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File CUP-1995-211

Date 12/6/99

P	S	<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>		
X	X	*Summary Sheet – Table of Contents		
X	X	Application form		
X		Receipts for fees paid for anything		
X	X	*Submittal checklist		
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		Reduced copy of final plans or drawings		
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X	X	*Petitioner's response to comments		
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		*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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X		Posting of Public Notice Signs – 12/22/95		
X	X	Planning Commission Minutes – 1/9/96 - **		
X	X	Letter from Trent Prall to Bill Frey, c/o Alicia Clarke re: sewer availability -1/22/96		
X		Memorandum of Agreement		
X		E-mail from Trent Prall to Bill Nebeker re: letter to church- 1/5/96, 1/23/96		
X	X	Site Plan		
X		Final Decision		
X	X	Aerial Photo		
X		Ticor Title Ins. Co. Commitment for Title Insurance		
X		Vicinity Sketch		



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. CUP-95-211

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 checked="" type="checkbox"/> Conditional Use		≈ 5 acres	NW corner 24 1/2 Rd & G Rd	RSF-2	
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Jerry D. & Edna M. Smith

River of Life Alliance Church

William H.T. Frey

Name

Name

Name

683 24 1/2 Road

2276 El Rio Drive

744 Horizon Ct., Suite 300

Address

Address

Address

Grand Jct., CO 81505

Grand Jct., CO 81503

Grand Jct., CO 81506

City/State/Zip

City/State/Zip

City/State/Zip

(970) 242-6916

(970) 241-8688

(970) 241-5500

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 required 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.

William H.T. Frey
 Signature of Person Completing Application

12/1/95
 Date

Jerry D. Smith Edna M. Smith
 Signature of Property Owner(s) - attach additional sheets if necessary

Dec 01 1995
 Date

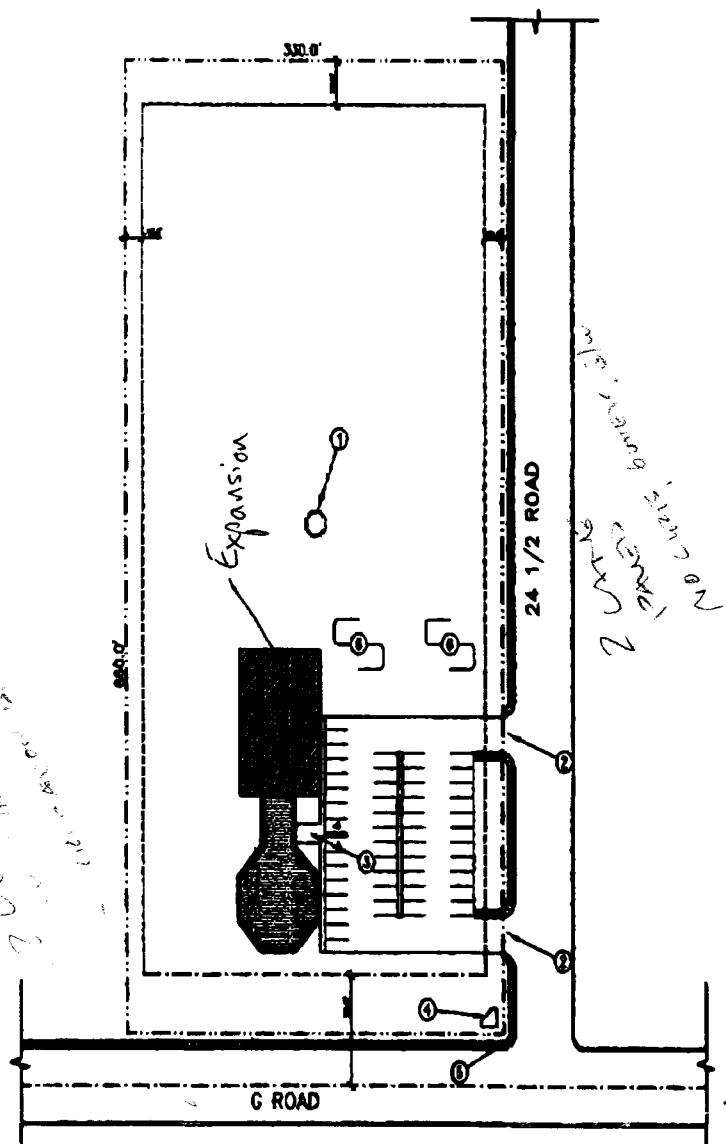
GENERAL PROJECT REPORT

River of Life Alliance Church has contracted to purchase 5 acres on the northwest corner of 24½ and G Roads in the City of Grand Junction. The church plans to build a facility for worship and other congregational and community activities within 5 years, but construction would probably not be commenced for approximately 3 years. The activities will include Sunday worship services (morning and evening) and a Christian Education program. During the other days of the week, the facility would be used for prayer services, religious meetings, fellowship times, banquets, conferences, seminars, youth activities, weddings, and other functions normally associated with an active, community church. The initial facility will seat up to 146 persons in the sanctuary/fellowship area and have classrooms, a nursery, a conference room, a youth activity room, a kitchen, offices, and bathrooms. Attached is a diagram showing the planned location of the building and parking lot (for 49 parking spaces), as well as a tentative floor plan. At the time of construction, final plans will be submitted for review and approval.

