

Subdivision Conditional Use - 1st Christian Church

Date 6 Oct 77

Item # 74-77

Petitioner 1st Christian Church

Preliminary Review Agencies Comments

Final Review Agencies Comments

FIRE DEPT - OKAY

CITY UTILITIES - NO COMMENT

Traffic - remove 2 corner parking spaces for adequate site distanc



Action Taken

P.C. Approved 26 Oct 77

C.C. Approved 16 Nov 77

Comments

Review comments + bumper blocks on all stalls projecting into the public right of way.

Action Taken

P.C. _____

C.C. _____

Comments



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

CHAMBLISS • DILLON & ASSOCIATES / ARCHITECTS & PLANNERS

October 5, 1977

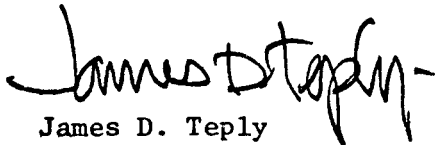
Conditional Use Application
for First Christian Church
1326 N. 1st Street

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.



James D. Teply
Chambliss/Dillon & Associates

JDT/is

November 1, 1977

Mr. James D. Teply
Chambliss/Dillon & 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:d1w

KENNEDY AVENUE

EXISTING PARKING FOR 102 CARS

first st. setback line
75' to C of 1st st.

existing roofline

new addition variance line

NEW ADDITION

existing building

ASSEMBLY HALL
9224 SQ. FT. SEATING 240 PEOPLE MAX.

EXISTING CONCRETE FOUNDATION AND SLAB

WEST SHERWOOD DRIVE

NORTH FIRST STREET



NORTH
scale 1"=20'-0"

FIRST CHRISTIAN CHURCH

CHAMBLISS/DILLON & ASSOCIATES

GRAND JUNCTION, COLORADO