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File	File_1981-0056 Project Name: First Assembly of God Church - Final - Rezone R3 to PZ										
Dat	Date 1/24/02										
D (
1 [P S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some										
e	_	instances, not all entries designated to be scanned by the department are present in the file. There are also documents									
s	n	specific to certain files, not found on the standard list. For th	ıs r	ea	son, a checklist has been provided.						
1 1	n	Remaining items, (not selected for scanning), will be mark	ed	pr	esent on the checklist. This index can serve as a quick						
		guide for the contents of each file.		•	,						
t '	Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in										
	full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.										
X											
X	Application form										
		Receipts for fees paid for anything									
	\top	*Submittal checklist									
\Box	\top	*General project report									
	†	Reduced copy of final plans or drawings									
X	\dagger	Reduction of assessor's map									
X	\dagger	Evidence of title, deeds									
X	X	*Mailing list to adjacent property owners									
1	+	Public notice cards									
\vdash	+	Record of certified mail									
	+	Legal description									
\vdash	+	Appraisal of raw land			4						
X	+	Reduction of any maps – final copy									
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-	\dashv	Other bound or nonbound reports									
\vdash	+	Traffic studies									
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\vdash	+	*Petitioner's response to comments									
	4	*Staff Reports									
	1	*Planning Commission staff report and exhibits									
\vdash	4	*City Council staff report and exhibits									
\perp	4	*Summary sheet of final conditions									
\sqcup		*Letters and correspondence dated after the date of final app									
		DOCUMENTS SPECIFIC TO TI	113	<u>S</u>]	DEVELOPMENT FILE:						
X	Υ	Action Sheet	Τx	<u> </u>	Certified letter from Lance Williams to Clarence Cope and Homer						
		Action Sheet	^	'	Brown – list of needed improvements – 6/18/82						
X	X	Review Sheet Summary	X	Χ							
X	Ţ	Review Sheets	X	X	1						
V	X	Zoning Violation Report	v	X	between what they have done and the final plan – 4/9/82 Parking lot plan						
h	$\frac{\Lambda}{X}$				Letter from Clarence Cope to Planning Dept. re: sidewalk changes-						
1-	^-	improvements with conditions – 5/2/83			5/26/81						
X	X	Certified letter from Lance Williams to Clarence Cope re: complying with conditions of approval of project-10/21/82	X	λ	Letter from Homer Brown to City of Grand Junction re: sidewalk issue – 5/25/81						
X	1	Letter from Home Brown to Lance Williams re: promise to advise of new estimated completion date –8/4/82	X	X							
X	1	Letter from Home Brown to Lance Williams re: completion of project was to be 8/1/82 - 7/2/82	X		Public Notice Posting						
X		Letter from Bourtai Hargrove to Clarence Cope re: work schedule to be set-up with Planning Dept. – 6/9/82	X		Development Application						
X		Memo from Lance Williams to Bob Goldin re: Enforcement status of requirements of site plan – 4/15/82	X		Letter from W. Bruce Phillips to Clarence Cope re: affidavit regarding deed - 7/18/80						

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LaVerne Watson 360 Ouray Avenue Grand Junction, Colorado 81501 #56-81

LaVerne Watson 354-356 Ouray Avenue Grand Junction, Colorado 81501 Grand Junction, Colorado 81501 #56-81