The growth of the church is unpredictable and the building we are considering will allow removal of the interior walls to expand the sanctuary/fellowship area as needed. If that expansion was necessary, the church would then build additional classroom and office space to the north to accommodate the growth. An appropriate amendment to the conditional use permit would be sought prior to such an expansion.

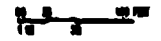
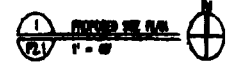
In order to allow immediate use of the property prior to construction of the church facility, the church plans to put a gazebo on the north side of the building site to accommodate outdoor activities, such as picnics, weddings, or outdoor worship meetings.

Although it is impossible to predict a timetable for these additions, this describes our current plans and vision for the future development of the property.



*2 LONG
2 WIDE
2 HIGH*

*NO CHAIRS BEING BUILT ON
2 PANELED
2*



- NOTES:**
- A. SEE PLAN SHEET FOR THE LOCATION OF THE MAIN ENTRANCE TO THE CHURCH. ALL CHAIRS TO BE PLACED IN THE MAIN ENTRANCE AREA AND NOT IN THE REAR ENTRANCE AREA OF THE CHURCH.
 - B. SEE PLAN SHEET FOR THE LOCATION OF THE MAIN ENTRANCE TO THE CHURCH.
 - C. ALL DIMENSIONS FOR SET OF CHAIRS SHOULD BE IN ACCORDANCE WITH THE AIA CODE OF PRACTICE 1-1-10.

- NOTES:**
- 1. CHAIRS TO BE PLACED IN THE MAIN ENTRANCE AREA.
 - 2. CHAIRS TO BE PLACED IN THE REAR ENTRANCE AREA.
 - 3. CHAIRS TO BE PLACED IN THE MAIN ENTRANCE AREA.
 - 4. CHAIRS TO BE PLACED IN THE REAR ENTRANCE AREA.
 - 5. CHAIRS TO BE PLACED IN THE MAIN ENTRANCE AREA.
 - 6. CHAIRS TO BE PLACED IN THE REAR ENTRANCE AREA.



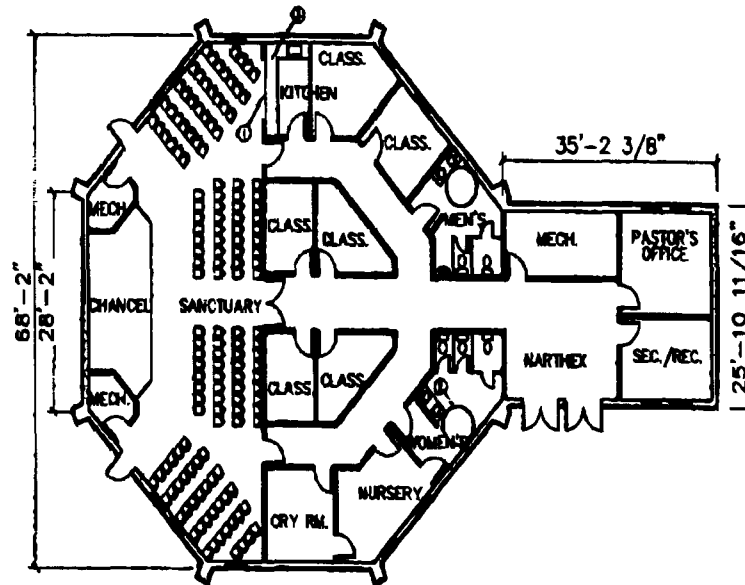
- CHURCH
- PULPIT
- ALTAR
- CHOIR
- SEATING
- EXPANSION

MARATHA CUSTOM CHURCHES, INC.

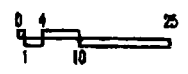
REVEREND JAMES ALLEN

CHURCH

P 2.1



1 PROPOSED FLOOR PLAN
 P2.2 1/8" = 1'-0"



GENERAL FLOOR PLAN NOTES

A. BUILDING SUMMARY
 MAIN FLOOR AREA 3,830 SQ. FT.
 EXTENSION AREA 928 SQ. FT.
 TOTAL 4,758 SQ. FT.

CLASSROOMS 6
 OFFICES 2

B. SEATING SUMMARY
 SANCTUARY 146 SEATS

FLOOR PLAN KEY NOTES

① ROLL DOWN COUNTERTOP DOOR
 ② 5'-0" DIA. HOOP. TURNING RADIUS
 ③ VERIFY KITCHEN LAYOUT W/
 OWNER PRIOR TO CONSTRUCTION

APPROVED PROCEED WITH CONSTRUCTION CHANGES.

MAKE CORRECTIONS NOTED AND PROCEED WITH CONSTRUCTION CHANGES.

