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File SPR-1996-140

Name: Liberty Baptist Church Expansion – 448 South Camp Road – Site Plan Road

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

DOCUMENT DESCRIPTION:

X	X	Correspondence		
X	X	Notes to file		
X		Warranty Deed – Rec. # 159069		
X	X	Planning Clearance – issued 7/10/96		
X		Warranty Deed – not recorded		
X		File Close-out Summary		
X	X	Site Plan		
X		Boundary Survey		
X		Exteriors Elevations		
X		Floor Plan / Roof Plan/ Reflected Ceiling		
X		Revised Site Plan		
X		Site Details		
X		Site Plan / Legend		

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: 448 S. Camp Road

Project Name: Liberty Baptist Church

ITEMS		DISTRIBUTION																TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Parks/Recreation/Police	● City Fire Department	● City Attorney	○ City Downtown Dev. Auth.	● County Planning	● County Bldg. Dept.	● Irrigation District/Wetlands	○ Drainage District	● Water District/UTE	○ Sewer District	● U.S. West	● Public Service		○ GVRP	○ CDOT	○ Corps of Engineers	○ Walker Field	○ Persigo WWT	○ Mesa County Health	○ State Environ. Health	○ City Sanitation
Date Received	<u>6-10-96</u>																									
Receipt #	<u>4144</u>																									
File #	<u>SPR 96-140</u>																									
● Application Fee	<u>\$215</u>	VII-1	1																							1
● Submittal Checklist *		VII-3	1																							1
● Review Agency Cover Sheet *		VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13
● Planning Clearance *		VII-3	1																							1
● 11"x17" Reduction of Assessor's Map		VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	13
● Evidence of Title		VII-2	1		1			1																		3
○ Deeds		VII-1	1		1			1																		
○ Easements		VII-2	1	1	1	1		1																		
○ Avigation Easement		VII-1	1					1																		
○ ROW		VII-2	1	1	1	1		1																		
○ Improvements Agreement/Guarantee *		VII-2	1	1	1			1																		
○ CDOT Access Permit		VII-3	1	1																						
○ Industrial Pretreatment Sign-off		VII-4	1		1																					
● General Project Report		X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	12
● Elevation Drawing		IX-13	1	1																						2
● Site Plan		IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	10
○ 11"x17" Reduction of Site Plan		IX-29				1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Grading and Drainage Plan - <i>SEE SITE PLAN</i>		IX-16	1	2								1							1							4
○ Storm Drainage Plan and Profile		IX-30	1	2								1			1	1	1									
○ Water and Sewer Plan and Profile		IX-34	1	2	1			1					1	1	1	1	1									
○ Roadway Plan and Profile		IX-28	1	2								1														
○ Road Cross-Sections		IX-27	1	2																						
○ Detail Sheet		IX-12	1	2																						
● Landscape Plan		IX-20	2	1	1																					4
○ Geotechnical Report		X-8	1	1																						
● Final Drainage Report - <i>SEE LAM, PER JODY ELISA, PLOI REPORT</i>		X-5,6	1	2								1														4
○ Stormwater Management Plan		X-14	1	2								1							1							
○ Phase I and II Environmental Rerpot		X-10,1	1	1																						
○ Traffic Impact Study		X-15	1	2															1							

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

GENERAL PROJECT REPORT:

5•20•96

1.0

GENERAL REQUEST/DESCRIPTION:

Site and building plan review and approval for the construction of a building addition approximating 2901 GSF and associated parking spaces. The intended use is a multipurpose Sunday School/ Fellowship Space; use of the space would NOT be simultaneous with the auditorium space.

Spatial requirements include a Lobby, six (6) Sunday School rooms with operable partitions for accessory use as a fellowship hall, Nursery, Men's and Women's Restrooms, Residential Grade Kitchen servicing congregational gathering only (pot luck dinners etc. - no public foot service), Storage, and Mechanical/Electrical Closet.