Kenneth K. Cowan 338 Ouray Avenue # 56-81

1st Assembly of God 402 Grand Avenue Grand Junction, CO 81501 # 56-81

RXXXX

Pastor Clarence O. Cope 2211 Driftwood Lane Grand Junction, CO 81503 # 56.81

Grand Junction, Colorado 81501

Sakkeex & x Renamick

Sallee G Renswick 329 Ouray Avenue #56-81 Grand Junction, CO 81501

Lawrence M Flower 330 Ouray Avenue # 50.81 Grand Junction, CO 81501

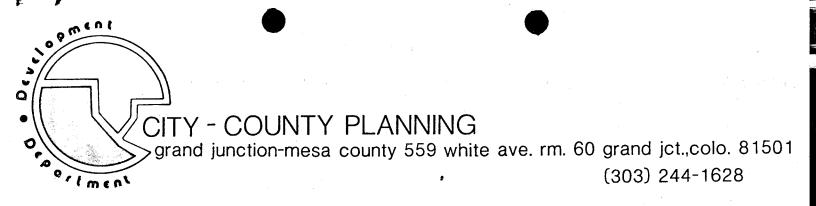
REVIEW SHEET SUMMARY

DUE DATE <u>5-18-81</u>

FILE NO. #56-81

ACTIVITY Re	ezone R3 to P	
PHASE Fi	na1	
LOCATION SW	V Corner of 4th and Our	ay
PETITIONER	First Assembly of Goo	d, Inc.
PETITIONER	ADDRESS 402 Grand Av	venue
ENGINEER		
DATE REC.	AGENCY	COMMENTS
5/12/81	Fire Dept.	We have no objection to this rezone as long as it is going just for parking.
5/15/81	City Police Dept.	Where is outdoor lighting to be located? Parking spaces close to sidewalks create possible pedestrian safety problems.
5/18/81	Transportation Engineer	I certainly agree with the need to provide more parking in this area, and I have no problem with the concept, however, I feel that the continuity of the existing sidewalk system in this area should be maintained. For pedestrian safety and convenience, the sidewalk should remain in the present location and the parking spaces be contained entirely within the propert lines. Also, a physical barrier should separat the parking stalls from the sidewalk to prevent vehicles from encroaching onto the walkway. The proposed fencing might serve this purpose.
5/19/81	Staff Comments:	Landscaping & buffering needs to be shown. Dimensions of stalls. Minimize cross alley traffic. Dust free surface, paved & striped. Curb guards to avoid racing. Lighting needs to be shown.
5/18/81	City Engineer	I strongly recommend that detached sidewalks be retained. The entire neighborhood has detached sidewalks which are desirable for pedestrian safety. The detachment should equal at least 5 Ft. Any curbcuts not needed for the proposed plan should be closed by the petitioner with new curb and gutter. New curbcuts proposed should be constructed according to City Standard ST-1. Any work to modify curbs, gutters or sidewalks will require a permit issued to a licensed concrete contractor by the City Engineer's office.
5/19/81	City Parks/Rec.	No comment.
5/26/81	CITY COUNCIL OF KAMICAR/LITLE PA CITY COUNCIL OF PETITIONER FURNI STAFF, BEFORE SU	PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE #56-81, REZONE R3 TO P. ASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE #56-81, PARKING PLAN, CONTINGENT UPON THE ISHING A PLAN SATISFACTORY TO THE CITY PLANNING JBMITTAL TO THE CITY COUNCIL, SUCH PLAN TO
	INCLUDE PROPER E	BUFFERING, FENCING, LANDSCAPING, LIGHTING, AND LK TO BE LEFT INTACT.

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CERTIFIED RETURN RECEIPT P321722441

April 9, 1982

Mr. Clarence O. Cope, Pastor First Assembly of God 402 Grand Avenue Grand Junction, CO 81501

RE: Parking lot at southwest corner of Fourth and Ouray Streets, File #56-81.

Dear Mr. Cope:

I appreciate the opportunity of meeting with you several days ago. Upon my return to the office, I coveyed your intentions to City Planners Bob Goldin and Alex Candelaria. They stated to me that you are evidently not intending to comply with the approved site plan, based on the discrepancies between what you have done or plan to do and the final plan.

Allow me to reiterate the requirements made at the time of approval of the project by the Planning Commission and the planning staff:

- 1) Grass, trees and sprinkler system are to be installed in the city right of way parking strips. You must put in the sprinkler system and plant or sod the grass. The city will not provide trees without grass present.
- 2) The orientation of the parking spaces must be as per the plan, with a bumper block provided in each space, again according to the plan.
- 3) A fence must be provided on the north and east sides of the lot.
 A split-rail fence would be adequate. We are willing to allow you to use a six (6) inch high continuous curbing in lieu of a fence, but you must first indicate to us that you intend to go this route instead.
- 4) Your pole lights are not positioned according to the plan, and there are only two in place as opposed to four as required. You will have to remedy this situation by moving the two poles.

I am enclosing a copy of the approved site plan and a copy of your letter of July 1981 expressing your acceptance of the plan. Non-compliance on the part of the responsible parties will result in their having to re-appear before the City Planning Commission.

Letter to Clarence O. Cope April 9, 1982 Page 2

Please have all work completed according to the plan by May 31, 1982. If you have any questions, please feel free to call me at 244-1628.