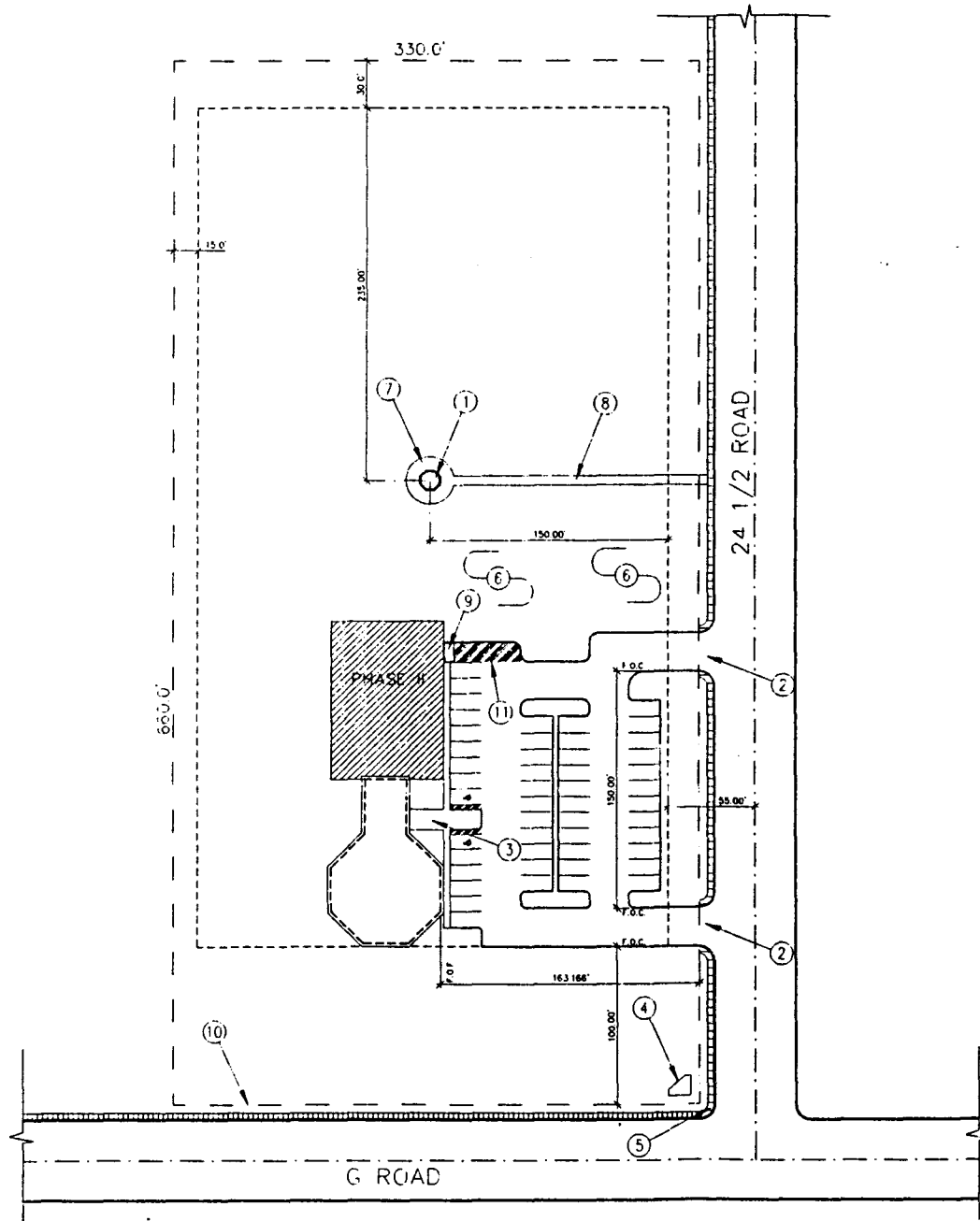
MAKE CORRECTIONS NOTED AND SUBMIT ANOTHER PRELIMINARY PLAN FOR APPROVAL.

ISSUED _____

DATE _____

NOT FOR
 CONSTRUCTION

MARANATHA CUSTOM CHURCHES, INC.
 11-11-95
 RIVER OF LIFE ALLIANCE
 1072 S. 28th ST
 TAMPA, FL 33618
 PROPOSED FLOOR PLAN
 P 2.2



1 PROPOSED SITE PLAN
P2.1 1" = 40'

05 25 100 FEET
1 10 50

NOT FOR CONSTRUCTION

GENERAL SITE PLAN NOTES

- A. SITE PLAN SHOWS PROPOSED NEW BUILDING PLACEMENT BASED ON SITE PLAN FURNISHED BY OWNER. ACTUAL PLACEMENT, ALL UTILITIES, SETBACKS, PARKING AND OTHER PERTINENT SITE INFORMATION WILL BE VERIFIED PRIOR TO ACTUAL PLACEMENT OF THE NEW BUILDING.
- B. **PARKING SUMMARY**
REGULAR PARKING 47
HANDICAP PARKING 2
TOTAL 49
- C. ALL LANDSCAPING PER CITY OF GRAND JUNCTION LANDSCAPING STANDARDS (5-4-15)