2.0

SITE DATA:

<u>ELEMENT</u>	<u>DATA (+/-)</u>	<u>COMMENTS</u>
Owner	Liberty Baptist Church, Dan Wilkenson, Pastor.	448 South Camp Road, Grand Junction, Colorado.
Property	448 South Camp Road, Grand Junction, Colorado.	
Site Area	10 Acres	Adjacent uses - undeveloped residential.
Zone	City - Grand Junction	RSF - 4 w/ CUP.
Use	Religious/Instruction	Church assembly/School office.
Required Setbacks		
Front Yard	65' (FCL)	GJZ&DC 4-2-4 RSF4
Rear Yard	30' (FPL)	
Side Yards	7' (FPL)	
Provided Setbacks		
Front Yard	420' (FCL)	
Rear Yard	170' (FPL)	
Side Yards	160' (FPL)	
Site Access	Via South Camp Road	Unpaved private drive to paved parking area.
Parking	83 Spaces	GJZ&DC 5-5-1-H-17/ Incl. Exist. & Add'n Occupancy. Four (4) Handicapped accessible spaces provided. Eight (8) reserved spaces for elderly and staff.
Parking Landscaping		
Street Frontage:	None required due to setbacks provided and screening provided by 4.5 Acres (Wetland)	GJZ&DC 5-5-1-F.2a
Parking Perimeter:	1 Tree/ 40 LF pkg; plant'g area 5' min < setback	GJZ&DC 5-5-1-F.2a, 40% of L.S. Mat. shrubs
Parking Interior:	5% net int. = L.S.; 1 Tree/ 100 SF L.S. area	GJZ&DC 5-5-1-F.2c(1,2), L.S. protection by curb.

<u>ELEMENT</u>	<u>DATA (+/-)</u>	<u>COMMENTS</u>
Parking Interior: (Continued)	Planting islands //sp's = 9' wide min.	GJZ&DC 5-5-1-F.2c(3)
	Planting islands between rows = 10' wide min.	GJZ&DC 5-5-1-F.2c(4,5) provide @ end all rows
	Living mat's in L.S. areas = 75%;rock bark, chips,stone = 25%	GJZ&DC 5-5-1-F.2d.
	Pressurized irrigation	GJZ&DC 5-5-1-F.2f.
Parking Lighting:	Illumination 0.6 FC; 25' max ht;12' max ht ped.; Loc in L.S.	GJZ&DC 5-5-1-F.21(1,2,3,4), See Ltg Plan.
Parking Screening:	None required due to setbacks provided	GJZ&DC 5-5-1-G, See setbacks on Plan.
Open Space	8.6 Acres	Existing softball field, wetlands, and natural wildlife area.
Drainage	Detained on site.	
Fire flow	Per Fire Official	One existing, One new hydrant on site.
Potable Water	City - Grand Junction	Available.
Irrigation	Pressurized system	Domestic and Irr. shares available for landscaped areas.
Sewer	City - Grand Junction	Existing on site.
Electric/Gas	Public Service	Existing on site.
Telephone	US West	Existing on site.
Amenities	Pedestrian safe zone for passenger loading and unloading, Entrance pavilion for visitor orientation and inclement weather protection, Exterior conversation garden, Courtyard w/ garden and open grassy area.	

3.0 GENERAL BUILDING DATA:

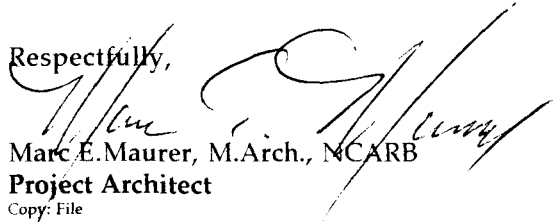
<u>ELEMENT</u>	<u>DATA (+/-)</u>	<u>COMMENTS</u>
Construction Type	Type V-N.	UBC '94/TBL 5A.
Allowable Area	6100 GSF	UBC '94/TBL 5B.
Area Increases	100% with 3 side separation > 20' = 12,200 GSF.	UBC '94/Sect. 505.1.3.
Actual Area	Existing 7,596 GSF Addition 2,901 GSF = 10,497 GSF.	
Use:	Assembly/ Religious Instruction.	
Occupancy Group	A-3: Assembly < 300 w/o legit. stage.	UBC '94/TBL 3A.
Occupant Load	405.	UBC '94/Sect. 1002, TBL 10A.
Structure	Wood studs/ truss roof on Eng'rd foundation.	See plans for add'l information.

