

# Table of Contents

File 1980-0050  
Date 8/1/01

Project Name: 525 28 ¼ RdDebrah Till – Rezone RIC to PDB

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>
X	X	<p><b>*Summary Sheet – Table of Contents</b></p> <p>Application form</p> <p>Receipts for fees paid for anything</p> <p><b>*Submittal checklist</b></p> <p><b>*General project report</b></p> <p>Reduced copy of final plans or drawings</p> <p>Reduction of assessor's map</p> <p>Evidence of title, deeds</p>
X	X	<p><b>*Mailing list</b></p> <p>Public notice cards</p> <p>Record of certified mail</p>
X	X	<p>Legal description</p> <p>Appraisal of raw land</p> <p>Reduction of any maps – final copy</p> <p><b>*Final reports for drainage and soils (geotechnical reports)</b></p> <p>Other bound or nonbound reports</p> <p>Traffic studies</p> <p>Individual review comments from agencies</p> <p><b>*Consolidated review comments list</b></p> <p><b>*Petitioner's response to comments</b></p> <p><b>*Staff Reports</b></p> <p><b>*Planning Commission staff report and exhibits</b></p> <p><b>*City Council staff report and exhibits</b></p> <p><b>*Summary sheet of final conditions</b></p> <p><b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b></p>

## DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Rezone Application
X	X	Review Sheet Summary	X	Deed of Trust
X	X	Zoning Violation Report	X	Fire Flow
X	X	Letter from Lance Williams to Deborah Till re: additional landscaping done-7/21/82		
X	X	Planning Commission Minutes - ** - 9/30/80		
X		Letter from Alex Candelaria to Deborah Till re: item approved – 10/3/80		
X	X	Site Plan		
X	X	Planning Commission Minutes - ** - 7/29/80		
X		Letter form Alex Candelaria to Deborah Till re: petition approved to rezone and preliminary plan – 8/11/80		
X	X	City Council Hearing Notice for 8/20/80 – 8/8/80		
X		Preliminary Development Plan Application		
X	X	Petition		

Acres .25  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 50-80  
Zone PDB

Activity RIC to PDB  
Phase Preliminary Plan  
Date Submitted 7/8/80  
Date Mailed Out 7/9/80  
Date Posted \_\_\_\_\_  
Legal Ad Date 7-21-80  
Date Neighbors Notified--  
Planning Commission 7-15-80

Date Neighbors Notified--  
City Council \_\_\_\_\_  
Date CIC Legal Ad \_\_\_\_\_  
Hearing Date--  
Planning Commission July 29, 1980  
Hearing Date--  
City Council August  
10 day Review Period-Return By July 19, 1980

Review Agencies

Send

\_\_\_\_ COUNTY ROAD DEPARTMENT  
\_\_\_\_ MOUNTAIN BELL  
\_\_\_\_ PUBLIC SERVICE COMPANY  
 FIRE  
\_\_\_\_ IRRIGATION \_\_\_\_\_  
\_\_\_\_ DRAINAGE \_\_\_\_\_  
\_\_\_\_ SEWER \_\_\_\_\_  
\_\_\_\_ WATER (UTE, CLIFTON)  
\_\_\_\_ FLOODPLAIN  
 CITY ENGINEER

\_\_\_\_ CITY UTILITIES  
 CITY POLICE  
 TRANSPORTATION ENGINEER  
 PARKS AND RECREATION  
\_\_\_\_ ENERGY OFFICE  
\_\_\_\_ TECH REVIEW  
\_\_\_\_ WATER AND POWER RESOURCES  
\_\_\_\_  
\_\_\_\_

Common Location 525 28<sup>th</sup> RD.

