Table of Contents

File	File 1987-0030 Project Name: Special Use for Music School – 827 Rood Ave –B-1- Lisa Bush							
P	S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some							
r	c	instances, not all entries designated to be scanned by the department are present in the file. There are also documents						
e s	a n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.						
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick						
n	e	guide for the contents of each file.						
t	d	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	Table of Contents						
X	X	Review Sheet Summary						
X		Application form						
X	ヿ	Review Sheets						
	\neg	Receipts for fees paid for anything						
		*Submittal checklist						
	寸	*General project report						
	\neg	Reduced copy of final plans or drawings						
		Reduction of assessor's map						
		Evidence of title, deeds, easements						
X	X	*Mailing list to adjacent property owners						
	\neg	Public notice cards						
		Record of certified mail						
X		Legal description						
		Appraisal of raw land						
		Reduction of any maps – final copy						
		*Final reports for drainage and soils (geotechnical reports)						
		Other bound or non-bound reports						
		Traffic studies						
		*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	Action Sheet - EXPIRED						
X	X	Review Sheet Summary Development Application – 8/20/87						
X	X							
X	X	Project Narrative						
X	X							
X	X	Protest letter from Gordon McKelvis – 8/27/87 Signed Protest Petition – 8/27/87						
X	A	Request For Treasurer's Certificate of Taxes Due – 8/19/87						
X		Notice of Special Use Application – 9/4/87						
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PROJECT NARRATIVE

A co-op of independent music teachers would like the use of the building at 827 Rood Ave. for instructional purposes. The building will be used by 5-10 teachers for conducting private lessons and some group classes. There would usually be 2-5 students in the building with a maximum of 7 for individual instruction. Building use would be light during the day and heavier in the after school and early evening hours. In addition, recitals and workshops may be held 2-4 times a year on evenings or weekends.

There is parking off the alley behind the building for the instructors' use. Most of the students are school age children so very little street parking will be needed to accommodate them since parents do not always stay for lessons or groups. The parking that is available on the street is metered.

This building was at one time a dance studio and as such seemed to blend well with the surrounding residential area. The noise level will be minimal since all instruction is on accoustic (not electronic or amplified) instruments. The building's construction of brick and cinder block will also help to contain the level of sound.

The teachers are hoping to begin use of 827 Rood Ave. in early September or as soon as possible thereafter depending upon this process.

Original Do NOT Remove From Office

		#30 87			
			Original Do NOT Remove From Office		
	2945-144-08-004	2945-144-09-001	29-45-144-09-012		
?	Jack E. Williams 2639 Dahlia Dr. Grand Junction, CO 81506	Patricia Simeone 7800 E Union Ave STE 400 Denver, CO 80237	Gordon McKelvie 832 Rood Ave Grand Jct. CO 81501		
	2945-144-08-005	2945-144-09-002	2945-144-09-013		
0,	Ed Armstrong P.O. Box 1681 Grand Jct. CO 81502	Patricia Simeone 7800 E. Union Ave STE 400 Denver, CO 80237	Gordon McKelvie 832 Rood Ave. Grand Jct. CO 81501		
	2945-144-08-006	2945-144-09-003	2945-144-09-014		
?	Iva Faletti 761 White Ave Grand Jct. CO 81501	Patricia Simeone P.O. Box 15784 Lakewood, CO 80215	Ed Armstrong P.O. Box 1681 Grand Jct. CO 81502		
	2945-144-08-007	2945-144-09-004	2945-144-09-015		
?	Thomas Anson 436 35 Rd Palisade CO 81526	Betty Holmes 603 Lawrence Ave. Grand Jct. CO 81505	Ronald K. Vopel 850 Rood Ave. Grand Jct. CO 81501		
	2945-144-08-008	2945-144-09-005	2945-144-09-016		
	Cecil Hobbs 1267 Texas Ave. Grand Jct. CO 81501	Carl Gaumer Jr. 853 White Ave. Grand Jct. CO 81501	Robert Tracy 902 Rood Ave. Grand Jct. CO 81501		
	2945-144-08-009	2945-144-09-006	2945-144-09-017		
	Arthur Sulley 2178 Avenal Lane Grand Jct. CO 81503	Carl Gaumer Jr. 853 White Ave. Grand Jct. CO 81501	Philip Caracena 3716 Galley Rd. Colorado Springs Co 80909		
•	2945-144-08-010	2945-144-09-007	2945-144-09-018		
	7th & Rood Condo Develop. P.O. Box 3112 Grand Jct. CO 81502	Carl Gaumer Jr. 853 White Ave. Grand Jct. CO 81501	Patricia Simeone 248 Orson Lane Grand Jct. CO 81504		
	2945-144-08-011	2945-144-09-008	2945-144-10-009		
?	7th & Rood Condo Develop. P.O. Box 3112 Grand Jct. CO 81502	857 White Ave.	Robert Tracy 902 Rood Ave. Grand Jct. CO 81501		
	2945-144-08-012	2945-144-09-010	2945-144-10-010		
7	7th & Rood Condo Develop. P.O. Box 3112 Grand Jct. CO 81502	Richard Miller 812 Rood Ave. Grand Jct. CO 81501	Robert Tracy 902 Rood Ave. Grand Jct. CO 81501		
	2945-144-08-013	2945-144-09-011	2945-144-15-001		
	7th & Rood Condo Develop. P.O. Box 3112 Grand Jct. CO 81502	James Cooper 126 Red Mesa Heights Grand Jct. CO 81503	Larry Feather 534 Kingston Ct. Grand Jct. CO 81503		