4.0 PROJECT GOALS:

Appropriate planning and design helps to provide identity and meaning to a place. An important tenant of this project is the principle of planning for a sustainable future in an attempt to provide identity and meaning both now and for years to come.

This project attempts to interpret this principle of planning for a sustainable future by identifying and designing to the following concepts....

- Pedestrian safe zone for passenger loading and unloading
- On site rainwater detention as usable park space
- Xeriscape with drip irrigation
- Engineered lumber made of renewable lumber sources
- Pleasant outdoor living spaces
- Non-outgassing carpet, pads, and adhesives
- No VOC paints or solvent based stains, adhesives or sealants.

Respectfully,

 Marc E. Maurer, M.Arch., NCARB
 Project Architect
 Copy: File



Genesis Designs: Architecture and Planning
 P.O. Box 1851 Grand Junction, Colorado 81502
 9 7 0 • 2 4 5 • 6 0 9 3

REVIEW COMMENTS

Page 1 of 2

FILE #SPR-96-140

TITLE HEADING: Liberty Baptist Church Addition

LOCATION: 448 South Camp Road

PETITIONER: Liberty Baptist Church

PETITIONER'S ADDRESS/TELEPHONE: 448 South Camp Road
Grand Junction, CO 81503
243-5275

PETITIONER'S REPRESENTATIVE: Mark Mauer, Genesis Designs

STAFF REPRESENTATIVE: Bill Nebeker

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS.

CITY COMMUNITY DEVELOPMENT

6/19/96

Bill Nebeker

244-1447

1. 84 spaces are required, not 83. Additional parking is also needed per conditions required in #5 below.
2. Note on site plan that all new parking and maneuvering areas will be paved. Driveway into the site should also be paved.
3. Provide an additional paved area beyond the new parking lot in the northeast corner of the site to provide appropriate maneuvering area for the two easternmost spaces.
4. All new parking areas must have parking lot lighting per Section 5-5-1F.i. This lighting may be placed in the existing lot which will probably get more use than the new lot, if desired.
5. Eliminate the northernmost parking space on the west side of the pedestrian crossing where the disabled ramp is located. (The pedestrian crossing does little good here if the west side of the crossing is blocked by parked cars.) It is recommended that the other space (to the south) be eliminated also. (If the space to the south is not eliminated, you may want to locate a disabled space here so the aisle would act as the open area for the pedestrian crossing. If this is not clear please call me.)
6. Do you have any evidence that shows that there is a 50' half street for South Camp Road.
7. A TCP (Transportation Capacity Payment) is required per Jody's calculations.

NOTE: Landscaping plan is acceptable.

CITY DEVELOPMENT ENGINEER

6/26/96

Jody Kliska

244-1591

1. TCP is \$449.50.
2. The narrative states drainage is detained on-site; however, no information is provided on the structure in the outlet of the apparent pond. Is the flow regulated?

3. Please verify the right of way for South Camp Road. What does the 20' exception on the drawing mean?

CITY FIRE DEPARTMENT

6/24/96

Hank Masterson

244-1414

The Fire Department has no problems with this proposal.

CITY POLICE DEPARTMENT

6/25/96

Dave Stassen

244-3587

I would like to see a lighting plan, without this I can't really comment.

MESA COUNTY PLANNING

6/14/96

Mike Joyce

244-1642

Two way access through parking lot with 90° spaces should be provided. I will probably occur anyway - how do you enforce one way traffic. Two way access will lessen the conflicts at the new pull-off/drop-off area especially with the pedestrian crossing.

Otherwise a very good plan.

MESA COUNTY BUILDING DEPARTMENT

6/12/96

Bob Lee

244-1656

We are reviewing the plans for this project. No comments.

PUBLIC SERVICE COMPANY

6/13/96

Gary Lewis

244-2698

No objections to building addition. Existing facilities capacity will be checked at time of application.

CITY UTILITY ENGINEER

6/26/96

Trent Prall

244-1590

Please contact City Customer Service at 244-1580 regarding potential changes in sewer plant investment fees due to the proposed work.