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>P.C.</u>	<u>7/29/80</u>	<u>REZONE &amp; PRELIMINARY PLAN APPROVED</u>
<u>CIC</u>	<u>8/20/80</u>	<u>approved Rezone &amp; Preliminary Plan</u>

Staff Comments  
Legal OK SF

Original Documents  
\_\_\_\_ Improvement Agreement  
\_\_\_\_ Improvement Guarantee  
\_\_\_\_ Covenants  
\_\_\_\_ Development Schedule

Acres 25  
Units \_\_\_\_\_  
Density \_\_\_\_\_

CITY ACTION SHEET

File # 50-80  
Zone PD-B

Activity PD-B-FINAL PLAN  
Phase FINAL  
Date Submitted 8/29/80  
Date Mailed Out 9/3/80  
Date Posted 9/19/80  
Legal Ad Date 9-22-80  
Date Neighbors Notified--  
Planning Commission 9-18-80

Date Neighbors Notified--  
City Council \_\_\_\_\_  
Date CIC Legal Ad \_\_\_\_\_  
Hearing Date--  
Planning Commission 9/30/80  
Hearing Date--  
City Council \_\_\_\_\_  
10 Review Period-Return By 9/15/80

Review Agencies

Send

- \_\_\_\_\_ COUNTY ROAD DEPARTMENT
- \_\_\_\_\_ MOUNTAIN BELL
- \_\_\_\_\_ PUBLIC SERVICE COMPANY
- FIRE
- \_\_\_\_\_ IRRIGATION \_\_\_\_\_
- \_\_\_\_\_ DRAINAGE \_\_\_\_\_
- \_\_\_\_\_ SEWER \_\_\_\_\_
- \_\_\_\_\_ WATER (UTE, CLIFTON)
- \_\_\_\_\_ FLOODPLAIN
- CITY ENGINEER

- \_\_\_\_\_ CITY UTILITIES
- CITY POLICE
- TRANSPORTATION ENGINEER
- PARKS AND RECREATION
- \_\_\_\_\_ ENERGY OFFICE
- \_\_\_\_\_ TECH REVIEW
- \_\_\_\_\_ WATER AND POWER RESOURCES

Common Location 525 28 3/4 Rd.

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GTPC</u>	<u>9/30/80</u>	<u>Approved</u>
<u>CIC</u>	<u>10/15/80</u>	<u>Approved</u>
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

Staff Comments

Legal ok  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Original Documents

- \_\_\_\_\_ Improvement Agreement
- \_\_\_\_\_ Improvement Guarantee
- \_\_\_\_\_ Covenants
- \_\_\_\_\_ Development Schedule

REVIEW SHEET SUMMARY

FILE# 50-80

ITEM REZONE RLC to PDB & PRELIM

DATE SENT TO REVIEW DEPT. 7-09-80

DATE DUE 7-19-80

PETITIONER Deborak J. Till

LOCATION 525 283/4 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-14-80	CITY ENGR.	No comments
7-14-80	CITY FIRE	This office has no objection to this rezone, provided that the building is inspected by the Building Dept. and Fire Department to insure that the Building and Fire Codes are met for the type of activities being performed in the building. There is adequate fire protection in the area. Hydrants are located at Texas Ave. & 28 3/4 and Elm Dr. & 28 3/4 Rd.
7-16-80	POLICE DEPT.	What is the size of glass windows & what type of glass--considering safety of small children. Street lighting and/or on-premises outside lighting for night-time activity.
7-16-80	TRANS. ENGR.	There are too many curb cuts on 28 3/4 Rd. Thirty feet is not adequate width for four parking stalls. Also, these vehicles would be backing out onto 28 3/4 Rd. from a business establishment.

STAFF RECOMMENDATION

Recommend approval subject to following:

Redesign parking layout to prevent backing movements on 28 3/4 and with a smaller curb cut. Parking would be more appropriate with ingress/egress off of Elm rather than 28 3/4.

Redesign circular drive into an indented curb cut for pickup and drop-off on 28 3/4 with a 2 car stacking capability.

Screening from adjacent residential uses.

Dimensions of parking areas, stalls, curb cuts, and distances from corner to proposed curb cuts needs to be given.