SITE PLAN KEY NOTES

- ① 12' DIAMETER/113 SQ. FT. GAZEBO PROVIDED BY OWNER. VERIFY FINAL LOCATION.
- ② NEW CURB CUT PER CITY OF GRAND JUNCTION ZONING CODE.
- ③ EXTERIOR WALKWAY.
- ④ SIGNAGE BY OWNER PER CITY OF GRAND JUNCTION ZONING CODE.
- ⑤ PUBLIC PARKWAY AS OCCURS.
- ⑥ SNOW STORAGE AREAS.
- ⑦ 30' DIAMETER GRADED AREA AROUND GAZEBO, GRADE PER OWNER.
- ⑧ 6'-0" WALKWAY TO ROAD.
- ⑨ 6'-0" X 12'-0" FENCED TRASH ENCLOSURE/SERVICE AREA.
- ⑩ ROAD RIGHT OF WAY PER SITE SURVEY.
- ⑪ SERVICE AREA ACCESS.

LEGEND

- NEW STRUCTURE PER (P2.1)
- PHASE II EXPANSION
- PROPERTY LINE
- REQUIRED SETBACK
- CENTERLINE OF ROAD

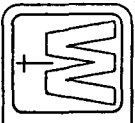
APPROVED. PROCEED WITH CONSTRUCTION DRAWINGS.

MAKE CORRECTIONS NOTED AND PROCEED WITH CONSTRUCTION DRAWINGS.

MAKE CORRECTIONS NOTED AND SUBMIT ANOTHER PRELIMINARY PLAN FOR APPROVAL.

SIGNED _____

DATE _____



MARANATHA CUSTOM CHURCHES, INC.
BOX 200 BALDWIN
HARRIS COUNTY TEXAS
P.O. BOX 200 BALDWIN
TX 75112-0200

THIS DRAWING IS THE PROPERTY OF MARANATHA CUSTOM CHURCHES, INC. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. IT IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF MARANATHA CUSTOM CHURCHES, INC.

RIVER OF LIFE ALLIANCE
2276 EL RIO DRIVE
GRAND JUNCTION, CO 81503

PRELIMINARY PROPOSAL SITE PLAN

DESIGNED BY: S. MARTELLO
CHECKED BY: M.C. ALI, P.E.
DATE: 11/15/95

PROJECT NO. 20001
SHEET NO. P 2.1

2701-333-00-074

PROPOSED
CHURCH
SITE

241/2 ROAD

ROAD

William H. Johnson
Martha L. Johnson
719 24½ Road
Grand Junction, CO 81505-9627

Jerry D. & Edna M. Smith
683 24 1/2 Road
Grand Junction, CO 81505

Michal P. Mendicelli etal
2426 G Road
Grand Junction, CO 81505-9678

River of Life Alliance Church
2276 El Rio Drive
Grand Junction, CO 81503

Carl L. Boydston
Debbie D. Boydston
562 Court Road
Grand Junction, CO 81501-4928

William Frey
744 Horizon Ct., Suite 300
Grand Junction, CO 81506

William C. Boydston
Diana L. Boydston
2454 G Road
Grand Junction, CO 81505-9502

City of Grand Junction
Community Development Dept.
250 N 5th St.
Grand Junction, CO 81501

Patrick G. Moran
515 Rado Drive
Grand Junction, CO 81503-9738

John A. Usher
P.O. Box 3589
Saratoga, CA 95070-1589

John A. Usher
P.O. Box 3589
Saratoga, CA 95070-1589

STAFF REVIEW

FILE: CUP-95-211
DATE: January 9, 1995
STAFF: Bill Nebeker
REQUEST: Conditional Use Permit to allow a church in a residential RSF-4 zone.
LOCATION: Northwest corner of G & 24 1/4 Road
APPLICANT: River of Alliance Church

EXECUTIVE SUMMARY: Staff recommends approval of the petitioner's request for a conditional use permit to construct a church in a residential zone. A detailed site plan review will be required before construction begins, which is proposed within 3-5 years. This approval is for phase I only. An additional conditional use permit will be required for phase II. Generally site layout meets the standards for construction of a church in a residential zone.

EXISTING LAND USE: Vacant/agricultural use

PROPOSED LAND USE: Church

SURROUNDING LAND USE: Single family residential to the north; vacant/agriculture on all other sides.

EXISTING ZONING: RSF-2

SURROUNDING ZONING:

NORTH: PR-17 (County Zoning)
SOUTH: RSF-R
EAST: RSF-2
WEST: RSF-2

RELATIONSHIP TO COMPREHENSIVE PLAN: There is no comprehensive plan for this area of the city. The preferred alternative for the proposed Growth Plan recommends that this area develop at Medium Density 8-12 dwellings per acre.

STAFF ANALYSIS: The applicant proposes to purchase the subject property for the construction of a church facility. Activities proposed for the site include typical Sunday worship and educational services and other religious activities and functions (prayer services, fellowship times,

meetings, banquets, conferences, seminars, youth activities and weddings) normally associated with an active, community church, during the other days of the week. Actual construction of the church is not planned for 3 to 5 years but a conditional use permit is desired before the church will purchase the property. Currently the church meets at the Redlands Middle School.