Sincerely,

Lance & Wellams

Lance R. Williams
Development Enforcement Officer

LW/vw

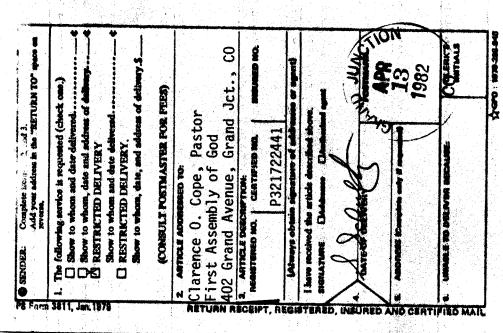
Enclosures (2)

xc: Mr. Homer Brown

Valley Federal Savings

APPROVED CIC 7/15/81

6/2 asked Bourtai to write a letter
6/4 Dave Schafer came in - said parking lot was Valley Rederal's
responsibility
6/4 Homer Brown - wants to get together in a mtg; will call



TOM HOMES



Jave Schafer Construction,

7 January 4 4 Committee
3273 E. ROAD
15TON, CO 81520

PHONE 434-7266

Pirst Assembly of God 56-81 402 Grand Avenue Grand Junction, Colorado 81501 303-243-0731● Clarence O. Cope Pastor April 30, 1981 Grand Junction City Council Fifth and Rood Avenue Grand Junction, Colorado 81501 Ladies and Gentlemen of the Council: I am writing to request your consideration of the re-zoning of Lots #9-16 (39) corner of Fourth and Ouray Avenue, from R-3 to P. This is a total of .57 acres. The First Assembly of God Church, owner, desires to develop this property for much needed parking. We will also be sharing this parking area with Valley Federal during week days Monday-Friday. We urgently need this off-street parking, not only for our church parking needs, but for more off-street parking in the downtown area. We are also requesting the privilege of moving the sidewalks closer to the curb inasmuch as parking is allowed along the curb of both Fourth Street and Ouray Avenue. This is necessary to justify the expense of developing this area into off-street parking. New sidewalks (6 ft. wide) will be installed to replace the old... which is in great need of repair. The parking will be developed with paving, fence, and lighting. We feel this will be a welcomed improvement to the downtown area as well as meeting a real need for off-street parking. Thank you for your favorable consideration in this matter. Sincerely, Clarence O. Cobe Pastor COC/eps



SAVINGS AND LOAN ASSOCIATION

Valley Federal Plaza • Fifth & Rood • P.O. Box 400 • Grand Junction, Colorado 81502

(303) 242-1900

Edward R. Frost PRESIDENT

May 25, 1981

DIRECTORS
L. A. Schmidt, Chairman
M. A. Cornelison
L. K. Smith
W. A. Stephens
W. C. Mason
J. P. Fossenier
E. R. Frost

City of Grand Junction Planning Commission and Development Department Grand Junction, Colorado 81501

Gentlemen:

My letter is directed toward the request for a zoning change, and permit to relocate sidewalks at the corner of 4th and Ouray streets, as requested by the First Assembly of God Church, Inc. Since we will be jointly developing the subject property, we are greatly concerned that our requests will be granted.

We fully recognize the fact that detached sidewalks presently dominate the neighborhood in question. However, we wish to establish a point that this neighborhood is also becoming an area subject to more and more land use changes. As our city grows, the downtown core area also has to grow and inevitably, the adjacent areas are destined to become more commercial in nature.

The primary obstacle we are encountering appears to be our request to relocate the sidewalks out adjacent to the existing street curb, thereby enhancing the economic feasibility of converting the subject parcels into affordable parking. We respect the fact that city officials are concerned over pedestrian safety. However, we, in an effort to provide additional parking for downtown area customers and businessmen, feel our request is very sound and should therefore be granted.

Ouray Street is a slow traffic street with a stop sign at both 3rd and 4th streets. Fourth Street is one way, which in comparison cannot carry anywhere near the volume of traffic as does 7th Street, which from Grand Avenue into the downtown area presently has curbside sidewalks installed. Additionally, 7th Street is compounded by two-way traffic.