7-29-80 GJPC - FRANK/FLAGER PASSED 4-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF # 50-80 PRELIMINARY PLAN, SUBJECT TO STAFF RECOMMENDATIONS, INCLUDING REDESIGN OF THE PARKING IN ACCORDANCE WITH THE TRANSPORTATION ENGINEER AND STAFF RECOMMENDATIONS.

REVIEW SHEET SUMMARY

FILE# 50-80

ITEM DEBBIE'S DANCE STUDIO

DATE SENT TO REVIEW DEPT. 9-03-80

DATE DUE 9-15-80

PETITIONER Debbie Till

LOCATION 525 283/4 Rd.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
9-08-80	CITY FIRE	Water supply, fire hydrands seem to be adequate. Water flow survey must be obtained, at which time we will determine if fire protection is adequate.
9-10-80	CITY ENG.	Parking layout & access looks OK. Railroad ties along 28 3/4 Rd. should discourage indiscrimiante backing into the street. No curb exists on 28 3/4 Rd. Powers-of-attorney for street improvements and dedication of right-of-way to achieve 1/2 street width of 33 ft. should be obtained. City Engineer requests copies of those documents.
9-23-80	STAFF PLANNER	1. Planned business site plan conforms to revised site plan submitted previously and reviewed by Planning Commission. The revised site plan looks workable.

SUMMARY OF COMMENTS

1. Water flow survey for fire department needs to be done.
2. Powers of attorney and right of way needed as per City Engineers comments.

Recommend that items 1 and 2 be addressed prior to City Council action.

GJPC 9/30/80 FLAGER/SIMONETTI PASSED 5-0 A MOTION TO RECOMMEND APPROVAL TO THE CITY COUNCIL OF #50-80 DEBBIE'S DANCE STUDIO, FINAL PLAN

3A.

The Planned Development includes altering an existing structure (garage and breezeway) by removing the garage doors, which will be replaced by windows, and closing in the breezeway. This alteration will allow the structure to become of sufficient size to teach small classes in several types of dance. The main use of the structure attached to the house will be for a dance studio. The classes held there will include ballet, tap, jazz and gymnastics. Most of the students are minors and the dance lessons serve to develop their interest and participation in a major field of the arts. The largest impact on the neighborhood will be the easy accessibility of professional dance classes for neighborhood children. The community will also benefit from the same impact.

3C.

The development schedule is as follows:

- 1) Construction to begin in June, 1980
- 2) Stages in construction
  - a) remove garage doors and replace with windows
  - b) close in breezeway
  - c) finish inside of structure

Construction to be completed on weekends as time and money allow. Must be at least partially finished in July to allow classes to be held for the summer session.

3D

James & Sue Turpin  
2874 Elm Avenue

Kinderhaus - Preschool  
2880 Elm Avenue

Marie Detton  
531 28 3/4 Rd.

Files Field Little League  
28 3/4 Road

D. All requests for rezoning will be accompanied by an impact study presenting specific data on all of the following points:

1. The change is needed in order to have my dance studio and residency at the same location. A dance studio is a needed and positive factor in a growing community.

2. The impact is all positive creating a place for children to learn the fundamentals of dance and learn to strive for excellence in their endeavors.

3. A semi-circle drive in front of the building will be made so as not to disrupt traffic. With a circle drive no backing out into traffic is necessary. Also existing four space parking available at side for personal use.

4. Existing utilities are accessible as shown on development plan.

5. No impact of facilities. No facilities are to be changed since structure is already in existence all hookups made.

6. The site is one block from a school and immediately across the street from a pre-school allowing easy accessability to many students. North Avenue, a major thoroughfare for many working people, is only one block away making the site accessible to many working people without a long drive out of their way.

7. The neighborhood to be served is the entire Grand Valley.

A dance studio is a culturally necessary part of a growing community and serves to develop and promote the arts. Children learn grace, poise and attain confidence while dancing which will help them in many other endeavors throughout their entire lives.