TO DATE, NO COMMENTS RECEIVED FROM:

City Property Agent
City Attorney
Redlands Water & Power
Ute Water
U.S. West

6-15-05

File

CUP-95-205

June 7, 1995

Mark Maurer
Liberty Baptist Church
448 S. Camp Road
Grand Junction, CO 81502

from SPR-1996-140
(gives church more than
24 # current sign allowance)

Dear Mark,

This letter is to confirm the results of last night's Planning Commission meeting.

Planning Commission approved the conditional use permit for the Liberty Baptist Church with the following conditions and inclusions:

may
OK →

1. Allow the existing land use of a church and accompanied school office use.
2. Allow the future expansion of 6828 square feet.
3. Allow the existing sign and sign allowance maximum of 32 square feet.
4. 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.

The site plan review process is required before issuance of a building permit. This process involves scheduling a pre-application conference with a planner, a review period of approximately 3-6 weeks depending on project complexity or agency comments, and issuance of a planning clearance. Please schedule a pre-application conference well in advance of your planned construction to allow plenty of time for submittal and review. Pre-application scheduling is typically 3-6 weeks out from the time of a request.

The conditional use permit will become effective the same day the annexation becomes effective. Currently, this is scheduled for July 23, 1995. If you have any questions, please call me at 244-1447.

Sincerely,

Dan Wilkenson
Liberty Baptist Church
office 243-5275
cell 640-3551

Mike Pelletier
Associate Planner

RSF-4
2945-183-00-959
450 S. Camp Rd.

To: Bill Nebeker
City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, Colorado

From: Marc E. Maurer
Genesis Designs: Architecture and Planning
Grand Junction, Colorado

RE: SPR-96-140 - Issue date 6•27•96

LIBERTY BAPTIST CHURCH ADDITION

7•2•96

PLANNING REVIEW COMMENTS RESPONSE

1.0 City Community Development Review:

- .1 We have provided two additional parking spaces per review comments #1, #5 and provided paved maneuvering area at the northern parking area per review comment #3.
- .2 We have provided a note on the Site Plan indicating all new parking and maneuvering areas will be paved per review comment #2.
- .3 Parking lot lighting has already been designed see enclosed sheet E•1 for site lighting configuration per review comment #4.
- .4 See sheet SD•2 for detailed pedestrian crossing stripping. The parking space referenced in review comment #5 was already considered eliminated in Detail # 5/SD2. The stripping has now been added to the plan (Sheet SD1) as a clarification. We do not consider the elimination of two spaces necessary since a 9' pedestrian way width is more than ample to handle the anticipated pedestrian movement from the west side of the parking area to building.
- .5 Regarding pavement of the private drive our plans are to provide paving sometime in the next two years. Until that time we will continue our practice of abatement of flying dust with a topical surfactant on an as needed basis.
- .6 Please find the attached revised Site Plan and Site Lighting Plan.

2.0 City Development Engineer:

- .1 We will provide a payment of \$449.50 for TCP per review comment #1.
- .2 Regarding comment #2 the drainage retained on site shall be directed to landscaped areas. Existing soils conditions percolate rapidly. There is no pond on site nor is the drainage sufficient to warrant drainage flow devices or regulation. Any potential erosion will be mitigated using gravel, stone, rip-rap, vegetation or another suitable landscaping technique to arrest any damaging run-off effects before they happen.

.3 Site plan information was obtained by a site specific survey provided by Gary D. Berschauer (Colorado R.L.S. 14060) dated October 1992. A copy of the survey is attached to verify conditions at South Camp Road. The term "Exception" is defined for a road (see "Legal description" last sentence). Since there are no improvements to South Camp Road nor are there any encroachments to South Camp R.O.W., easements, or exceptions as part of this proposed building addition the information provided on the Site Plan was simply a formality.

3.0 City Fire Department Review:

.1 No comment required.

4.0 City Police Review:

.1 A Site Lighting Plan has been designed per City standards and minimum lighting levels have been obtained for all necessary surfaces. Officer Dave Stassen commented that if the minimum levels have been met that there should be no problem with his approval. A copy of the Lighting Plan has been issued to Officer Stassen.