Some other areas already having sidewalks adjacent to curbs include, First Street from Ute to North Avenue and North Avenue

BRANCH OFFICE: 1429 Grand Ave., P.O. Box 947, Glenwood Springs, Colorado 81601 BRANCH OFFICE: 2830 North Ave., P.O. Box 400, Grand Junction, Colorado 81502 BRANCH OFFICE: 620 E. Main St., P.O. Box 2029, Montrose, Colorado 81401 BRANCH OFFICE: 1st and Grand, P.O. Box AC, Paonia, Colorado 81428



itself which is truly a high volume traffic area. Please note the new convenience store located at 5th Street and North Avenue, which appears to have newly installed sidewalks adjacent to the curb.

The initial point that I wish to make is that with the growth we are seeing, and will continue to experience in the downtown area, it is important that we be open minded about maximizing land uses, in order to make development projects economically feasible for investors. Note the controversy over Horizon Drive development, primarily because of the expenses involved in developing downtown property.

Our project is small in magnitude, but one of the first of many to come, which requires the understanding and cooperation of city officials if Grand Junction is to survive the changes it is faced with in the downtown area. Changes from residential to commercial, or parking zoning, must start somewhere, and we are proposing this change start in a very practical area which is presently adjacent to downtown zoning uses.

Homer N. Brown AVP and Building Manager

HNB.nf

RECEIVED MESA COUNTY DEVELOPMENT DEPARTMENT MAY 26 1981

First Assembly of God 402 Grand Avenue Grand Junction, Colorado 81501 303-243-0731 Clarence O. Cope Pastor RECEIVED MESA COUNTY DEVELOPMENT DEPARTMENT MAY 26 1981 May 26, 1981 The City of Grand Junction Planning Commission and Development Department Grand Junction, Colorado 81501 Gentlemen: This letter comes after much thought concerning our request to re-zone and develop the property recently purchased by First Assembly of God at the S.W. corner of Fourth and Ouray. It was expected that there would be some questions about our request to change the sidewalks in the predominately residential area. But, we feel strongly, that those concerned about this change must look carefully at this proposal. We share your concern for safety for pedestrians in all of Grand Junction, but exceptions have and must be made as the down-town area gradually becomes commercial. I have personally driven, east, west, north and south across the city and found the sidewalks adjacent to the street curbs on streets such as North Avenue, Twelfth and Seventh Streets . These are the streets and avenues with the heaviest traffic. This area is gradually, but surely, giving way to commercial zoning. This will of necessity require changes. These changes must take place sooner or later. Therefore, we sincerely request your consideration in this necessary change, and permit us to maximize the land use in the down-town area. Respectfully Clarence O. Cope, Pastor COC:eps



MEMO

TO:

File #56-81

FROM:

Lance Williams LRW

DATE:

June 18, 1982

RE:

Meeting on June 17, 1982, Planning Department

A meeting was held to resolve several issues concerning the parking lot at the southwest corner of 4th and Ouray Streets, which is owned by First Assembly of God and is being developed by Valley Federal Savings. Attending the meeting were Clarence Cope (1st Assembly), Homer Brown (Valley Federal), Gary Baur (Green and Green Construction), Lance Williams and Bob Goldin.

(303) 244-1628

Several issues were discussed: the placement of two lamp posts instead of four, the need for, and kind of, barrier on the north side of the parking lot to prevent cars from driving on the sidewalk, and landscaping/watering of the right-of-way strips along Ouray and Fourth Streets.

Lance questioned why 2 lamp posts were installed instead of the 4 shown on the approved site plan. Gary Bauer replied that a plan he had drawn, showing only 2 lights, was the one accepted by this department at the time of building permit application. However, Mr. Cope had agreed to the plan showing four lights in his letter to this department of July, 1981. This issue was resolved by Bob agreeing to allow the 2 lights as presently placed, owing to the confusion over which of the two plans was the approved plan. The location and number of parking spaces will not be changed from our plan.

It was agreed that curb blocks will be placed along the east edge of the parking lot and far enough back to prevent cars overhanging the sidewalk. Several alternatives for a barrier along the north side of the lot were discussed. The Planning Department's preference would be a continuous 6" curbing, but Mr. Brown and Mr. Baur stated that since the lot drains to the north across the sidewalk, a continuous curb would impede drainage. A 42" high chainlink fence was proposed by Mr. Brown and accepted by this department.