# 50-80

2943-074-09-023 —  
-022 —  
-025 —  
-002 —  
-001

James Turpin  
2874 Elm  
City - 01

Carl Ong  
5031 South Hall Lane  
Bell, Ca 90201

S. Wilson  
546 Tiara Dr.  
City - 03

K. Harris  
519 29 Rd.  
City - 01

M. Ditten  
531 28<sup>3</sup>/<sub>4</sub> Rd.  
City - 01





MARIE DETTON  
531 28<sup>3</sup>/<sub>4</sub> RD.

JAMES + SUE TURPIN  
2874 Elm AVE.

Deborah J. Till  
525 28<sup>3</sup>/<sub>4</sub> RD.

Kinderhaus  
Pre-school  
2880 Elm AVE.

Elm Avenue

Irwin Dutton  
523 28<sup>3</sup>/<sub>4</sub> RD.

FILES FIELD  
LITTLE LEAGUE

28<sup>3</sup>/<sub>4</sub> Road

GRAND JUNCTION FIRE DEPARTMENT

FIRE FLOW SURVEY  
GPM REQUIRED

Establishment Debbie's Dance Studio Date 9/26/80  
 Location 525 28<sup>3</sup>/<sub>4</sub> Contactee Debbie Till 243-0350

1. A. Type of construction Frame  
 B. Ground floor area 2028 sq ft  
 C. Height and number of stories 20 ft (1) #  
 D. Total floor area (if needed) 2028 sq ft  
 E. Required fire flow to nearest 250 gpm;  
 shall not be less than 500 nor more than,  
 1. 8000 for W/F, H/T, or ordinary construction  
 2. 6000 for F/R, N/C, or a normal 1 story  
 building of any type construction 1250 GPM

2. Occupancy type Dance studio Low  
 Credit or charge not to exceed 25% Hazard Judgment 25% 312 GPM  
 Subtotal 938 GPM

3. Credit up to 50% of subtotal in item #2  
 if fully sprinklered. When F/R or N/C  
 construction & low fire hazard, credit up  
 to 75% (with water & valve supervision)  
 Judgment         %         GPM  
 Subtotal          GPM

4. Add surcharge to item #2 for exposures  
 within 150' (consider all sides but do  
 not exceed 75% of item #2)
- |       |           |   |             |  |
|-------|-----------|---|-------------|--|
| Front | <u>5</u>  | % | <u>115'</u> |  |
| Left  | <u>10</u> | % | <u>98'</u>  |  |
| Right | <u>10</u> | % | <u>73'</u>  |  |
| Rear  | <u>15</u> | % | <u>34'</u>  |  |
- Judgment 40% 375 GPM  
 Subtotal 1313 GPM

5. Summation of #2-#3(if any)+#4(if any) Subtotal          GPM

6. Consider notes 1 thru 10 Subtotal          GPM

7. Total required fire flow (nearest 250 gpm  
 and not to exceed 12000) Total 1250 GPM

Show sketch plan, notes, & computations on back by H. Zwick

Flow from existing hydrant should be sufficient.

NO. 50-80  
DATE 4/7/82

ZONING VIOLATION REPORT

OCCUPANT Debbie's Dance Studio ADDRESS \_\_\_\_\_  
OWNER Deborah J. Till ADDRESS 525 28 3/4 Rd.  
PHONE 243-0350 DIRECTIONS \_\_\_\_\_  
REFERRED BY site check DATE \_\_\_\_\_  
VIOLATION 1.) 3rd driveway, 2.) parking on corner, 3.) <sup>no</sup> bike rack CODE \_\_\_\_\_  
COMPLAINANT \_\_\_\_\_ ADDRESS \_\_\_\_\_

4/9 - Debbie Till

Told her she'd have to get with Ron Rish concerning the added driveway. I'll check to see if we can waive the bike rack requirement. She'll definitely have to close the parking space on the corner of Elm & 28 3/4 Rd. She agreed to send me a letter, or a copy, from Ron Rish concerning the driveway.

4/15 - Debbie, Ron Rish & I met - Ron will not allow additional driveway. Alex later met w/ Debbie & me, and it was decided she'd have to provide a bike rack and submit to us a revised plan showing how she'd arrange for parking of her personal vehicle.

