City C	County
--------	--------

APPLICATION FOR THE PLANNING CLEARANCE FOR A BUILDING PERMIT

š	SUBMITTALS REQUIRED: (2) Plot Plans showing Parking, Landscaping, Setbacks to all property lines, and all streets which abut the parcel:		
	BLDG ADDRESS: 1326 H. FIRST	SQ FT OF BLDG: 5000.	
	SUBDIVISION:	SQ FT OF LOT: 76,000	
	FILING # BLK # LOT #	NUMBER OF FAMILY UNITS:	
	TAX SCHEDULE NUMBER:	NUMBER OF BUILDINGS ON PARCEL	
	2945-113-06-951	BEFORE THIS PLANNED CONSTRUCTION	
	PROPERTY OWNER: FIRST CHRISTIAN CHURCH	ONE	
	ADDRESS: 1326 N FIRST ST.	USE OF ALL EXISTING BUILDINGS:	
	PHONE: 242-7204	CHURCH A 2.1	
	DESCRIPTION OF WORK AND INTENDED USE:		
	ADDITION TO EXISTING BUDG.	<u> </u>	
	************	********	
	FOR OFFICE USE ONLY		
	ZONE: RSF 5	FLOOD PLAIN: YES (NO)	
	SETBACKS: F As soon a seproved Dlan	GEOLOGIC HAZARD: YES (NO)	
	RIGHT OF WAY:	CENSUS TRACT NUMBER: 25	
	MAXIMUM HEIGHT: Λ	SPECIAL CONDITIONS: C.I. C.10	
	PARKING SPACES REQUIRED:	#33-83 / MEMOFANDUM	
_	LANDSCAPING/SCREENING:	LEASE MAY DE REQUIRED	
	/ / / / / / / / / / / / / / / / / / / 	BEFORE ISSUETE GO.	

	ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED IN WRITING BY THIS DEPARTMENT.		
	THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (CO) IS ISSUED BY THE BUILDING DEPARTMENT (Section 307, Uniform Building Code). ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.		
	I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.		
		STENDE FINE	
	DATE APPROVED: 7-19-84	SIGNATURE	
	APPROVED BY:		
	12000		

Beckner & ErkenBrack

Professional Corporation Attorneys at Law 1401 North 1st Street Grand Junction. Colorado 81501

Larry B. Beckner Stephen K. ErkenBrack Phone 245-4300 Area Code 303

July 5, 1983

JUL 18 1983

CITY - COUNTY PLANNING DEPARTMENT

Sechne

Dr. Tracy Miller
First Christian Church
First & Kennedy
Grand Junction, Colorado 81501

Dear Dr. Miller:

Dearen Dillard has approached me as the property owner of the office building located across the street from your Church. He has requested that we give consideration to permitting your parishioners to use our parking lot for over-flow parking on Sunday mornings. The purpose of this letter is to advise you that such use would be acceptable to us provided that the use is restricted to Sundays only. Our lot is in continuous use all other days of the week and we do not have extra available space. There are 21 available parking spaces for your use on Sunday mornings.

Very truly yours

Larry B. Beckner

LBB:bj

cc: Dearen Dillard

Dillard's Carpet Craft

7/2/84 Is this agreement still in effect? If so then parking is ok

7/5/84 As per G. Ashbyr will need a memirandum. lease & have It recorded.

Beckner & ErkenBrack

Professional Corporation Attorneys at Law 1401 North 1st Street Grand Junction, Colorado 81501

Larry B. Beckner Stephen K. ErkenBrack

Phone 245-4300 Area Code 303

July 17, 1984

Dr. Fredrick C. Danforth
First Christian Church
First & Kennedy
Grand Junction, Colorado 81401

Dear Dr. Danforth:

Dearen Dillard has approached me as the property owner of the office building located across the street from your Church. He has requested that we give consideration to permitting your parishioners to use our parking lot for over-flow parking on Sunday mornings. The purpose of this letter is to advise you that such use would be acceptable to us provided that the use is restricted to Sundays only. Our lot is in continuous use all other days of the week and we do not have extra available space. There are 21 available parking spaces for your use on Sunday mornings.

Very truly yours,

Larry Bechner

Larry B. Beckner

LBB:bj