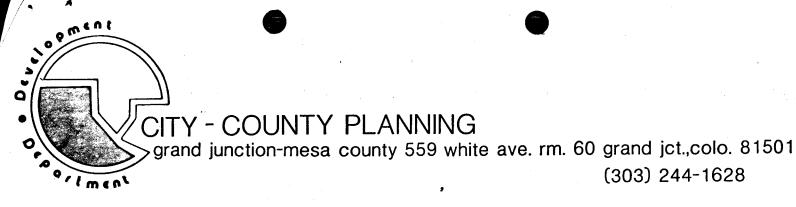
The right-of-way strips will have grass and trees as per the approved plan. Valley Federal will contact City Parks and Recreation to have them provide trees. Mr. Brown proposed installing spigots rather than an underground sprinkling system due to expected maintenance problems. It was agreed that Valley Federal will install a total of four spigots connected to one water meter. Valley Federal will be responsible for upkeep of the parking lot and landscaping.

Memo to File #56-81 June 18, 1982 Page 2

A few other ancillary matters were discussed, such as the City requiring Valley Federal to bear the entire cost of providing a concrete driveway apron for the alley entrance, which is the second point of access into the parking lot.

Finally, it was decided that the Planning Department will send a letter to Mr. Brown reiterating the improvements to yet be done, with Valley Federal responding by providing a completion schedule.

LW/mm



CERTIFIED RETURN RECEIPT P201460950

June 18, 1982

Mr. Homer Brown
Valley Federal Savings and Loan
P.O. Box 400
Grand Junction, CO 81502

Dear Homer:

As we agreed in our meeting of June 17, I am sending you this letter to define in writing the improvements yet to be done at the First Assembly of God parking lot at the southwest corner of Fourth and Ouray Streets.

Following is a list of the needed improvements:

- 1. Erect a 42" high heavy-duty chain-link fence along the entire north side of the parking lot, except at the driveway.
- 2. Install a minimum of four spigots in the right of way areas for purposes of watering the lawn, which is to be seeded or sodded.
- 3. Have the City Parks and Recreation Department provide and plant trees in the right of way.
- 4. Pave and stripe the parking lot as per the approved plan.
- 5. Provide curb blocks along the east of the lot, as agreed, and also along the west end, to protect the existing wood fence.

We believe that 60 days is more than adequate to complete these tasks. However, as we agreed, we would like you to furnish us with a completion schedule. Please try to schedule the work as tightly as possible.

We appreciated the opportunity to meet with you, Pastor Cope and Gary Baur to resolve these issues. I am sure things will go smoothly from here on out.

Letter to Mr. Homer Brown June 18, 1982 Page 2

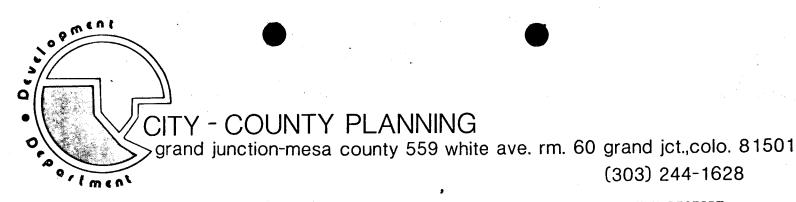
If you have any questions, please feel free to contact me at 244-1628. Sincerely,

Lance R. Williams Development Enforcement Officer

LW/vw

xc: Clarence Cope

Complete items 1, 2, 3, and 4. Add your address in the "RETURN TO" space on reverse.	Nested (check one). delivered	harged in addition to TOTAL \$	81502	AATICLE NUMBER P201460950	ribed above	To the second se
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October 21, 1982

CERTIFIED RETURN RECEIPT NO. P201478685

(303) 244-1628

Rev. Clarence O. Cope First Assembly of God 402 Grand Avenue Grand Junction, CO 81501

RE: Parking Lot at Fourth and Ouray Streets (File 56-81)

Dear Rev. Cope:

Mr. Homer Brown recently informed me that he was under the impression that you had accepted a bid for the installation of a sprinkler system and landscaping (sod or hydroseeding) in the parking strips bordering the subject property.

We would urge you to have this work completed as soon as possible. We certainly expect to see it done before the onset of winter weather.

Your continued cooperation in complying with the conditions of approval of this project will be greatly appreciated.

