

SUBMITTAL CHECKLIST

SPR-95-105

SITE PLAN REVIEW

Location: 3940 27 1/2 Rd

Project Name: First Pres. Church

ITEMS		DISTRIBUTION																	TOTAL REQ'D.							
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Parks/Recreation	<input checked="" type="checkbox"/> City Fire Department	<input checked="" type="checkbox"/> City Attorney	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> County Planning	<input type="checkbox"/> County Bldg. Dept.	<input checked="" type="checkbox"/> Irrigation District <i>6.1.10.10.1</i>	<input checked="" type="checkbox"/> Drainage District <i>11.1.10.10.1</i>	<input type="checkbox"/> Water District	<input type="checkbox"/> Sewer District	<input type="checkbox"/> U.S. West	<input type="checkbox"/> Public Service	<input type="checkbox"/> GVRP		<input type="checkbox"/> CDOT	<input type="checkbox"/> Corps of Engineers	<input type="checkbox"/> Walker Field	<input type="checkbox"/> Persigo WWT	<input type="checkbox"/> Mesa County Health	<input type="checkbox"/> State Environ. Health	<input type="checkbox"/> City Sanitation
● Application Fee <u>\$100.00</u>	VII-1	1																								
● Submittal Checklist *	VII-3																									
● Review Agency Cover Sheet *	VII-3																									
● Planning Clearance *	VII-3																									
● 11"x17" Reduction of Assessor's Map	VII-1																									
● Evidence of Title <u>copy of lease</u>	VII-2	1																								
○ Deeds	VII-1	1																								
○ Easements	VII-2	1	1	1	1																					
○ Avigation Easement	VII-1	1																								
○ ROW	VII-2	1	1	1	1																					
○ Improvements Agreement/Guarantee *	VII-2	1	1	1																						
○ CDOT Access Permit	VII-3	1	1																							
○ Industrial Pretreatment Sign-off	VII-4	1		1																						
● General Project Report	X-7																									
● Elevation Drawing	IX-13																									
● Site Plan	IX-29																									
○ 11"x17" Reduction of Site Plan	IX-29																									
○ Grading and Drainage Plan	IX-16	1	2																							
○ Storm Drainage Plan and Profile	IX-30	1	2																							
○ Water and Sewer Plan and Profile	IX-34	1	2	1		1																				
○ Roadway Plan and Profile	IX-28	1	2																							
○ Road Cross-Sections	IX-27	1	2																							
○ Detail Sheet	IX-12	1	2																							
● Landscape Plan <u>- site plan</u>	IX-20	2	1	1																						
○ Geotechnical Report	X-8	1	1																							
○ Final Drainage Report	X-5,6	1	2																							
○ Stormwater Management Plan	X-14	1	2																							
○ Phase I and II Environmental Rerpot	X-10,1	1	1																							
○ Traffic Impact Study	X-15	1	2																							

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.

one wk review time

9/2/11

SPR95-105

General Project Report

Christian Education Addition
First Presbyterian Church
3940 27 1/2 Road
Grand Junction, Colorado

The First Presbyterian Church plans to begin phase two of the overall facility development with the construction of a 3356 S.F. addition to the current 20250 S.F. facility. The original facility site plan which was approved was for 41000 S.F. of building coverage. This addition falls within that original development plan.

Approximately 90 percent of the additional space is comprised of additional classrooms for Christian education. The additional space is needed in response to currently overcrowded classes. Also included in the construction is 347 S.F. of upper level bulk light storage. Overall height of the building will not change as all new construction will remain within the current height.

Construction of the addition will be essentially identical to the current construction in terms of both appearance and materials used. Roof slopes and materials are consistent with current architecture.

The addition is to be located immediately north of the current Christian education wing and immediately east of the mechanical area of the current structure.

The addition, although slightly modified from that originally envisioned, falls within the footprint of the 41000 S.F. footprint which was presented on the original site plan and approved by the city.

As a result of need, the church previously added 34 parking spaces to the east side of the original lot and now offers a total of 186 parking spaces, three of which are designated handicapped spaces. In addition, the church has designated the rear service area parking for two church vans which carry approximately 17 elderly/handicapped individuals on Sunday mornings. The remainder of the rear lot has been designated as overflow handicapped parking during worship services (providing two more handicapped spaces).

