Rogers	494 1/2 32 1/8 Rd #2 Clifton, Co 81520
6.	Janice Hart Janice Hart	3208 D 1/4 Rd Clifton CO 81520
7.	Rhonda Palmer Rhonda Palmer	2791 D Rd G. J. Co. 81501
8.	Judy Jones-McCarthy Judy Jones-McCarthy	428 32 1/8 Rd. Clifton 81520
9.	John D. McCarthy	3320 Crestview way G.J.
10.	Alouetta C. Terrien	150 E. Third Palisade, CO 81526
11.	Leslie D.	572 Sol Lane, G.J. CO 81504
12.	Daniel A. Wilkenson	1240 Grand Ave G.J. CO 81501
13.	Sandra J. Allmon	818 24 Rd Grand Jct Co 81505
14.	John A. Wilkenson	202 E 1/2 1st W. Grand Jct CO 81503
15.	John L. Wilkenson	236 Red Mesa Heights, G.J. Co 81503
16.	Francis Schifflett	421 30 1/2 Rd. G.J. CO 81504
17.	Ielen M Wassenaar	594 C - E Corner Stegler 81504
18.	Indruit Wassenaar	594 - C - E Corner Stegler Co 81504
19.	Pat J. Wilkenson	3054 1/2 Hawthorn St Grand Jct CO 81504
20.	Anta A. Wilkenson	3054 1/2 Hawthorn St Grand Jct Co 81504
21.	Charley A. Bailey	1535 N. 20 th St. GRAND Jct. Co. 81501-6621
22.	Dr Robert Schifflett	421 30 1/2 Rd G.J. CO. 81504
23.	Maxine A. Quimby	495 Mc Mullin Dr G.J. Co. 81504
24.	Norman Billings	D92713 B 1/2 Western Hills Mobile Park
25.	Harold E. Schumann	3061 F 1/2 Rd Grand Jct Colo.

LIBERTY BAPTIST CHURCH

PETITION IN SUPPORT OF THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE CONTINUED OPERATION OF THE CHURCH FACILITY LOCATED AT 448 SOUTH CAMP ROAD, GRAND JUNCTION, COLORADO.

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#	NAME/SIGNATURE	ADDRESS
1.	<i>Ken [Signature]</i>	454 Morning Dove Drive
2.	<i>Jay Robey</i>	2436 Hill Ave
3.	<i>Mark [Signature]</i>	2539 Grand Cr. S.
4.	<i>James B. [Signature]</i>	3122 Cynthia Ln.
5.	<i>Jul [Signature]</i>	2751 Birch Rd.
6.	<i>Bob [Signature]</i>	3237 E Red Cr. #A Clifton
7.	<i>Robert [Signature]</i>	2000 Mesa
8.	<i>Ben [Signature]</i>	1945 Mesa Ave.
9.	<i>Virginia Waters</i>	184 Glenview Dr
10.	<i>William E Waters</i>	184 Glenview Dr
11.	<i>Sue [Signature]</i>	573 Beverly Dr
12.	<i>Bob [Signature]</i>	3823 Howard St Clifton
13.	<i>Reggie Sprinkle</i>	3223 Howard St. Clifton Co.
14.	<i>Robert [Signature]</i>	702 Ivanhoe Way Gr. Jct.
15.	<i>Evelyn E. Jones</i>	3120 Park-Ren Ct. Gr. Jct. 81504
16.	<i>Betty Carey</i>	2973 E. G.A. Co 81504
17.	<i>Manuel Blade</i>	573 Beverly Lane - G.J., Colo. 81504
18.	<i>Mary [Signature]</i>	356 Marilla Dr G.J. 81503
19.	<i>Mae [Signature]</i>	539 N. 19th St. G.J. 81503
20.	<i>Dale [Signature]</i>	522 Dakota Ct G.J. 81503
21.	<i>Erleen Jean Stanger</i>	" " "
22.	<i>Kimberly Sutherland</i>	2226 S Broadway #2 GJ 81503
23.	<i>Puff [Signature]</i>	2226 S. Sunday #2 GJ 81503
24.	<i>Lynn Taylor</i>	1423 Elm Ave City
25.	<i>Ann Taylor</i>	1423 Elm Ave