Interim use of the site is planned with the construction of a small gazebo for church members to gather for prayer and fellowship. The gazebo will be placed in the middle of the existing agricultural field and used at the most, twice a week during the warmer months of the year for about 12 people. No utilities are proposed for the gazebo. A path will be provided from the gazebo to 24 1/2 Road where on street parking is proposed. The existing agricultural field may continue around the gazebo until the church is built. Staff believes that this temporary use will create only a minor impact on adjacent uses unless the use is increased significantly.

There is ample room on the five acre site for the proposed church, parking, setbacks, open space and future expansion. Phase 1 of the church includes a sanctuary designed for 146 persons, with classrooms and offices. The building would allow removal of interior walls to expand the sanctuary/fellowship area as needed. The church would then build additional classroom and office space to the north to accommodate the growth. An additional conditional use permit and site plan review will be required for this expansion since little detail and no parking for this facility is being shown on the site plan.

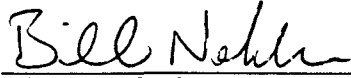
The proposed site is laid out with a 49 space parking lot on the east side of the building with two driveways off 24 1/2 Road. The driveways have been spaced to avoid conflict with each other. Contrary to information originally provided to the applicant by staff, the driveway closest to G Road will need to be moved even further from G Road, a major arterial. There appears to be ample room on site for both driveways to shift north to accommodate a minimum 200 foot distance from the first driveway to G Road.

The size of the sanctuary and accompanying parking lot has been planned to avoid the additional landscaping standards required for parking lots with greater than 50 cars. Since a future phase is proposed and additional parking will be required, the additional landscaping will be required as a condition of approval of this permit. This landscaping and design is more easily installed now than retrofitting the parking lot in the future when it is expanded.

All features of the site must conform with the applicable codes and ordinances in effect at the time of site plan review. Additional right-of-way

6. No vehicular access shall be permitted to G Road.
7. Use of the gazebo and other accessory uses shall be permitted prior to site plan review of the main facility. Off street, paved parking may be required if usage is significantly greater than that described in the applicant's narrative (12 people, 3 cars, 2 times per week).

The undersigned does hereby declare that the said Planning Commission reached its decision as heretofore noted.



Bill Nebeker
Senior Planner

c: Jerry & Edna Smith
William Frey

REVIEW COMMENTS

Page 1 of 2

FILE #CUP-95-211

TITLE HEADING: Conditional Use Permit - River of Life Alliance Church

LOCATION: NW corner of 24 1/2 & G Roads

PETITIONER: River of Life Alliance Church

PETITIONER'S ADDRESS/TELEPHONE: 2276 El Rio Drive
Grand Junction, CO 81503
241-8688

PETITIONER'S REPRESENTATIVE: William Frey

STAFF REPRESENTATIVE: Bill Nebeker

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., DECEMBER 27, 1995.

COMMUNITY DEVELOPMENT DEPARTMENT

12/18/95

Bill Nebeker

244-1447

1. More information is needed for the temporary use of the property, until the first phase of the church is built.

How large is the gazebo? What other site improvements will be made at the time the gazebo is placed on the lot? any landscaping?, will parking be provided in the proposed parking lot?, will parking be paved?, what is estimated usage of the gazebo (how many times per week or month, estimated # of vehicle trips, etc.)

2. A 55' setback (from centerline of street) is required along 24 1/2 Road. Setback along G Road is sufficient.
3. First driveway entrance is too close to G Road. The entrance must be at least 100' back from the intersection (measured from right-of-way for G Road to first part of driveway). Spacing between driveways is 150' minimum.
4. There is exactly enough parking shown on the submitted site plan to meet the parking requirement for 146 persons, which is the number of seats provided in the sanctuary. Is 146 persons the design capacity for the 1st Phase? If not, additional parking will be required. Phase II will require even more parking. This Conditional Use Permit is for the first phase only, unless additional parking is shown.
5. What is the intended use for the remainder of the property? Any ball fields proposed for the first phase?
6. Where are proposed service areas?

NOTE: A detailed site plan and administrative review by the City will be required prior to construction of the main sanctuary and possibly the gazebo, depending on the extent of the proposed improvements.

CITY DEVELOPMENT ENGINEER

12/18/95

Jody Kliska

244-1591

At Site Plan Review we will determine if any additional right-of-way is needed on 24 1/2 Road and G Road. The driveway closest to G road may need to be moved further north to avoid turning conflicts.

CITY UTILITY ENGINEER

12/18/95

Trent Prall

244-1590

WATER - Ute Water

SEWER - City of Grand Junction

1. The 1991 Fountainhead Sewer Extension along G Road called for a residential sewer tap (4") to be extended to the property line of the petitioner's property in exchange for an easement. However, As-builts for the Extension do not depict a sewer tap being extended during construction. City crews will T.V. line upon issuance of a building permit to locate the service lateral. If unsuccessful, City crews will extend a 4" service line to the property line. The petitioner will still be responsible for all Plant Investment Fees, the Fountainhead payback, and all applicable monthly service fees.
2. Please contact Utility Billing at 244-1580 for information regarding Plant Investment Fees and the Fountainhead payback. The Fountainhead payback will be based on the number EQU's Utility Billing determines is applicable for the property.

