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File 1980-0024
Date 4/20/01

Project Name: LDS Seminary Classroom-Conditional Use

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>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.</p>
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X	X	*Summary Sheet – Table of Contents
		Application form
		Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
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		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
		*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	X	Site Plan
X		Review Sheets			
X	X	Review Sheet Summary			
X	X	Conditional Use Application			
X		Letter from Lance Williams to Richard George re: condition of the yard – 3/8/82			
X	X	Ordinance No. 1896 - **			
X		Warranty Deed			
X		Mailing List			
X	X	Planning Commission Minutes - ** - 1980			
X	X	Letter from Lance Williams to Richard George re: rear yard condition- 3/1/82			
X		Letter from Sue Drissel to Church re: approval of petition – 5/1/80			
X	X	Certified letter from Lance Williams to Richard George re: condition still remaining the same – 7/21/82			

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Acres _____
Units _____
Density _____

ACTION SHEET

File # 24-80
Zone R-2
Tax Area Code _____

Activity Conditional Use - Seminary Classroom

Phase _____ Date Neighbors Notified _____

Date Submitted April 1, 1980 Date CIC/MCC Legal Ad _____

Date Mailed Out _____ PC Hearing Date 29 April

Review Agencies _____ 10day Review Period - Return By _____

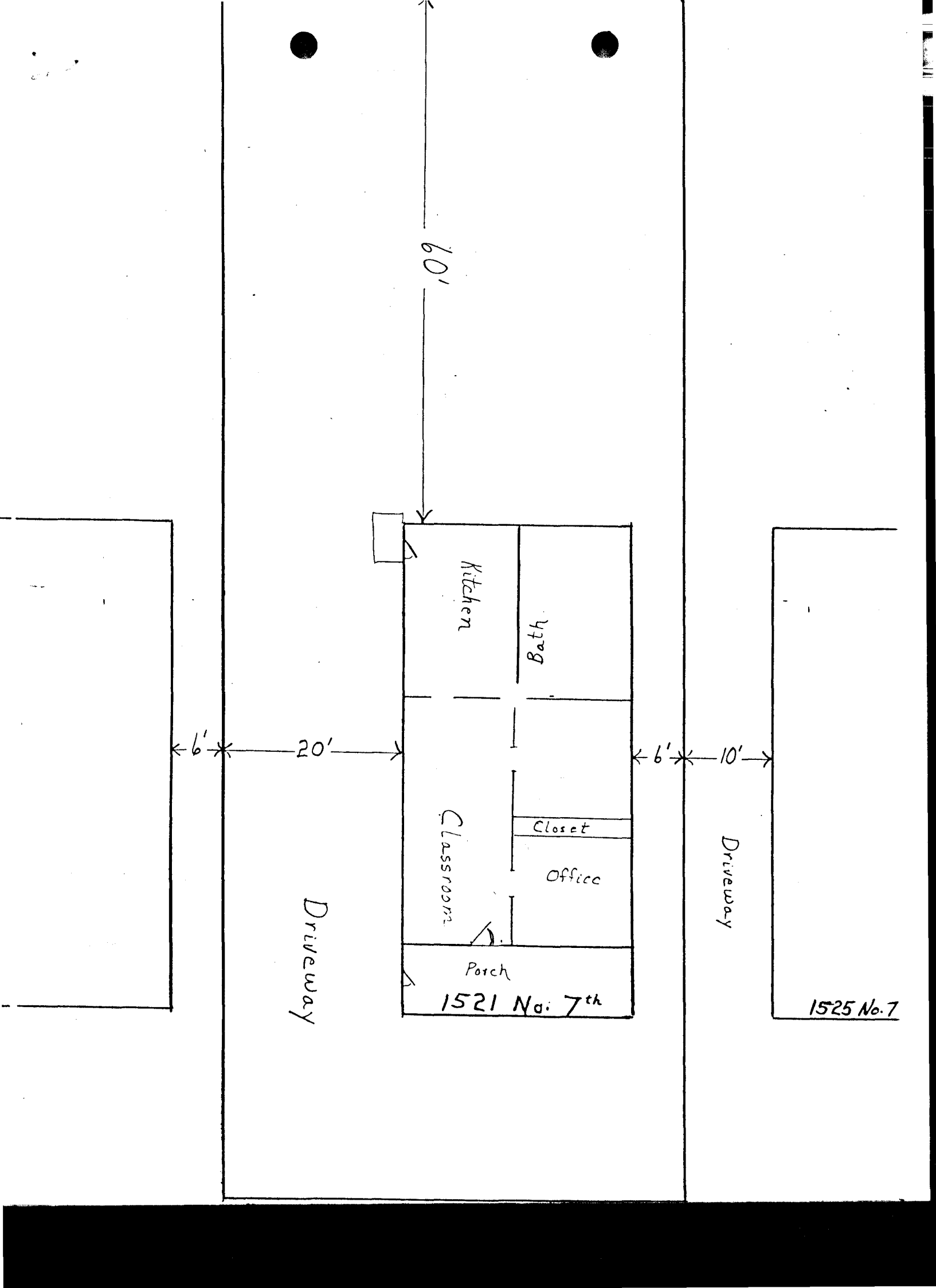
- | | | |
|--|--------------------|---|
| Send | | Send |
| _____ COUNTY ROAD DEPARTMENT | | <input checked="" type="checkbox"/> FIRE <u>CITY</u> |
| _____ COUNTY HEALTH DEPARTMENT | | _____ IRRIGATION |
| _____ COUNTY SURVEYOR | | _____ DRAINAGE |
| _____ COMTRONICS | | _____ WATER (UTE, CLIFTON) |
| _____ GRAND VALLEY RURAL POWER | | _____ SEWER |
| <input checked="" type="checkbox"/> MOUNTAIN BELL | 2 review
sheets | <input checked="" type="checkbox"/> CITY ENGINEER <u>TRANSP. ENGINEER</u> |
| <input checked="" type="checkbox"/> PUBLIC SERVICE | | _____ MACK, LOMA, MESA, COLLBRAN |
| _____ SOIL CONSERVATION SERVICE | | _____ FRUITA, PALISADE |
| <input checked="" type="checkbox"/> SCHOOL DISTRICT 51 | | <input checked="" type="checkbox"/> <u>Jim Patterson</u> |
| _____ STATE HIGHWAY | | <input checked="" type="checkbox"/> <u>ENERGY Office</u> |
| _____ STATE GEOLOGICAL | | <input checked="" type="checkbox"/> <u>P.D. - Ed VanderTook</u> |
| _____ STATE HEALTH - RADIOLOGICAL | | _____ |
| _____ TRANSAMERICA TITLE | | _____ |