5.0 Mesa County Planning Review:

.1 The existing parking lot circulation pattern has been kept the same in the new plan. One way traffic will be signed for enforcement. Two way traffic is considered too dangerous in the pedestrian safe zone of the drop-off area and therefore we would prefer to keep the pattern as is.

.2 Per review comment #2 - Thank you we think it is a nice plan too!

6.0 Mesa County Building Review:

.1 Our building plans are currently under review with the building department.

7.0 Public Service Review:

.1 No comment required.

8.0 City Utility Review:

.1 A sewer plant investment fee of \$375.00 will be paid.

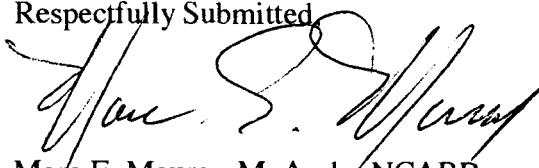
9.0 Redlands Water and Power Review:

.1 No comment required.

10.0 Ute Water District Review:

.1 A 6" backflow prevention valve will be provided along with the extension of the fire line and provision of a new fire hydrant. The exact location of the preventer shall be approved by Ute Water prior to installation. Ute Water has provided documentation of an existing 6" line feeding the exiting fire hydrant and therefore the request for an 8" backflow preventer is no longer valid. See new note on Site Plan.

Respectfully Submitted


Marc E. Maurer, M. Arch., NCARB
ARCHITECT



LIBERTY BAPTIST CHURCH
200 SEATS

67 SPACES REQUIRED

EXISTING SPACES _____ ?

- ~~ADDL~~ ADDL # NEEDED

- IMPROVEMENTS REQUIRED c/s, nb
 PAVING
 LIGHTING
 ETC.

25 ORGANIZATION

19
—
43
81

Memorandum

DATE: July 9, 1996
TO: Tim Woodmansee
FROM: Bill Nebeker *BW*
RE: Dedication of Right-of-way for South Camp Road
CC: Jody Kliska

Please prepare a warranty deed for the Liberty Baptist Church for the dedication of right-of-way for South Camp Road adjacent to their property. I've attached a deed showing ownership of the property and a copy of the reduced assessor's map for this area that you will find to be totally worthless. This dedication is a requirement of site plan review #SPR-96-140. Let me know if you need additional information. Thanks.

I DON'T KNOW HOW MUCH R/W IS EXISTING HERE.
WE NEED A 40' HALF STREET.

450 South Camp Road 81503-2538

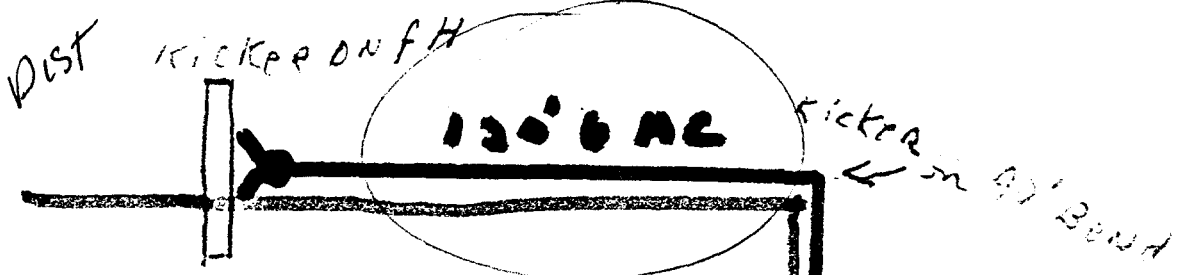
LIBERTY BAPTIST Church II
4-8 South Camp Rd

Done

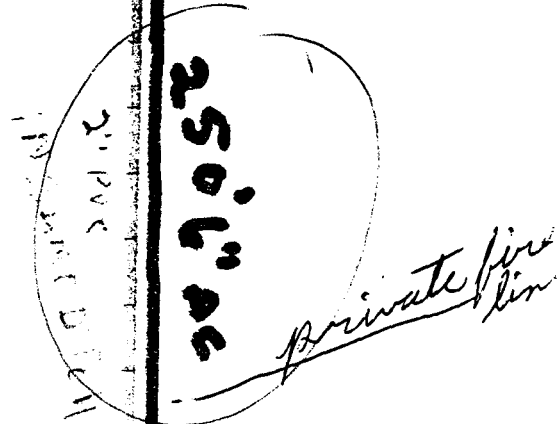
ON Map 22+

== 2" PUC
== 6" AC. 370' 6" AC

RECEIVED
RT 7-2-90
WFB WATER
RECORD.