TO DATE, COMMENTS NOT RECEIVED FROM:

City Attorney

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

DEC 27 RECD

WRITTEN RESPONSE TO REVIEW COMMENTS

Conditional Use Permit - River of Life Alliance Church File #CUP-95-211

For ease of reference, this response references each agency's comments in the same numerical order used in the summary of the Review Comments

COMMUNITY DEVELOPMENT DEPARTMENT

1. River of Life Alliance Church plans to purchase the above referenced property for the purpose of building a church facility for worship and other congregational and community activities. In the interim, before the actual facility is built, we would like to have temporary use of the property for church members to gather for prayer or fellowship. We would like to construct a small, 12' diameter gazebo (without utilities) in the middle of the property. To accommodate a small number of people using it, no more than a dozen, we would grade a small amount of the property around it and fashion a path to 24½ Road where two or three cars can park on the west side of the road. The placement of the gazebo is shown on the revised site plan submitted with this response. The maximum use we foresee would be a couple of times a week during the warmer months of the year. The possibility would still exist of continuing the present agricultural use around the proposed gazebo area. If we do not continue the agricultural use of the property, the need to begin landscaping and maintaining would arise. We would control the weeds and mow as required by the city.

2. We have altered the site plan to the required 55' setback along 24½ Road, a revised site plan is attached.

3. We have altered the site plan to relocate the first driveway entrance 100' feet from the intersection.

4. Phase 1 of our building program consists of the facility shown on our site plan. The maximum usage would be 146 persons, including the pastor. The parking would be exactly enough for that amount. We will not wait to be at capacity seating before planning a Phase 2 addition. We will probably hold a second worship service when we reach 75-80% capacity and begin planning and/or building then. At that point we will apply for a building permit for phase two, and any required modification to the conditional use permit, that would include additional parking. As stated in our application, there is no way of knowing the timing on church growth, but we believe the 5 acres offers us adequate room for additional sanctuary and parking space for the future.

5. The intended use of the remainder of the property will be grass fields and some trees for picnics, weddings, Vacation Bible School skits and games. We probably would set up temporary nets for badminton, or bases for a softball game, but we don't intend to build anything permanent because the park is so close by. We basically envision the north half to



January 22, 1996

Bill Frey, C/O Alicia Clarke
744 Horizon Ct #300
Grand Junction, CO 81506

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
JAN 23 RECD

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

Project: River of Life Alliance Church (2701-333-00-074) / CUP-95-211

Subject: Sewer Availability

Dear Mr. Frey,

Per our phone conversation on Wednesday, January 3, 1996, this letter is to clear up the sewer availability issue and supercedes the City Utility Engineer's review comments dated December 18, 1995. A copy of the February 26, 1991 easement agreement, recorded Book 1825, Page 437, between Fountainhead and the subject property owner is attached.

1. Sewer Lateral

The confusion over the existence of the sewer lateral emanates from the fact that Condition 6 of the easement agreement stated that a sewer lateral would be stubbed to the property in consideration for the easement. However the beginning of Condition 6 states that this work would be done upon written request from the subject property owner PRIOR to construction. Our research failed to locate such a request nor do our "As-built" drawings identify a sewer lateral being extended from the sewer main to service the property.

One method of verifying the existence or non-existence of a sewer lateral is to T.V. the line with a remote camera. This would identify the location of the lateral at the sewer main, but would not identify how far a line was stubbed. City crews are available for this service. Estimated cost to have the line T.V.'d is \$250.

2. Fountainhead Payback

Condition 5 in the easement agreement states that "Fountainhead waives right to recapture a portion of the construction costs applicable to one residential unit on the subject property." The City is interpreting the payback as follows, but will require a letter from the sewer developer confirming the understanding prior to service: Per the agreement, as the proposed use is for a 149 seat church, or 1.49 residential units, the applicable payback would be for 0.49 residential equivalent units (EQUs) or **\$528 plus 8% interest** since April 1992. (Fountainhead payback is based on: \$960 + \$96 admin + interest per residential lot).

After legal counsel, and contrary to the Utility Engineer's December 18th comments, the City of Grand Junction has no legal obligation to, and therefore will not, extend the sewer lateral (service line) to the property. The agreement was between Fountainhead Corporation and the owner of the subject property at that time.

If you have any questions regarding the above, please call me at 244-1590.

Sincerely,

Trent Prall, P.E.
Utility Engineer
City of Grand Junction

cc: John Shaver, Assistant City Attorney
Bill Nebeker, Senior Planner, Community Development
Sandi Glaze, Utility Billing Supervisor
Millie Fowler, Utility Billing Clerk

MAPW_UTILAPWDOCUTILREVWCUP95211

CITY OF GRAND JUNCTION PLANNING COMMISSION
GRAND JUNCTION, COLORADO



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

FOR)
River of Alliance Church)
2276 El Rio Drive)
Grand Junction, CO 81503)
FINAL DECISION
CUP-95-211

An application by the River of Alliance Church, requesting a conditional use permit to allow a church in a residential RSF-4 zone, affecting the real property described below, was considered by the ~~Board of Appeals~~ of the City of Grand Junction on January 10, 1996. *Planning Commission*