With the completion of the landscaping around the facility, we believe that we have more than complied with the requirements and as such do not propose any additional landscaping at this time.

All storm water drainage was addressed in the original approval process and has been constructed. This addition in no way alters or invalidates that analysis or construction.

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-95-105

TITLE HEADING: Site Plan Review - First
Presbyterian Church Addition

LOCATION: 3940 27 1/2 Road

PETITIONER: Don Pettygrove

PETITIONER'S ADDRESS/TELEPHONE: First Presbyterian Church
3940 27 1/2 Road
Grand Junction, CO 81506
243-1923

PETITIONER'S REPRESENTATIVE: Frank Wagner

STAFF REPRESENTATIVE: Kathy Portner

NOTE: WRITTEN RESPONSE (4 COPIES) BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED. A PLANNING CLEARANCE WILL NOT BE ISSUED UNTIL ALL ISSUES HAVE BEEN RESOLVED.

CITY FIRE DEPARTMENT 6/7/95
Hank Masterson 244-1414

The Fire Department has no problems with this proposal.

CITY DEVELOPMENT ENGINEER 6/9/95
Jody Kliska 244-1591

1. The Americans with Disabilities Act requires six handicap parking spaces, not three. There are also van-accessible space requirements.
2. Please provide a copy of the original drainage report to verify it is sufficient for the additional runoff from this addition.

GRAND VALLEY WATER USERS' 6/12/95
Richard Proctor 242-5065

Grand Valley Water Users' Association has no comments to make concerning this proposal.

COMMUNITY DEVELOPMENT DEPARTMENT 6/12/95
Kathy Portner 244-1446

See attached comments.

CITY UTILITY ENGINEER
Trent Prall

6/12/95
244-1590

SEWER - CITY

Please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer. The following information will be requested by Utility Billing: 1. number of students; 2. seating capacity.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM THE FOLLOWING AGENCIES:
Mesa County Building Department

CITY UTILITY ENGINEER
Trent Prall

6/12/95
244-1590

SEWER - CITY

Please contact Utility Billing (244-1580) for more information regarding plant investment fees for sewer. The following information will be requested by Utility Billing: 1. number of students; 2. seating capacity.

LATE COMMENTS

MESA COUNTY BUILDING DEPARTMENT
Bob Lee

6/15/95
244-1656

We have reviewed the plans for this project and do not have any concerns.

TO DATE, COMMENTS HAVE NOT BEEN RECEIVED FROM THE FOLLOWING AGENCIES:
Mesa County Building Department

Response to Review Comments
Site Plan Review
First Presbyterian Church Addition

City Development Engineer

The rear lot will be reconfigured in accordance with the attached drawing which will result in the provision of four additional handicapped parking spaces.

The original drainage report was reviewed with Jody Kliska and is valid for this addition since it was part of the original approval.

City Utility Engineer

This is not a school and as such they are not "students", per se. The additional seating capacity will be 95 in 5 rooms. These are not new members but members which are now already using the building and will be relocated to these rooms.