Sincerely,

ance O

Lance R. Williams

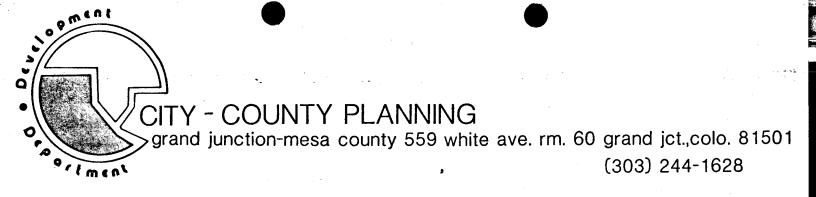
Development Enforcement Officer

lleams

LRW/mm

xc: Mr. Homer Brown

Bourtai Hargrove, Asst. City Attorney



May 2, 1983

Reverend Clarence O. Cope First Assembly of God 402 Grand Avenue Grand Junction, CO 81501

RE: Landscaping of Parking Lot at 4th and Ouray Streets

(File #56-81)

Dear Reverend Cope:

Today I inspected the completed sprinklering and seeding, and the work appears to be well done. The City hereby accepts all improvements related to the parking lot under two conditions: 1) that you will arrange with the City Parks Department to have street trees planted (at no expense to you), and 2) that the church and/or Valley Federal will maintain the landscaping and parking lot indefinitely.

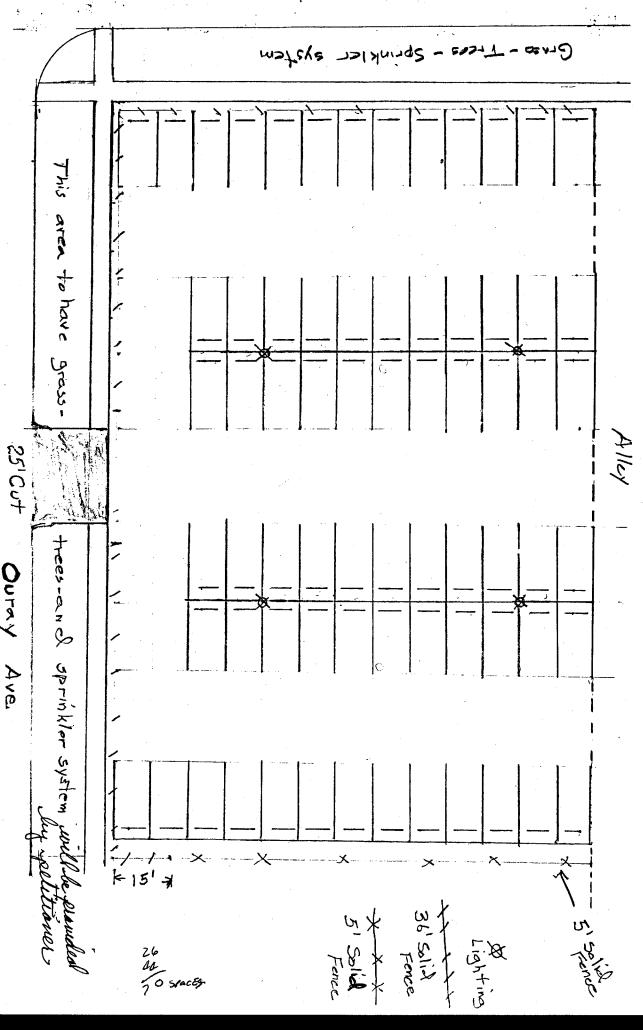
We trust that should First Assembly of God again undertake a development project in the City or County, that it will efficiently comply with all conditions of approval.

Sincerely,

Lance R. Williams Development Enforcement Officer

LRW/sw

xc: Homer Brown



SITE CHECK - paving & striping done; starting to put in fluce posts

10/15 Homer - said he beleives Church has accepted a bid to have a complete sprinkler system installed + grass (either seeded or bodded) Pastor Cope — work is already underway on sprinkler system and seeding

9/21 left message for Homer to call me

1/14/83 trenches still open on Ouray side; advised Pastor Cope to have work finished or trenches closed (or other measure(s) to reduce hazard

1/18 trenches more or less filled.

4/27/83 Met Martin Ayala, landscaper; sprinkler system io in, about ready to seed

5/2/83 inspected completed work