The real property affected by said application is described as the east half of Lot 58, Pomona Park, Section 33, Township 1 North, Range 1 West, Ute Meridian; tax parcel number 2701-333-00-074. The address is 701 241/2 Road.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the conditional use permit upon a finding that the proposal complies with Section 4-8-1 of the city's zoning code, with the following conditions:

CONDITIONS

1. This Conditional Use Permit is valid for the construction of phase 1 of the church and accessory uses only. Phase 1 may be expanded to include a larger facility and/or parking lot up to 50% greater than that shown. Phase II requires an additional Conditional Use Permit.
2. Proposed construction and site design must comply with applicable codes and ordinances in effect at the time of site plan review. The first driveway entrance must be 200 feet or greater from G Road. The exact distance will be determined at site plan review.
3. Additional right-of-way and off site street improvements for 24 1/2 and/or G Road may be required at the time of site plan review.
4. Landscaping of the parking lot shall comply with the provisions of the code for lots with greater than 50 spaces.
5. No parking shall be permitted in a required setback.

and improvements may be needed for 24 1/2 and/or G Road. The sign located at the corner of the intersection may not be located in the sight triangle as required in Section 5-3-2 of the Zoning and Development Code. Site drainage must also be accommodated on site.

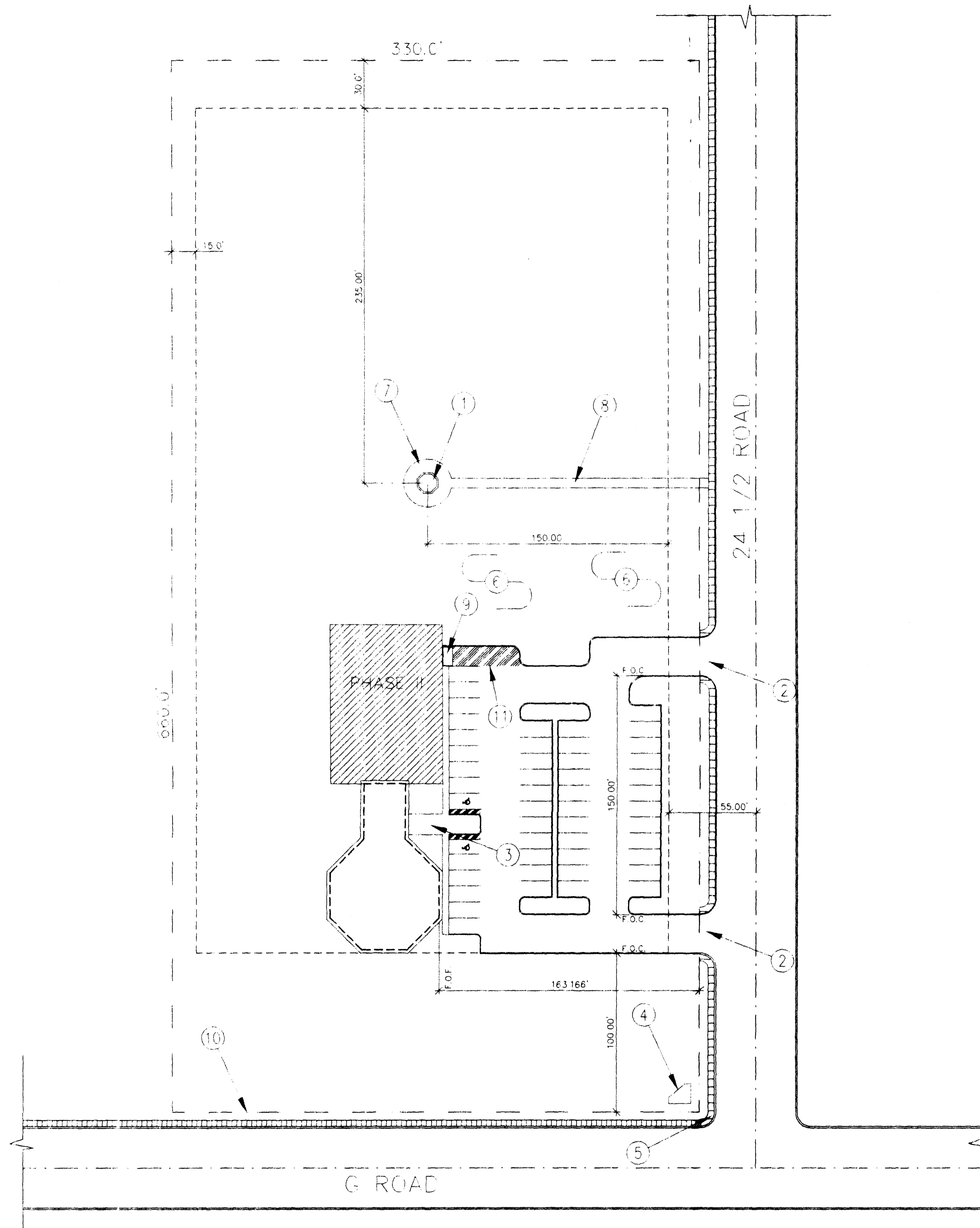
The conditional use permit complies with Section 4-8-1 of the Zoning and Development Code. The parking lot will be fully landscaped to provide a buffer to adjacent residential use. More than sufficient setbacks on all sides will provide an appropriate buffer between this and other future adjacent uses. Design features of the site have been planned to protect adjacent uses (service areas are screened, driveways spaced per code, pedestrian ways established separate from vehicular ways, etc.) Accessory uses include a gazebo and recreational features that are desirable to the site. Adequate public facilities are or will be extended to the site per standard regulations.