Staff Analysis

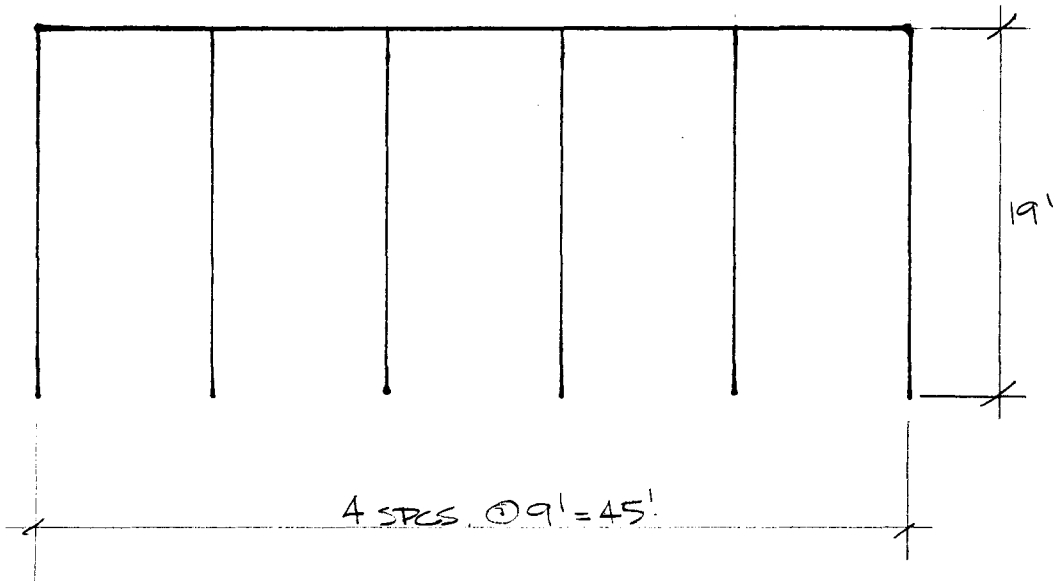
- 1) The new classrooms will have the following capacities:

<u>Room</u>	<u>Capacity</u>
103	21
107	20
108	23
109	20
Library	11
<hr/>	
Total	95

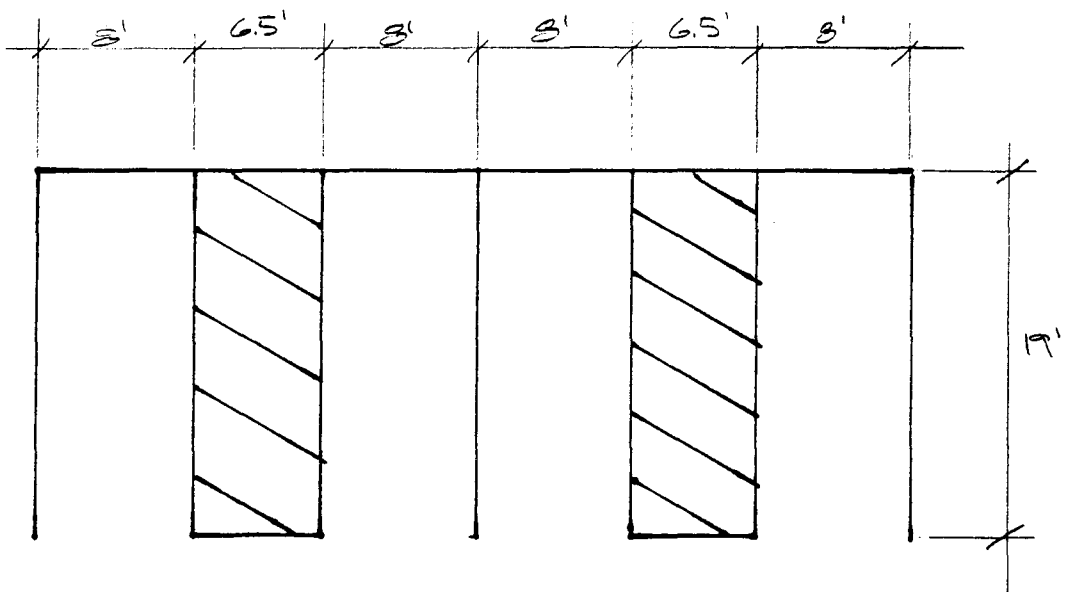
All other existing areas of the building will remain the same uses and therefor the capacity will remain the same as originally submitted. A copy of the building occupancy numbers from the original plans is included. The principal time of use of the new rooms will be on Sunday morning.

- 2) The existing landscaping will remain in the islands. The new curbs are to protect the landscaping from vehicular trespass (which has been a problem) and to preserve the integrity of the paving against intrusion of irrigation water from the irrigation of the planting strips. No landscaping will be removed.
- 3) The Transportation Capacity Payment is included in the amount of \$520.18.

