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July 28, 1991

TO: City Planning Commission

FROM: Bookcliff Church of Christ

539 28 1/2 Road

Grand Junction, CO., 81501

To Whom It May Concern:

3

This narrative concerns the addition of classrooms to the now existing building. Construction is planned for September and October, 1991.

The building is located at 28 1/2 Road and Mesa Avenue. The area consists of family residences. The construction is to be used for class-rooms and, of course, the public is welcome to attend. There are no special considerations to be involved.

Construction is to be compatible with the present structure.

Art Butts, General Contractor

242-2977

Wayne Osborn 498 McMullen Drive Grand Junction, CO 81504

James Wilcox III 393 Highridge Drive Grand Junction, CO 81501

Donald Turley 535 Willow Rd. Grand Junction CO 81501

Mark Angelo 1426 N. 15 th St. Grand Junction, 81501

Julian Melgares Box 583 Grand Junction, CO 81502 Donald Turley 535 Willow Rd. Grand Junction, CO 81501

Donald Amour 7000 Paradise Rd. #1146 Las Vegas, NV 89119 W. G. DeVincentis 2604 Eastridge Drive N.E. Albuquerque, NM 87109

Maria Romero 2852 Texas Avenue Grand Junction, CO 81501 Ello Beach 2853 Mesa Avenue Grand Junction, CO 81501

Edward Dowdy 2851 1/2 Mesa Avenue Grand Junction, CO 81501

Clara Bonella 543 Wasateh St. Grand Junction, CO 81505

Gladys Doyle 2851 Mesa Avenue Grand Junction, CO 81501 Adele Couvion 543 1/2 Wasatch St. Grand Junction, CO 81505

Lillian Hawkins 536 1/2 28 1/2 Rd. Grand Junction, CO 81501 Esther Hoover 545 Wasatch St. Grand Junction, CO 81505

Rollie Stoner 554 Eastwood Avenue Grand Junction, CO 81501 W. B. Baughman 544 28 1/2 Rd. Grand Junction, CO 81501

Ruth Kish 530 1/2 28 1/2 Rd. Grand Junction, CO 81501 Marie Carpenter 542 1/2 28 1/2 Rd. Grand Junction, CO 81501

rva Walker 497 Bing Lane Grand Institute Donna Campbell 545 1/2 Willow Rd. Grand Junction, CO 81501 Donald Turley 535 Willow Rd. Grand Junction, CO 81501 Grand Junction, CO 81504 Alta Noland Teresa Serrano Donald Tarley 2840 1/2 Mesa Avenue 7887 N. La Choka Blvd. #1080 535 Willow Rd. Grand Junction, CO 81504 Grand Junction, CO 81501 Tucson, AZ 85741 Betty Randel Tommy Anderson Nancy Anderson 539 Glen 3170 D 1/2 Rd. 542 Glen Rd. Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81504 James Wright Doris Davis Afton Branscom 539 1/2 Glen Rd. 3047 F 3/4 Rd. Grand Junction, CO 81504 2842 Texas Avenue Grand Junction, CO 81501 Grand Junction, CO 81501 Donald Turley 535 Willow Rd. Virginia Sommers James Erven 2844 1/2 Texas Avenue 2846 Mesa Avenue Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 Vincent Luze Dorothy Ingram Thomas Franklin 2846 1/2 Mesa Avenue 3412 D Rd. 2843 Mesa Avenue Grand Junction, CO 81501 Palisade, CO 81526 Grand Junction, CO 81501 Helen Shults 2841 1/2 Mesa Avenue Helen Shults Gustav Schultz Dorothy Wood 541 1/2 28 1/2 Rd. 535 1/2 28 1/2 Rd. Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 2841 Mesa Avenue George Schnell Fred Pacheco 2848 Mesa Avenue 14650 State Hwy 15 Grand Junction, 81501 Lajara, CO 81140 Grand Junction, CO 81504 Dorothy Wilder 538 1/2 W_illow Rd. Clarence Dittrick Ruth Stewart

Grand Junction, CO 81501

2844 Texas Avenue

Grand Junction, CO 81501

542 Willow Rd.

Grand Junction, CO 81501

PUBLIC NOTICE POSTING

The posting of the public notice is to make the public aware of development proposals. The requirement and procedure for public notice sign posting is required by the Grand Junction Zoning and Development Code.

In order to expedite the posting of public notices, the following procedure has been prepared to assist petitioners in posting the required signs on their properties.

All petitioners/representatives will receive one phone call advising them of the date the sign is to be picked up. If the sign has not been picked up by the required date, the project will not be scheduled for the public hearing. A deposit of \$50.00 is required for each sign.

Signs must be posted in a location, position and direction so that:

- 1) It is in an accessible and readable place.
- 2) It may be easily seen by passing motorists and pedestrians.

Also, the sign shall remain posted until such time as the proposal has been through a public hearing by the Grand Junction Planning Commission or the City Council (whichever is applicable).

Department staff will field check the property to ensure proper posting of the public notice sign. If the sign is not in an appropriate place, the item will not be heard.

After being heard by the Grand Junction Planning Commission or the City Council, all signs, must be returned to the Community Development Department within a week. The Petitioner's deposit will be returned at that time. If the sign is not returned, the deposit will be used to replace the sign.

I have read the above information and agree to its terms and conditions.

	SIGNATURE		7/31/91 DATE
FILE NO: <u>55</u> -	91 DEPOSIT R	ECEIPT NO:	*
PETITIONER/REPRESEN	BOOKCLIFF CH ITATIVE: OF CHEIST	PHONE:	242-2977 Art Butte
	BEFORE: <u>AVG 1, 1991</u>	_	- / / /
LOCATION TO BE POST	ED: CORNER MESA	AUE \$ 28%	2
SIGN MUST BE RETURN TUESDAY FOLLOWING T	ED NO LATER THAN THE THE PLANNING COMMISSION H	REARING: N.A. AU	TURN SIGN BY 6. 28,1991
	MINDER CALL TO RETURN SIGN		
DATE SIGN RETURNED	8/22/91 RE	ECEIVED BY MIND	u Kallede

CERTIFICATE OF OCCUPANCY

BUILDING DEPARTMENT CITY OF GRAND JUNCTION (OR MESA COUNTY)

PERMIT # 39609	DATE	10-16-91					
PERMISSION IS HEREBY GRANTED TO Art Butts		TO OCCUPY THE					
BUILDING SITUATED AT 539 28 1/2 Road							
LOT BLOCK FILING SUBDIVISION							
TAX SCHEDULE NUMBER 2943-073-02-951							
FOR THE FOLLOWING PURPOSE: ZEIZEMEN addition to church for classroom							
THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE							
INSPECTOR							
City Planning fac	MAN	Whole -					
		1					



Bookcliff Church of Christ 539 28 1/2 Rd. Grand Junction, Co. 81501

Grand Junction Community Development Department Planning • Zoning • Code Enforcement 250 North Fifth Street Grand Junction, Colorado 81501-2668 (303) 244-1430 FAX (303) 244-1599

Attn Mr. Arthur Butts, General Contractor

Dear Mr. Butts:

Please consider this letter approval of your request for expansion of a nonconforming use to add 3 classrooms to the existing Bookcliff Church of Christ at 539 28 1/2 Road. This request (file # 55-91) was processed in accordance with section 4-9-2 of the zoning and development code. Notice was sent to all property owners within 200 ft. of the subject property and no objections were received. A planning clearance for building permit may be issued for the expansion as per the proposal on file.

Sincerely

Karl G. Metzner

Planner