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#	<u>NAME/SIGNATURE</u>	<u>ADDRESS</u>
1.	<i>[Signature]</i>	591 Eastwood St.
2.	Marion Brayton	Northwoods B ^d 7 - GJ. Co. 81501
3.	Ludwig Ebsmann	3041 F 1/2 Rd Grand Jct. Co 81501
4.	Michael Miller	385 Ridge View Dr. 81503
5.	Madeline Watson	516 3 1/2 rd #87 - 81504
6.	Don Water	516 3 1/2 rd #87 - 81504
7.	Mary Hitchcox	3233 Home of Clifton Co. 81520
8.	Frank J. Standaert	291 Cedar St Grand Jct Co 81503
9.	Jimmie O. Dotson	433 Davis Rd. Grand Junction 81507
10.	Shari Reider	659 30 Rd., GJ 81504
11.	Opene Shumell	320 h mesa Arapahoe Co 81521
12.	<i>[Signature]</i>	2857 B 3/4 Rd GJ CO 81503
13.	Barbara Randa, CE	2714 B Rd. GJ CO 81503
14.	<i>[Signature]</i>	591 Eastwood St GJ CO 81504
15.	<i>[Signature]</i>	460 W. Scenic Dr. Jct Co 81503
16.	Kerri Parkerson	3324 E 1/4 Rd Clifton CO 81520
17.	Wendy J. Randall	291 Cedar St Grand Jct Co 81503
18.	<i>[Signature]</i>	385 Ridge View Dr 81503
19.	Harleen E. Hill	1930 Star Canyon, 81503
20.	Maun Kaban	28555 Hwy 140 Whitewater CO 81527
21.		
22.		
23.		
24.		
25.		

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#	<u>NAME/SIGNATURE</u>	<u>ADDRESS</u>
1.	Stephen A Gzell	1930 STAR CANYON DR
2.	Robert W. Olin	250 1/2 Gloucester Circle East G.J.
3.	Rich G. Copeland	2857 B-3/4 Rd
4.		2973 F Rd G.J.
5.	Harold Gross	3304 Music Lane G.J. 81506
6.	Dale Gross	3304 Music Ln G.J. 81506
7.	Elizabeth Santell	
8.	Wayne Santell	
9.	Salvador J. Haron	591 Eastwood St, G.J. 81504
10.	Gary R. Reeler	629 30 Rd. G.J. 81504
11.	Dora E. Hoggatt	441-Independent Ave 81505
12.	Quinn J. P. P. P.	3410 B. Woodland St 81506
13.	Carl P. P.	" " " "
14.	Laini Hight	516 34 Rd Clifton Colo 81520
15.	Carole Zurch	2968 Moor, Ave Grand Jct 81504
16.	Martene McKee	255 Mitchell Rd. Grand Jct 81503
17.		
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LIBERTY BAPTIST CHURCH

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#	<u>NAME/SIGNATURE</u>	<u>ADDRESS</u>
1.	<i>Bobby Talley</i>	<i>196 3/4 32 Rd. G.J.C</i>
2.	<i>Patricia Talley</i>	<i>196 3/4 32 Rd G.J.C.</i>
3.	<i>Gregory Poon</i>	<i>950 1/2 Gloucester Cir E. G.J., CO</i>
4.	<i>Sandra Brandon Leung</i>	<i>406 Wedgewood Ave S.J. Co.</i>
5.	<i>Robert B. Jones</i>	<i>213 W Rob Penn Ct.</i>
6.	<i>Laurie Kent</i>	<i>356 Martels Dr. G.J. Co.</i>
7.	<i>Jan Willerson</i>	<i>1240 Grand Ave S.J. Co</i>
8.	<i>Joyce C. Chynoweth</i>	<i>2881 Pinyon Ave H. J. 81501</i>
9.	<i>Mike E. Reed</i>	<i>255 MURKELL RD G.J.C 81503</i>
10.	<i>Robert D. Tenney Jr</i>	<i>2896 Pinyon Dr. #2 G.J. 81501</i>
11.	<i>Patricia D. Doan</i>	<i>250 1/2 Gloucester Cir. E. 81503</i>
12.	<i>William M. Bailey</i>	<i>1535 North 20th G.J. 81501</i>
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LIBERTY BAPTIST CHURCH

PETITION IN SUPPORT OF THE ISSUANCE OF A CONDITIONAL USE PERMIT FOR THE CONTINUED OPERATION OF THE CHURCH FACILITY LOCATED AT 448 SOUTH CAMP ROAD, GRAND JUNCTION, COLORADO.