4/19  
4/27 Debbie submitted revised plan which shows parking for her car went to dance studio; parking for her car will be OK as per the revised plan; landscaping of corner of Elm & 28 3/4 Rd. and of rock garden on north side of house will occur in June; bike rack will be installed soon

7/21 site ck. - OK; add'l. landscaping has been done; bike rack in



## CITY - COUNTY PLANNING

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

(303) 244-1628

July 21, 1982

Ms. Deborah J. Till  
525 28 3/4 Road  
Grand Junction, CO 81501

RE: Debbie's Dance Studio, File #50-80

Dear Debbie:

On July 21, 1982, I drove by the studio and observed that the additional landscaping you agreed to do has been done and that a bike rack is now present.

I would like to express my appreciation for your cooperation as we discussed changes that would have to be made, and for your follow-through.

Your site is now in full compliance with the approved plan, and we will consider the case closed. Again, thanks.

Sincerely,

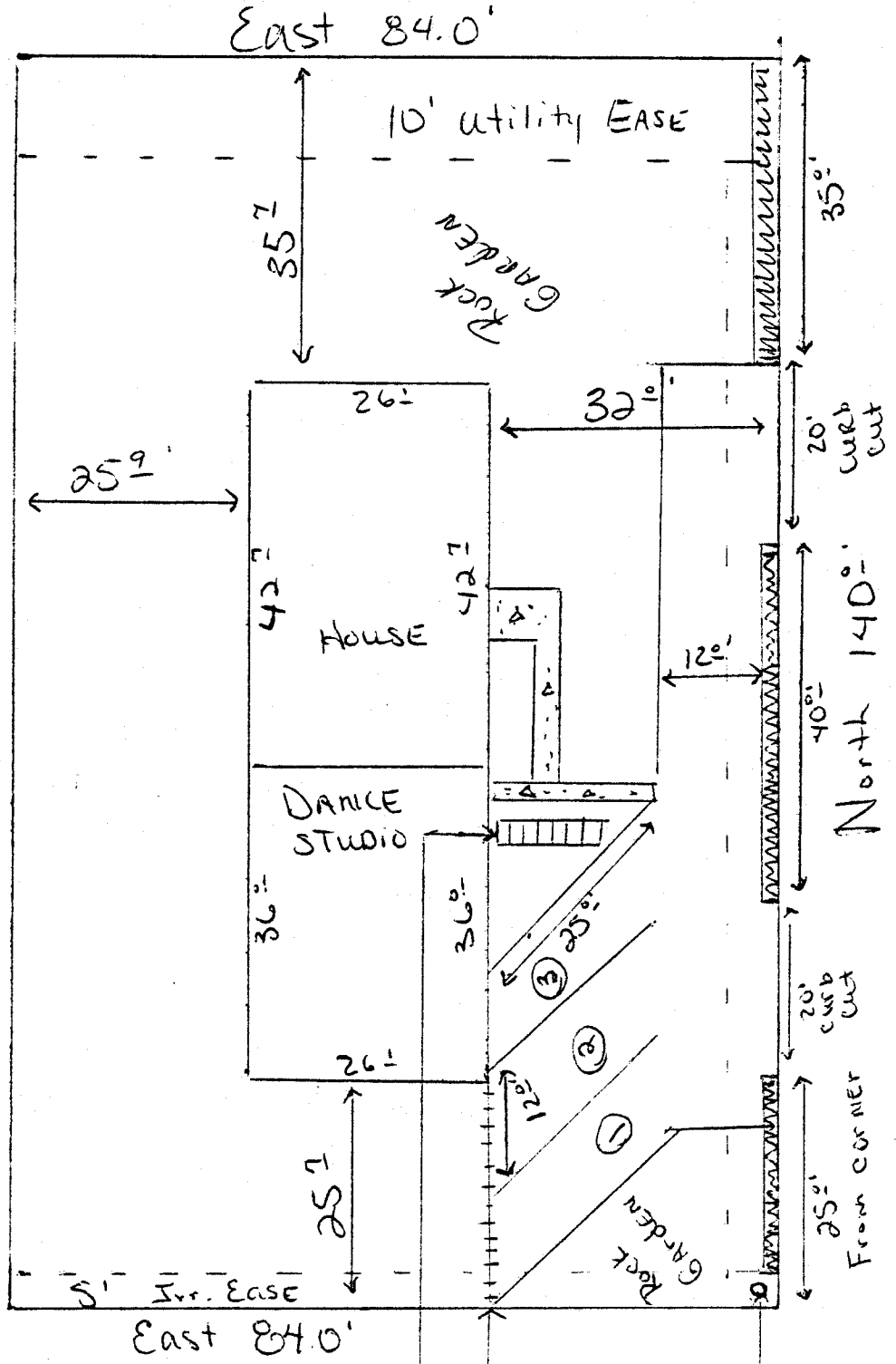
Lance R. Williams  
Development Enforcement Officer