Board	Date	Comments
<u>BJPC</u>	<u>4/29/80</u>	<u>rec. app sub. & staff/review comments & if use causes neighborhood complaints then commission retains right to review Cond. Use again - was agreed upon that there didn't need to be any parking spaces shown because they could use school parking facilities etc. see minutes for detail</u>
<u>CIC</u>	<u>5/21/80</u>	<u>APPROVED (consent agenda) with conditions of BJPC</u>

Common Location 1521 N. 7th

Staff Comments
Request assessor's map and verification of legal description
Legal OK - KBE
Note: petitioner called around parking spaces - doesn't need 5 spaces said he only needs 2 or 3 spaces at the most.
resol. sent 6-16-80

Original Documents
_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;
_____ Imp. Guarantee Receipt # _____ Check # _____
_____ Covenants _____ Open Space Dedication
_____ Power of Attorney
_____ Dev. Schedule



60'

Kitchen

Bath

Classroom

Closet

Office

Porch

1521 No. 7th

6'

20'

6'

10'

Driveway

Driveway

1525 No. 7

REVIEW SHEET SUMMARY

FILE# 24-80

ITEM CONDITIONAL USE-SEMINARY CLASSROOM

DATE SENT TO REVIEW DEPT. 4-04-80

DATE DUE 4-16-80

PETITIONER Church of Jesus Christ of Latter-day Saints

LOCATION 1521 N. 7th Street

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
4-10-80	CITY UTILITIES	None
4-11-80	CITY FIRE	No objections as long as all exits and facilities are maintained according to the uniform fire code covering this type of occupancy. Class room to be inspected by Fire Department and Building Department before being occupied.
4-11-80	PUBLIC SERVICE	Gas: No objections Electric: No objections.
4-14-80	MOUNTAIN BELL	We have no comments pertinent to this proposal.
4-16-80	CITY ENGINEER	No comments
4-16-80	TRANS. ENG.	I see no problems <u>if</u> the traffic and parking situation, after operations begin, is the same as those set forth in the proposal.

