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Subdivision Conditional Use - 1st Church Date 6 Oct 77 Item # 74-44		
Petitioner Ist Christia	en Church	
Preliminary	Final	
Review Agencies Comments	Review Agencies Comments	
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City Utilities - NO COMMENT		
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	QUIRED FROM DEVELOPER	

October 5, 1977

Conditional Use Application for First Christian Church 1326 N. 1st Street

The First Christian Church proposes to add a parlor to the existing building. The parlor will contain approximately 880 sq.ft. and will be connected to the west side of the existing building.

The proposed parlor will extend 21'-0" into the First Street setback of 75'-0". The existing building now sets 18'-6" into the 1st Street setback, therefore, the additional projection into the setback will be 2'-6".

The existing parking will accommodate 102 vehicles, the present requirements are for 117 vehicles with an additional 9 required for the new addition. 43 of the existing spaces project into the city right-of-way.

The conditional use applicants ask for approval for the proposed parlor with the projection into the setback from 1st Street and no additional parking requirements.

JDT/is

November 1, 1977

Mr. James D. Teply Chambliss/Dillion & Associates 930 Main Street P. O. Box 2104 Grand Junction, CO 81501

Re: FILE #74-77 - CONDITIONAL USE APPLICATION - FIRST CHRISTIAN CHURCH

Dear Jim:

The Grand Junction Planning Commission, at the regularly scheduled meeting of October 26, 1977, approved the conditional use application for the First Christian Church. Approval was subject to the following stipulations:

- 1) Dedication of required right-of-way for First Street.
- 2) Bumper blocks to be installed for all parking spaces projecting into the public right-of-way.
- 3) Remove two parking spaces at Northeast corner of site to provide adequate site distance.

This item will be heard at the City Council meeting of November 16, 1977. If you have any questions or comments concerning this approval, please contact our office prior to this meeting.

Yours truly,

Karl G. Metzner Planner I

KGM:dlw