LW/vw

# New Parking Proposal

Scale 1" = 20'

North 140.0'



Elm Ave.

Fire Hydrant  
Must have 3rd 4'  
on all sides  
Free

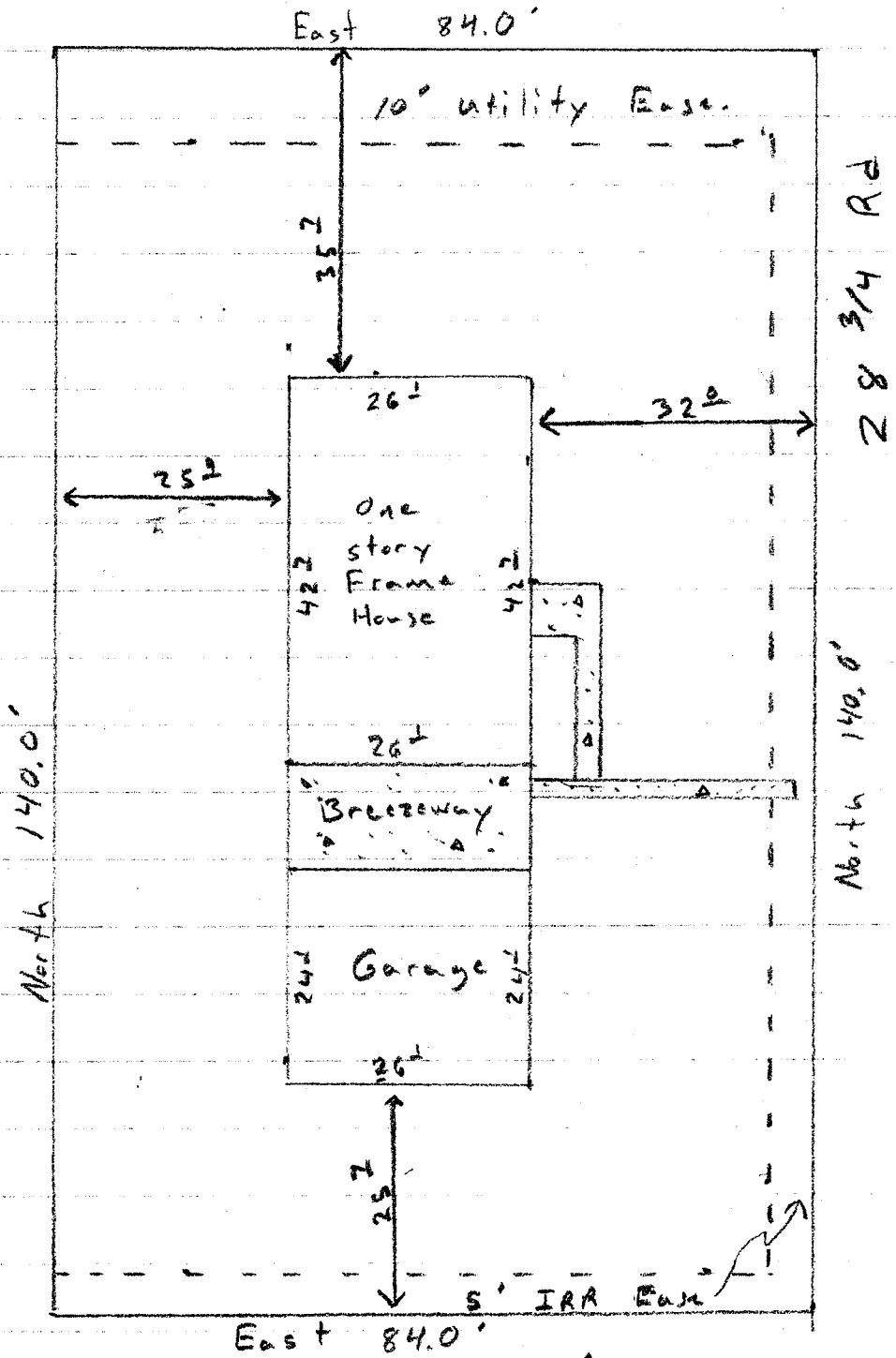
File Copy #50-80

525 28 3/4 Rd.



Debbie's Dance Studio  
525 28 3/4 Rd.

2 c. 1

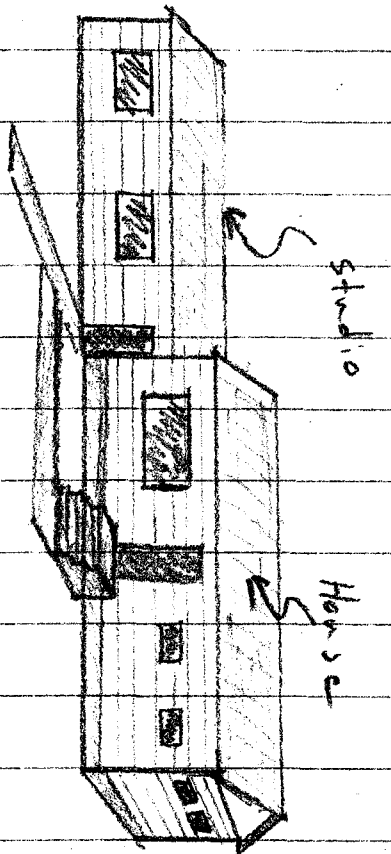


Elm Avenue  
Existing structure  
scale 1" = 20'