Lot 12-1-80
S. 306



14 FIDALE
SOUTH 4' 1/2"
ST MET OR PIT

MOTOR
PIT

10' 11"
10' 11"

SOUTH CAMP RD

File Close-out Summary

File #: SPR-1996-140

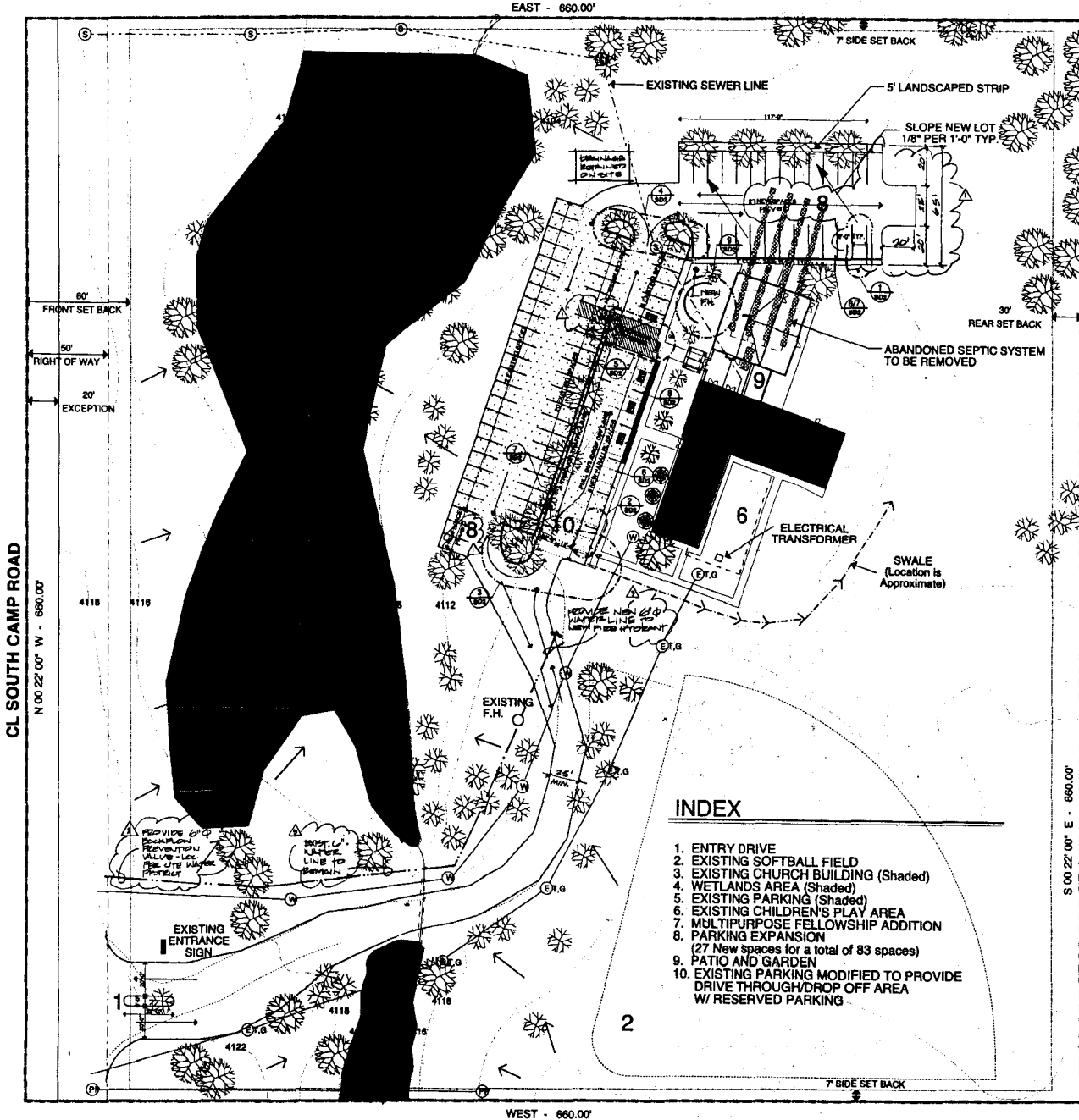
Name: Liberty Baptist Church - 448 South Camp Rd