TO: City of Grand Junction
Planning Department
Attn.: Dave Thornton
250 North 5th Street
Grand Junction, Colorado, 81502

DATE: 31 May 1995

SUBJECT: Liberty Baptist Church
Conditional Use Permit in an RSF - 4 Zone

Dear Members of the City of Grand Junction Planning Commission:

We, the undersigned, **SUPPORT** and are in **FAVOR** of the issuance of a Conditional Use Permit for the continued operation of the Church facility located at 448 South Camp Road, Grand Junction, Colorado as required per the Zoning and Development Code for the City of Grand Junction. The Church use is compatible with adjacent residential uses and has been a good neighbor in its operation on this location since 1982.

<u>#</u>	<u>NAME/SIGNATURE</u>	<u>ADDRESS</u>
1.	<u>Kidna Wilkins</u>	<u>5713 B/2 Rd #117 81503</u>
2.	<u>Negra L Murray-Damon</u>	<u>2972 Texas Ave 81504</u>
3.	<u>Patricia Anderson</u>	<u>1763 - 1/2 Rd 81505</u>
4.	<u>Rene Guzman</u>	<u>205 Adams Ave 81503</u>
5.	<u>Joni Vick</u>	<u>287 West parkview Dr. 81503</u>
6.	<u>Suzanne Ruppel</u>	<u>517 Chipeta Ave 81501</u>
7.	<u>Stacey Nistler</u>	<u>3039 Lancaster Ave 81504</u>
8.	XXXXXXXXXX	<u>499 Ansley Dr Grand Junction, Co 81504</u>
9.	<u>Charles W Chaga</u>	<u>7330 Reeder mesa Rd WhiteWater</u>
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<u>#</u>	<u>NAME/SIGNATURE</u>	<u>ADDRESS</u>
1.	Mary Turner	Atrium - 3260 W. 12 th St. 81501
2.	Mary Stephens	460 W. Scenic Dr.
3.	Rae Swatts	593 E Valley Ct 81502
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 Planning Department
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 Grand Junction, Colorado, 81502

50. Camp

DATE: 31 May 1995

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#	<u>NAME/SIGNATURE</u>	<u>ADDRESS</u>
1.	<i>Richard J. Putman</i>	<i>445 S. Camp Rd.</i>
2.	<i>David D. Matlock</i>	<i>445 S. Camp Rd.</i>
3.	<i>Neil D. Matlock</i>	<i>445 S. Camp Rd.</i>
4.	<i>Richard C. Matlock</i>	<i>441 S. Camp Road</i>
5.	<i>Carol Campbell</i>	<i>441 S. Camp Rd.</i>
6.	<i>Florian K. Wood</i>	<i>441 S. Camp Rd.</i>
7.	<i>John V. Vay</i>	<i>2140 McKinley Dr</i>
8.	<i>Ross K. Kuntze</i>	<i>2183 Aurora Ln</i>
9.	<i>Frederick F. Fickel</i>	<i>2187 Aurora Ln</i>
10.	<i>Shirley Holper</i>	<i>446 Aurora Ln</i>
11.	<i>Timothy L. Holper</i>	<i>446 Aurora Ln</i>
12.	<i>Alan Williams</i>	<i>446 Aurora Ln</i>
13.	<i>John Williams</i>	<i>446 Aurora Ln</i>
14.	<i>Ramon Woodson</i>	<i>436 Mont</i>
15.	<i>Tim Thompson</i>	<i>2152 Brown</i>
16.	<i>Allen Whitell</i>	<i>2188 Brown</i>
17.	<i>David K. Dyer</i>	<i>2155 Granite Ct</i>
18.	<i>Rita Stevens</i>	<i>2185 Dinosaur Cr.</i>
19.	<i>Michael B. Bell</i>	<i>445 S. Campbell</i>
20.	<i>John Williams</i>	<i>" " "</i>
21.	STEVE McROMNEY	449 S. Camp
22.	<i>Bernard H. Matlock</i>	<i>435 S. Camp Rd.</i>
23.	<i>Margaret H. Matlock</i>	<i>435 S. Camp</i>
24.	<i>Gene Wiley</i>	<i>431 S. Camp Rd.</i>
25.	<i>William S. Brown</i>	<i>431 S. Camp</i>
26.	<i>E. Gene Isaacson</i>	<i>428 S. 4th Camp Road</i>