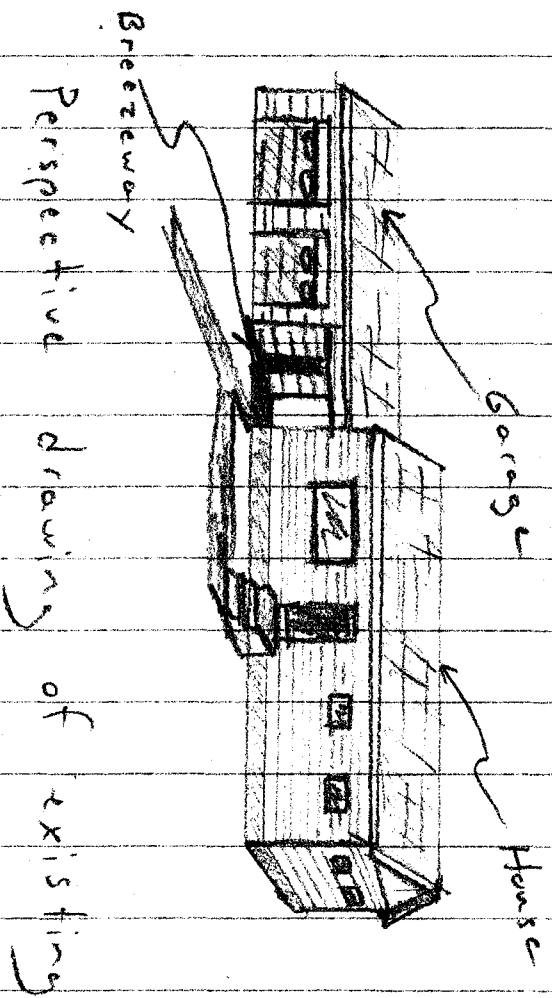
*File Copy*

X

2 F.



Perspective drawing of proposed structure



Perspective drawing of existing structure

Full Copy

X

7- neighbors besides  
4- adjacent neighbors  
9- concerned parents

PETITION

The undersigned, being neighbors and other interested parties are aware that the Petitioner, Debbie Till, d/b/a Debbie's Dance Studio, is owner of a residence at 525 28 3/4 Road, Grand Junction, Colorado, part of which she would like to convert for the purpose of conducting her dance studio business for children who are learning to dance.

We are aware that said property is currently zoned R.I.C. and that the Petitioner, Debbie Till, is requesting by a Rezone Application, to have said property rezoned P.B. (Planned Business).

We, who are neighbors, have no objection to the rezoning to which the Petitioner applies and we as other interested parties request said rezoning for the benefit of ourselves, our children and our community.

NAME

ADDRESS

*agent*

Mrs. Carol J. Dutton 3272 1/2 Dennis Ave. Clifton  
Grand Junction, CO 81501

Mr. & Mrs. Dale Martin 2868 Elm Ave. Grand Jct.  
Grand Junction, CO 81501

Mr. & Mrs. Robert Lopez 2864 Elm Avenue, Grand Jct.  
Grand Junction, CO 81501

Mr. & Mrs. William Blewins 2869 1/2 Elm Ave. Grand Jct.  
Grand Junction, CO 81501

Mr. and Mrs. D.C. Dutton 523-28 3/4 Road  