STAFF RECOMMENDATION: Staff recommends approval with the following conditions.

1. This Conditional Use Permit is valid for the construction of phase 1 of the church and accessory uses only. Phase 1 may be expanded to include a larger facility and/or parking lot up to 50% greater than that shown. Phase II requires an additional Conditional Use Permit.
2. Proposed construction and site design must comply with applicable codes and ordinances in effect at the time of site plan review. The first driveway entrance must be 200 feet or greater from G Road. The exact distance will be determined at site plan review.
3. Additional right-of-way and off site street improvements for 24 1/2 and/or G Road may be required at the time of site plan review.
4. Landscaping of the parking lot shall comply with the provisions of the code for lots with greater than 50 spaces.
5. No parking shall be permitted in a required setback.
6. No vehicular access shall be permitted to G Road.
7. Use of the gazebo and other accessory uses shall be permitted prior to site plan review of the main facility. Off street, paved parking may be required if usage is significantly greater than that described in the applicant's narrative (12 people, 3 cars, 2 times per week).

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 95-211, I move that we approve a conditional use permit to allow phase 1 of a church at the northwest corner of G and 241/2 Road subject to the conditions in staff's recommendation.



PROPOSED SITE PLAN
 P2.1
 1" = 40'
 0 5 25 100 FEET
 1 10 50

GENERAL SITE PLAN NOTES

- A. SITE PLAN SHOWS PROPOSED NEW BUILDING PLACEMENT BASED ON SITE PLAN FURNISHED BY OWNER. ACTUAL PLACEMENT, ALL UTILITIES SETBACKS, PARKING AND OTHER PERTINENT SITE INFORMATION WILL BE VERIFIED PRIOR TO ACTUAL PLACEMENT OF THE NEW BUILDING.
- B. PARKING SUMMARY

REGULAR PARKING	47
HANDICAP PARKING	2
TOTAL	49
- C. ALL LANDSCAPING PER CITY OF GRAND JUNCTION LANDSCAPING STANDARDS (5-4-15)

SITE PLAN KEY NOTES

- ① 12' DIAMETER/113 SQ. FT. GAZEBO PROVIDED BY OWNER. VERIFY FINAL LOCATION.
- ② NEW CURB CUT PER CITY OF GRAND JUNCTION ZONING CODE.
- ③ EXTERIOR WALKWAY
- ④ SIGNAGE BY OWNER PER CITY OF GRAND JUNCTION ZONING CODE
- ⑤ PUBLIC PARKWAY AS OCCURS
- ⑥ SNOW STORAGE AREAS
- ⑦ 30' DIAMETER GRADED AREA AROUND GAZEBO, GRADE PER OWNER
- ⑧ 6'-0" WALKWAY TO ROAD
- ⑨ 6'-0" X 12'-0" FENCED TRASH ENCLOSURE/SERVICE AREA
- ⑩ ROAD RIGHT OF WAY PER SITE SURVEY
- ⑪ SERVICE AREA ACCESS PER CLP CONDITIONS

LEGEND

- NEW STRUCTURE PER P2.2
- PHASE II EXPANSION
- PROPERTY LINE
- REQUIRED SETBACK
- CENTERLINE OF ROAD

APPROVED. PROCEED WITH CONSTRUCTION DRAWINGS.

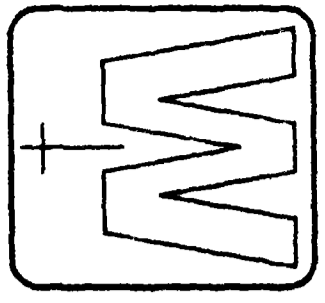
MAKE CORRECTIONS NOTED AND PROCEED WITH CONSTRUCTION DRAWINGS.

MAKE CORRECTIONS NOTED AND SUBMIT ANOTHER PRELIMINARY PLAN FOR APPROVAL.

SIGNED _____

DATE _____

NOT FOR CONSTRUCTION



MARANATHA CUSTOM CHURCHES, INC.
 BOX 950 58402
 JAMESVILLE, CO 80502
 TEL 701-252-4068
 FAX 701-252-4068

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RIVER OF LIFE ALLIANCE
 2276 EL RIO DRIVE
 GRAND JUNCTION, CO 81503

APPROVED GRAND JUNCTION PLANNING DEPARTMENT
 DEC 28 1995

SUBJECT: PROPOSAL SITE PLAN

DRAWN BY: S. WAKEFIELD
 DATE: DEC. 21, 1995
 REVISIONS:

PROJECT No. 95057
 SHEET No. P 2.1