Lisa Bush 2919 Ronda Lee Grand Junction, CO 81503 2945-144-17-008

Cecil Hobbs 1267 Texas Ave. Grand Jct. CO 81501

2945-144-20-006

Richard Warren Jr. 325 S. Pacific No. 1 Dillon, MT 59752

2945-144-021-941

Housing Authority of Grand Junction 2236 N 17th St. Grand Jct. CO 81501

2945-144-16-019

2945- 144 17-010

Original
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2945-144-15-002

Larry Feather 534 Kingston Ct. Grand Jct. CO 81503

2945-144-16-001

Mesa Federal P.O. Box 1508 Grand Jct. CO 81502

2945-144-16-002

Mesa Federal P.O. Box 1508 Grand Jct. CO 81502

2945-144-16-003

Ed Armstrong 659 Larkspur Lane Grand Jct. CO 81506

2945-144-16-004

Ed Armstrong 659 Larkspur Lane Grand Jct. CO 81506

2945-144-16-005

Ed Armstrong 659 Larkspur Lane Grand Jct. CO 81506

2945-144-16-006

Richard Hall 843 Rood Ave. Grand Jct. CO 81501

2945-144-16-008

Patricia Simeone 7800 E Union Ave STE Denver CO 80237

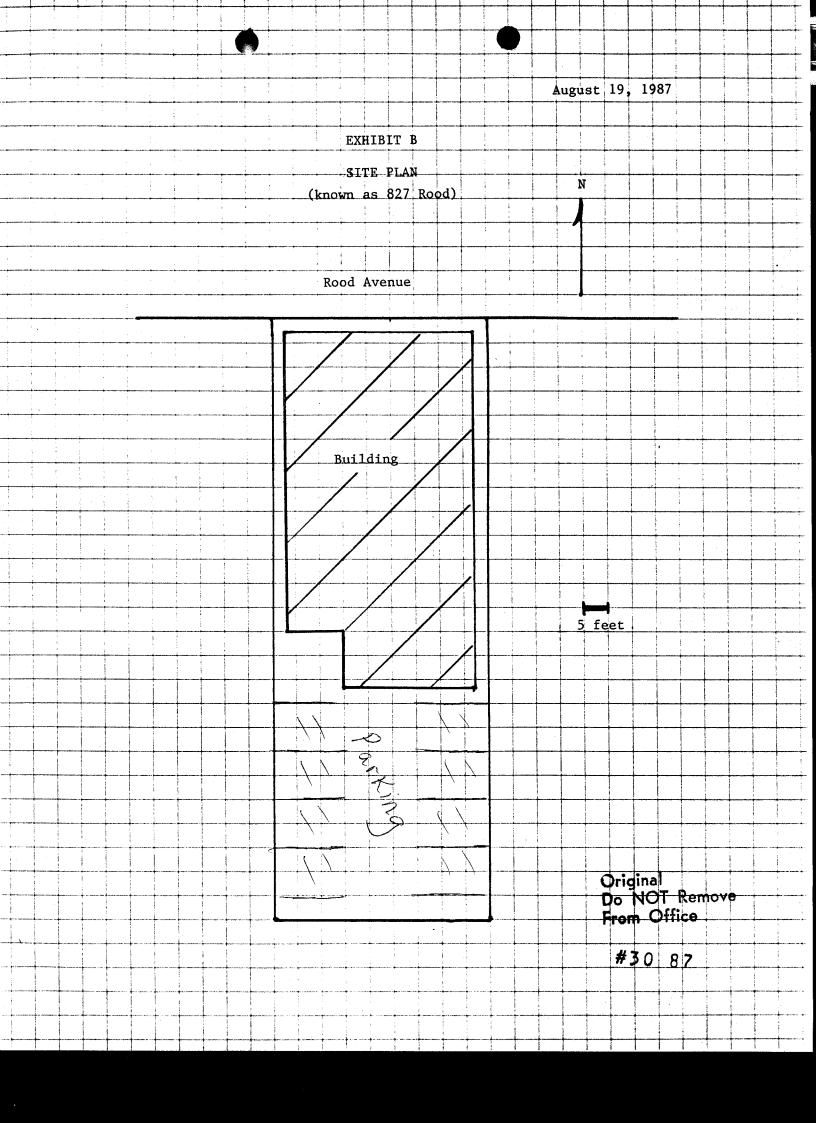
2945-144-16-020

Ed Armstrong P.O. Box 1681 Grand Jct. CO 81502

2945-144-16-021

Ed Armstrong P.O. Box 1681 Grand Jct. CO 81502

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REV.EW SHEET SUCMARY

FILE NO. 30	D-87 TITLE HEAD	ING <u>Special Use for Music Studio</u> DUE DATE <u>9-04-87</u>
ACTIVITY - I	PETITIONER - LOCATION	ON - PHASE - ACRES Music Studio in a B-1 zone, located
at 827 Roc	od Ave. Lisa Bush	n, petitioner
·		
PETITIONER	ADDRESS 2919 Roi	nda Lee 242-2449
ENGINEER		
DATE REC.	AGENCY	COMMENTS
-25-87	Fire Dept.	Our office has no objections to this special use as long as the premises is kept within current Fire Codes at time of operation.
-31-87	Building Dept.	Need to know anticipated attendance for recitals and workshops. Any remodeling to structure would require a building permit and inspections.
		Nedd to call Bob Lee at 244-1656 to establish a maximum occupant load for the building.
-01-87	City Engineer	I would like to request that the narrow driveway cut in front of the building be closed and replaced with curb & gutter.