LIBERTY BAPTIST CHURCH

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<u>#</u>	<u>NAME/SIGNATURE</u>	<u>ADDRESS</u>
1.	<i>Suzanne Schneider</i>	<i>424 S. Camp Rd - Grand Jct 81503</i>
2.	<i>Elmer Schneider</i>	<i>424 S. Camp Rd, Grand Jct 81503</i>
3.	<i>Deanna Coats</i>	<i>425 S. Camp Rd. G.J. 81503</i>
4.	<i>Paul Coats</i>	<i>425 S. Camp Rd. G.J. 81503</i>
5.	<i>[Signature]</i>	<i>1990 - So - BRDwy G.J. 81503</i>
6.	<i>David Browner</i>	<i>1015 Unawep, Grand Jct. 81503</i>
7.	<i>Tara Browner</i>	<i>1015 Unawep, Grand Jct 81503</i>
8.	<i>Steve Elmer</i>	<i>2757 Unawep, Grand Jct. 81503</i>
9.	<i>[Signature]</i>	<i>1837 ASPEN #1 G.J. CO 81503</i>
10.	<i>Theresa Holman</i>	<i>2231 Stagecoach Rd. G.J., CO 81503</i>
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Conditional Use Permit Request
for Liberty Baptist Church

Petitioner: Liberty Baptist Church
Representative: Mark Maurer
Staff: Dave Thornton, Senior Planner

Background:

Liberty Baptist Church located at 448 South Camp Road on approximately 10 acres is being annexed with the Monument Valley annexation. The proposed Zone of Annexation for the Church property is Residential Single Family with a maximum of 4 units per acre (RSF-4). The RSF-4 zone district requires all churches to have a Conditional Use permit to be conforming in the zone. In the County the Church property is zoned R-2 and churches are an allowed use. As part of the Zone of Annexation, staff is working with the Church to obtain a Conditional Use permit and make the existing use conforming and formally approve the size of the facility including the church's proposed expansion of an additional 6828 square feet. The existing church building is approximately 5500 square feet.

Currently the Church property is used as:

- 1) a church with services held on Sundays and Wednesdays;
- 2) a school office for the dissemination of educational material and testing services for Home School families. Actual classroom instruction on a daily basis does not occur at this site. Any changes to the school status would require an amendment to the Conditional Use permit.

Current seating capacity is 150. Future seating capacity will be 250. Please see the petitioner's narrative for expansion plans for additional information regarding phasing plans and their timeframes.

A church use at this site conforms to the Conditional Use criteria as stated in section 4-8 of the Zoning and Development Code.

The Church has an existing sign at their entrance on South Camp Road. This sign would be allowed under the Conditional Use permit.

THE SIGN FACE IS 32 #

Staff recommendation:

Staff recommends that Planning Commission approve the Conditional Use permit to allow the existing land use of a church and accompanied school office use. This approval would also include the allowance of the future expansion of 6828 square feet. The Church will have to submit for formal site plan review prior to requesting a building permit for expansion. The final site design and construction will be required to meet all zoning and development code requirements including but not limited to landscaping, parking, and drainage requirements.

Planning Commission Recommendation:

Mr. Chairman, I move that we approve the Conditional Use Permit for the Liberty Baptist Church to allow the existing church use and school office use at 448 South Camp Road with the ability to expand their existing facility an additional 6828 square feet. Submittal and approval through the site plan review process shall be required prior to the issuance of a building permit for any of the future expansion/remodeling. All Zoning and Development Code requirements shall apply.

(liberty.rpt)