FIRST PRESBYTERIAN CHURCH
ADDITIONAL HANDICAP PARKING



EXISTING PARKING



REVISED PARKING

6/15/95

TO: DEN FETTYGROVE
 FROM: MIKE ONEY

CODE INFORMATION

CODES: 1988 UBC, 1988 UMC, 1988 UPC, 1990 NEC

OCCUPANCY: A-2.1

CONSTRUCTION TYPE: TYPE V - ONE HOUR

SQUARE FOOTAGE: 20250 SF.
 TWO HOUR AREA SEPARATION WALL BETWEEN
 FELLOWSHIP WING AND REST OF BUILDING

OCCUPANT LOAD:	SANCTUARY	480
	CHOIR PRACTICE	30
	CRY ROOM	30
	NARTHEX	346
	NURSERY AND	
	CRIB ROOM	21
	PRESCHOOL	20
	ADMINISTRATION	19
	CLASSROOMS	98
	PARLOR	25
	USHERS	1
	MECHANICAL RM.	5
	FELLOWSHIP HALL	415
	KITCHEN	2
	ADULT	31
	YOUNG ADULT	25

ABBREVIATIONS

Above
 Above Finished Floor
 Acoustic/Acoustical
 Acoustical Tile Ceiling
 Addendum
 Addition/Additional
 Adhesive

ABV.
 AFF.
 ACOUST.
 A.T.C.
 ADNM.
 ADD.
 ADH.

Each Way
 Electric/Electrical
 Electrical Contractor
 Electric Water Cooler
 Elevation - Grade or Bldg.
 Elevator
 Enclosure

F.W.
 ELEC.
 E.C.
 E.W.C.
 EL.
 ELEV.