DESIGN & DEVELOPMENT PLANNER

1. As this classroom is proposed for high school students, one parking space per four students is required. (For a class size of 10-20 this would mean 5 spaces should be delineated on plan)
2. Use is compatible with proposed 7th Street Policy.
3. Residential character and landscaping of site should be retained as much as possible.
4. Signage should be flush against structure (not free standing), and proposed design should be reviewed by staff.

STAFF RECOMMENDATION

Recommend approval of conditional use, with the following to be addressed before the City Council Hearing.

1. Revised site plan to show parking spaces.
2. Proposed signage
3. Comply with comments from City Fire and the Transportation Engineer.

4-29-80 GJPC - RIDER/FRANK PASSED 6-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF THE CONDITIONAL USE FOR THE SEMINARY CLASSROOM, SUBJECT TO STAFF COMMENTS, AND WITH THE STIPULATION IF NIGHTTIME USE OR OTHER USES EVER BE OF A MAGNITUDE SUCH AS TO CAUSE COMPLAINTS BY NEIGHBORS THAT THE COMMISSION THEN HAVE A RIGHT TO REVIEW THE CONDITIONAL USE.

March 7, 1980

PROPOSAL

To Whom It May Concern:

The Grand Junction Stake of the Church of Jesus Christ of Latter-day Saints is requesting permission to use a house located at 1521 North 7th as a classroom. The intent is to enroll students from Grand Junction High School, East Junior High School, and West Junior High School for classes of religious instruction. The tentative schedule for the school year 1980-81 is to offer classes 2nd, 3rd, and 4th periods which means during the hours 9:30 a.m. to 12:30 p.m.

TRAFFIC Students from Grand Junction High School and West Junior High School would enter at the back gate while those coming from East Junior High School would probably come in from the front.

PARKING The only parking necessary will be for the teacher. Junior High students do not have cars so they will be walking. Grand Junction High School students who drive will already be parked in the school parking lot and will walk over at their released hour.

NUMBERS We estimate enrolling a total of about 50 students so classes will range from 10 - 20 in size.

BUILDING USE This building will not be used for unsupervised youth activities. There should be no concern of wild parties or loud abusive activities.

Church
Educational
System *The Church of Jesus Christ
of Latter-day Saints*

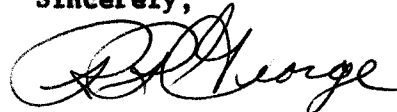
March 8, 1982

Mr. Lance Williams, City County Planning
Department 559 White Avenue - Room 60
Grand Junction, Colorado 81501

Dear Mr. Williams,

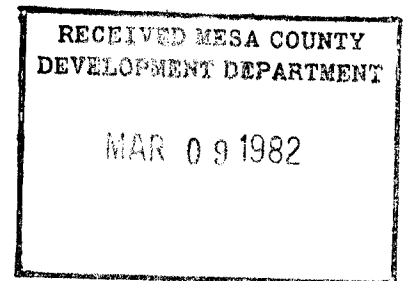
I received your letter concerning the condition of the yard at the seminary building at 1521 North 7th Street. You suggested that grass be planted in the back yard. This is our plan. As you could probably see, the sprinkler system was installed in the fall and the ground plowed, and we are simply waiting for spring to plant the lawn. We do intend to maintain that property in such a way that there will be no embarrassment for the neighborhood. Thank you for your concern and suggestions.

Sincerely,



Richard R. George
Coordinator

RRG/sbf





CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

CERTIFIED RETURN RECEIPT
P201460969

July 21, 1982

Mr. Richard R. George
1502 North 12th Street
Grand Junction, CO 81501

RE: LDS Seminary Classroom, 1521 No. 7th Street, File 24-80

Dear Mr. George:

On July 21, I made another visit to the above referenced property. Contrary to the commitments you made to plant a lawn, expressed in your letter of March 8, 1982, and again in a phone call to me on May 24, 1982, I found nothing had been done. Furthermore, weeds have been allowed to grow up and the property is ~~not~~ even more unsightly.

We are hereby giving you 30 days from the date of this letter to plant a lawn and generally clean up the property. If the work is not done within this time, we will seek a reversion of your Conditional Use permit from the City Council.

Your cooperation will be appreciated.

Sincerely,

Lance R. Williams
Development Enforcement Officer

LW/vw

back lawn was eventually planted