Staff: Bill Nebeker

Action: Planning Clearance 7-10-96

Comments: No C of O requested to date; no off-site improvements

File Turned In: 9-4-97



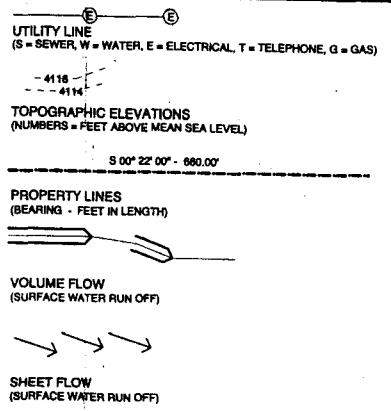
INDEX

1. ENTRY DRIVE
2. EXISTING SOFTBALL FIELD
3. EXISTING CHURCH BUILDING (Shaded)
4. WETLANDS AREA (Shaded)
5. EXISTING PARKING (Shaded)
6. EXISTING CHILDREN'S PLAY AREA
7. MULTIPURPOSE FELLOWSHIP ADDITION
8. PARKING EXPANSION
(27 New spaces for a total of 83 spaces)
9. PATIO AND GARDEN
10. EXISTING PARKING MODIFIED TO PROVIDE DRIVE THROUGH/DROP OFF AREA W/ RESERVED PARKING

GENERAL 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. CONTRACTOR SHALL FIELD VERIFY SITE CONDITIONS AND UTILITIES LOCATION PRIOR TO BIDDING OR CONSTRUCTION.

LEGEND



PARKING REQUIREMENTS

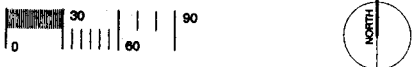
1. EXISTING PARKING = 82 Spaces
2. EXISTING PARKING SPACES REMOVED = 13 Spaces
3. CHURCH DESIGN CAPACITY = 250 Persons
4. REQUIRED PARKING: 1 Space per 3 Persons = 84 Spaces
5. PARKING EXPANSION = 34 New spaces
6. TOTAL PARKING PROVIDED = 84 Spaces
7. EXISTING PARKING MODIFIED TO PROVIDE PEDESTRIAN SAFE ZONE VIA DRIVE THROUGH/ DROP OFF AREA W/ RESERVED PARKING. [GJZ&DC 4-1-1, J & K]

LANDSCAPE REQUIREMENTS

1. STREET FRONTAGE: Not applicable. (Existing +/- 3.5 acres wetland)
2. PARKING PERMETER: 5' Landscaped strip w/ 1 Tree/40 L.F. [GJZ&DC 5-5-1-F.2a]
3. PARKING INTERIOR:
 - a. Net parking area = 25,100 s.f.
 - b. 5% of net area = 1,255 s.f.
 - c. Landscaped area provided = 1,280 s.f.
 - d. 1 Tree/100 of L.S. = 12 [GJZ&DC 5-5-1-F.2c(1,2)]
 - e. Living mats in L.S. areas = 75%; rock, bark, etc. = 25% [GJZ&DC 5-5-1-F.2d]
 - f. Pressurized irrigation [GJZ&DC 5-5-1-F.2f]

SITE PLAN

SCALE: 1" = 30'-0"



ARCHITECT'S SEAL

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REVISIONS

- 1. G.J. TRAINING
- 2. G.J. TRAINING
- 3. G.J. TRAINING

Liberty Baptist Church - Multipurpose Fellowship Hall

Addition

SITE PLAN

SD-1

SHEET 2 OF 2