

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:

This narrative concerns the addition of ³classrooms 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 classrooms 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

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 ~~Wasatch~~ 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

Donna Campbell
545 1/2 Willow Rd.
Grand Junction, CO 81501

Eva Walker
497 Bing Lane
Grand Junction, CO 81504

~~Donald Turley~~
535 Willow Rd.
Grand Junction, CO 81501

Teresa Serrano
7887 N. La Choka Blvd. #1080
Tucson, AZ 85741

Alta Noland
2840 1/2 Mesa Avenue
Grand Junction, CO 81504

~~Donald Turley~~
535 Willow Rd.
Grand Junction, CO 81501

Tommy Anderson
542 Glen Rd.
Grand Junction, CO 81501

Betty Randel
539 Glen
Grand Junction, CO 81501

Nancy Anderson
3170 D 1/2 Rd.
Grand Junction, CO 81504

Afton Branscom
3047 F 3/4 Rd.
Grand Junction, CO 81504

James Wright
539 1/2 Glen Rd.
Grand Junction, CO 81501

Doris Davis
2842 Texas Avenue
Grand Junction, CO 81501

James Erven
2846 Mesa Avenue
Grand Junction, CO 81501

~~Donald Turley~~
535 Willow Rd.
Grand Junction, CO 81501

Virginia Sommers
2844 1/2 Texas Avenue
Grand Junction, CO 81501

Vincent Luze
2846 1/2 Mesa Avenue
Grand Junction, CO 81501

Thomas Franklin
2843 Mesa Avenue
Grand Junction, CO 81501

Dorothy Ingram
3412 D Rd.
Palisade, CO 81526

Dorothy Wood
541 1/2 28 1/2 Rd.
Grand Junction, CO 81501

Helen Shults
2841 1/2 Mesa Avenue
Grand Junction, CO 81501

Gustav Schultz
535 1/2 28 1/2 Rd.
Grand Junction, CO 81501

George Schnell
2848 Mesa Avenue
Grand Junction, CO 81504

Phyllis Sturm
2841 Mesa Avenue
Grand Junction, 81501

Fred Pacheco
14650 State Hwy 15
Lajara, CO 81140

Clarence Dittrick
542 Willow Rd.
Grand Junction, CO 81501

Dorothy Wilder
538 1/2 Willow Rd.
Grand Junction, CO 81501

Ruth Stewart
2844 Texas Avenue
Grand Junction, CO 81501

Eva W

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.

Abbott
SIGNATURE

7/31/91
DATE

FILE NO: 55-91 DEPOSIT RECEIPT NO: _____

PETITIONER/REPRESENTATIVE: BOOKCLIFF CHURCH OF CHRIST PHONE: 242-2977 Art Butts

SIGN MUST BE POSTED BEFORE: AUG 1, 1991 DATE SIGN PICKED UP: 7/31/91

LOCATION TO BE POSTED: CORNER MESA AVE & 28^{1/2}

SIGN MUST BE RETURNED NO LATER THAN THE TUESDAY FOLLOWING THE PLANNING COMMISSION HEARING: N/A RETURN SIGN BY AUG. 28, 1991

DATE OF COURTESY REMINDER CALL TO RETURN SIGN _____

DATE SIGN RETURNED 8/22/91 RECEIVED BY Kirsten K. Caldwell

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: ~~addition~~ addition to church for classroom

THIS CERTIFICATE ISSUED IN CONFORMITY TO SECTION 307, UNIFORM BUILDING CODE

INSPECTOR 

City Planning 



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

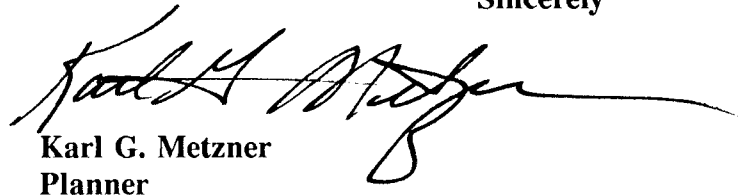
Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

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**