Grand Junction, CO 81501

Mr. & Mrs. Harold O'Neil 2870 Elm Ave.  
Grand Junction, CO 81501

Pat Knight 2880 Elm Ave

Pat Knight 2878 Elm Ave.



Petition Continued  
 Petitioner - Debbie Till,  
 d/b/a Debbie's Dance Studio

	<u>NAME</u>	<u>ADDRESS</u>
	<u>Mr. &amp; Mrs. James Cook</u>	<u>2869 Elm</u> Grand Junction, CO 81501
	<u>Will Long</u>	<u>2871 Elm St.</u> Grand Junction, CO 81501
	<u>Faye Lee</u>	<u>537 28 3/4 Rd.</u> Grand Junction, CO 81501
	x <u>Pat Knight</u>	<u>530 28 3/4 Rd.</u> Grand Junction, CO 81501
	x <u>Mr. &amp; Mrs. James A. Turpin</u>	<u>2874 Elm Ave.</u> Grand Junction, CO 81501
	x <u>Maui Sutton</u>	<u>531-28 3/4 Road</u> Grand Junction, CO 81501
parent	<u>Mr. &amp; Mrs. Richard Martin</u>	<u>2897 Music Ave.</u> Grand Junction, CO 81501
parent	<u>Mr. &amp; Mrs. Ellen R. Green</u>	<u>2708 F Rd.</u> Grand Junction, CO 81501
parent	<u>Mr. &amp; Mrs. Tom Temfury</u>	<u>534 Village Way</u> Grand Junction, CO 81501
parent	<u>Mr. &amp; Mrs. J.D. Lyon</u>	<u>604 Pioneer Road</u> Grand Junction, CO 81501
parent	<u>Mr. &amp; Mrs. David</u>	<u>606 Osborn Rd.</u> Grand Junction, CO 81501
parent	<u>Mr. Mrs. Dean Watson</u>	<u>3328 D 1/2 Rd Clifton, Colo</u> Grand Junction, CO 81501
parent	<u>Mr. Mrs. Ted Thompson</u>	<u>691 W. Miller Dr.</u> Grand Junction, CO 81501
parent	<u>Mr. &amp; Mrs. Al Ladage</u>	<u>810 Jamaica Dr.</u> Grand Junction, CO 81501