-01-87	Planning Dept.	There are no outstanding requirements preventing approval by this office. The following are recommendations for consideration by the petitioners:
		 The existing landscaping consists of dying grass and gravel. Addition of green shurbbery, bank ground cover, etc. would be a major improvement.
		 Due to concern by neighbors we encourage the petitioner to limit the night time use to evening hours as much as possible.
		Any signs will require a separate sign permit by a licensed sign contractor.

Emy 9-4-87

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City Parks/Recreation	• •								
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APPLICATION FEE REQUIREMENTS



Fec of \$115.92 pay upon submitted to City of Grand Jet.



Grand Junction Planning Department 250 North Fifth Street Grand Junction, Colorado 81501–2668 (303) 244–1430

September 4, 1987

Ms. Lisa Bush 2919 Ronda Lee Grand Junction, CO 81503

CERTIFIED

Dear Lisa:

All review comments have now been received and the time has expired for public input on your request for the special use permit at 827 Rood Avenue.

After thorough study and numerous discussions with neighbors along Rood Avenue, I've concluded that the proposal for a music studio is a compatible use at that location.

Following a meeting with Mr. Gordon McKelvie of 832 Rood on Tuesday morning, September 1, he gave his endorsement for your school as proposed, stating that if ever there was a problem, he wouldn't hesitate to stop in at the school to discuss it.

Review comments are enclosed from the various agencies involved in the development review. Those comments from the Building Department and the City Engineer must be addressed as soon as possible after approval. Replacement of curb and gutter will require a permit from the engineer's office.

This letter shall serve as offical notification of approval of the special use permit.

Thank you for your cooperation and best of luck with your music studio.

Sincerely,

Michael E. Sutherland City Development Planner

MES/tt

Enclosure