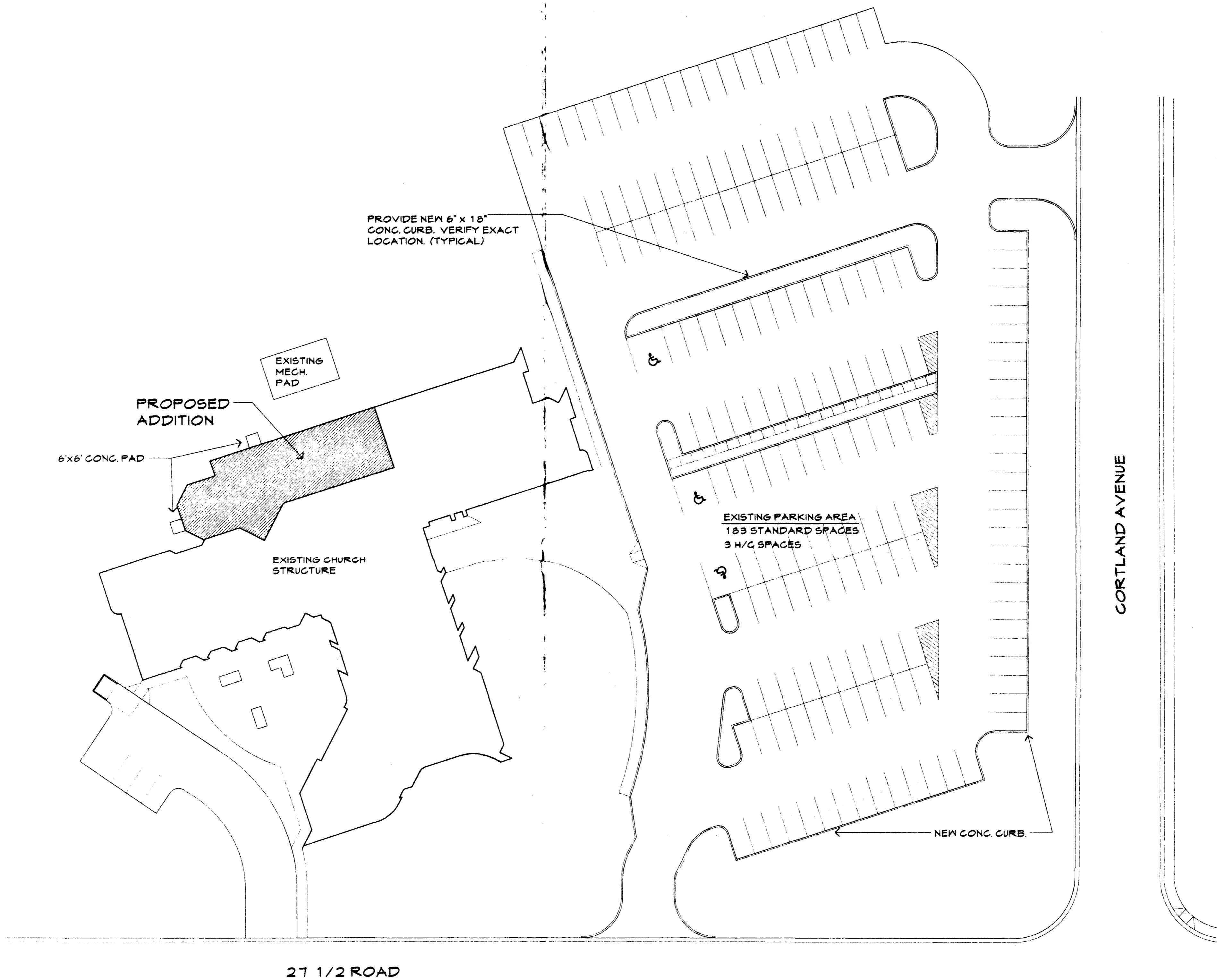
STAFF REVIEW

FILE: #SPR-95-105
DATE: June 12, 1995
STAFF: Kathy Portner
REQUEST: Site Plan Review--Church Expansion
LOCATION: NE corner of 27.5 and Cortland
APPLICANT: First Presbyterian Church

STAFF ANALYSIS:

A Conditional Use Permit (CUP) was issued for the First Presbyterian Church, located at the NE corner of 27.5 Road and Cortland Avenue in 1990 (City Development File #43-90). The CUP included approval for future expansions of the church. This proposed 3,356 sq.ft. expansion was a part of the original approved plan. Please address the following issues:

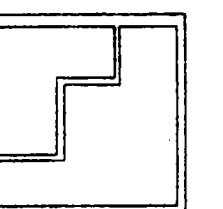
1. Please provide a break-down of existing square footages by use and seating capacity. What is the anticipated capacity of the expanded classrooms? When will the expanded classrooms be used in relation to the times the rest of the building is used?
2. All existing landscaping must be maintained at this time except in the area of the proposed addition. Please verify that the proposed curbing in the parking lot is to better define and protect the landscaped islands and will not replace any of the landscaping.
3. The City Development Engineer will review the drainage report in the original file to determine if the drainage facility is adequate for the proposed addition. If additional information is required it will be requested.
4. A Transportation Capacity Payment (TCP) will be required for the addition. The calculation is \$155 per 1,000 square feet of floor area. The fee for the proposed 3,356 square foot addition is \$520.18. The fee must be paid prior to issuing the Planning Clearance.



**FRANK A WAGNER
ARCHITECT AIA**

115 NORTH FIFTH STREET
SUITE 440
GRAND JUNCTION, CO. 81501
(805) 248-2122

FAWHAUS INC.



ENGINEERS

STRUCTURAL

L. J. LINDAUER, INC.
820 ROOD AVENUE
GRAND JUNCTION, CO.
(805) 241-0900

MECHANICAL
BURKE ASSOCIATES INC.
2518 MONUMENT ROAD
GRAND JUNCTION, CO.
(805) 248 9090

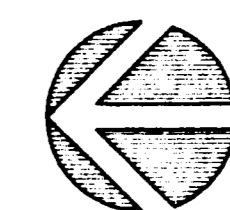
ELECTRICAL
BURKE ASSOCIATES INC.
2518 MONUMENT ROAD
GRAND JUNCTION, CO.
(805) 248 9090

**PARTIAL SITE
PLAN**

ADDITION TO
FIRST PRESBYTERIAN CHURCH
OF GRAND JUNCTION

PARTIAL SITE PLAN

1" = 30'-0"



RP 6/16/95

DATE: JUNE 2, 1995

DRAWN: MEO

SHEET NO.