

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 accomodate 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.

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2945-144-08-004 ? Jack E. Williams 2639 Dahlia Dr. Grand Junction, CO 81506	2945-144-09-001 Patricia Simeone 7800 E Union Ave STE 400 Denver, CO 80237	29-45-144-09-012 Gordon McKelvie 832 Rood Ave Grand Jct. CO 81501
2945-144-08-005 ? Ed Armstrong P.O. Box 1681 Grand Jct. CO 81502	2945-144-09-002 Patricia Simeone 7800 E. Union Ave STE 400 Denver, CO 80237	2945-144-09-013 Gordon McKelvie 832 Rood Ave. Grand Jct. CO 81501
2945-144-08-006 ? Iva Faletti 761 White Ave Grand Jct. CO 81501	2945-144-09-003 Patricia Simeone P.O. Box 15784 Lakewood, CO 80215	2945-144-09-014 Ed Armstrong P.O. Box 1681 Grand Jct. CO 81502
2945-144-08-007 ? Thomas Anson 436 35 Rd Palisade CO 81526	2945-144-09-004 Betty Holmes 603 Lawrence Ave. Grand Jct. CO 81505	2945-144-09-015 Ronald K. Vopel 850 Rood Ave. Grand Jct. CO 81501
2945-144-08-008 Cecil Hobbs 1267 Texas Ave. Grand Jct. CO 81501	2945-144-09-005 Carl Gaumer Jr. 853 White Ave. Grand Jct. CO 81501	2945-144-09-016 Robert Tracy 902 Rood Ave. Grand Jct. CO 81501
2945-144-08-009 Arthur Sulley 2178 Avenal Lane Grand Jct. CO 81503	2945-144-09-006 Carl Gaumer Jr. 853 White Ave. Grand Jct. CO 81501	2945-144-09-017 Philip Caracena 3716 Galley Rd. Colorado Springs Co 80909
2945-144-08-010 ? 7th & Rood Condo Develop. P.O. Box 3112 Grand Jct. CO 81502	2945-144-09-007 Carl Gaumer Jr. 853 White Ave. Grand Jct. CO 81501	2945-144-09-018 Patricia Simeone 248 Orson Lane Grand Jct. CO 81504
2945-144-08-011 ? 7th & Rood Condo Develop. P.O. Box 3112 Grand Jct. CO 81502	2945-144-09-008 Artis Chapman 857 White Ave. Grand Jct. CO 81501	2945-144-10-009 Robert Tracy 902 Rood Ave. Grand Jct. CO 81501
2945-144-08-012 ? 7th & Rood Condo Develop. P.O. Box 3112 Grand Jct. CO 81502	2945-144-09-010 Richard Miller 812 Rood Ave. Grand Jct. CO 81501	2945-144-10-010 Robert Tracy 902 Rood Ave. Grand Jct. CO 81501
2945-144-08-013 ? 7th & Rood Condo Develop. P.O. Box 3112 Grand Jct. CO 81502	2945-144-09-011 James Cooper 126 Red Mesa Heights Grand Jct. CO 81503	2945-144-15-001 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

2945-144-15-002
Larry Feather
534 Kingston Ct.
Grand Jct. CO 81503

2945-144-20-006
Richard Warren Jr.
325 S. Pacific No. 1
Dillon, MT 59752

2945-144-16-001
Mesa Federal
P.O. Box 1508
Grand Jct. CO 81502

2945-144-021-941
Housing Authority of
Grand Junction
2236 N 17th St.
Grand Jct. CO 81501

2945-144-16-002
Mesa Federal
P.O. Box 1508
Grand Jct. CO 81502

2945-144-16-019

2945-144-16-003
Ed Armstrong
659 Larkspur Lane
Grand Jct. CO 81506

2945-144-17-010

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 400
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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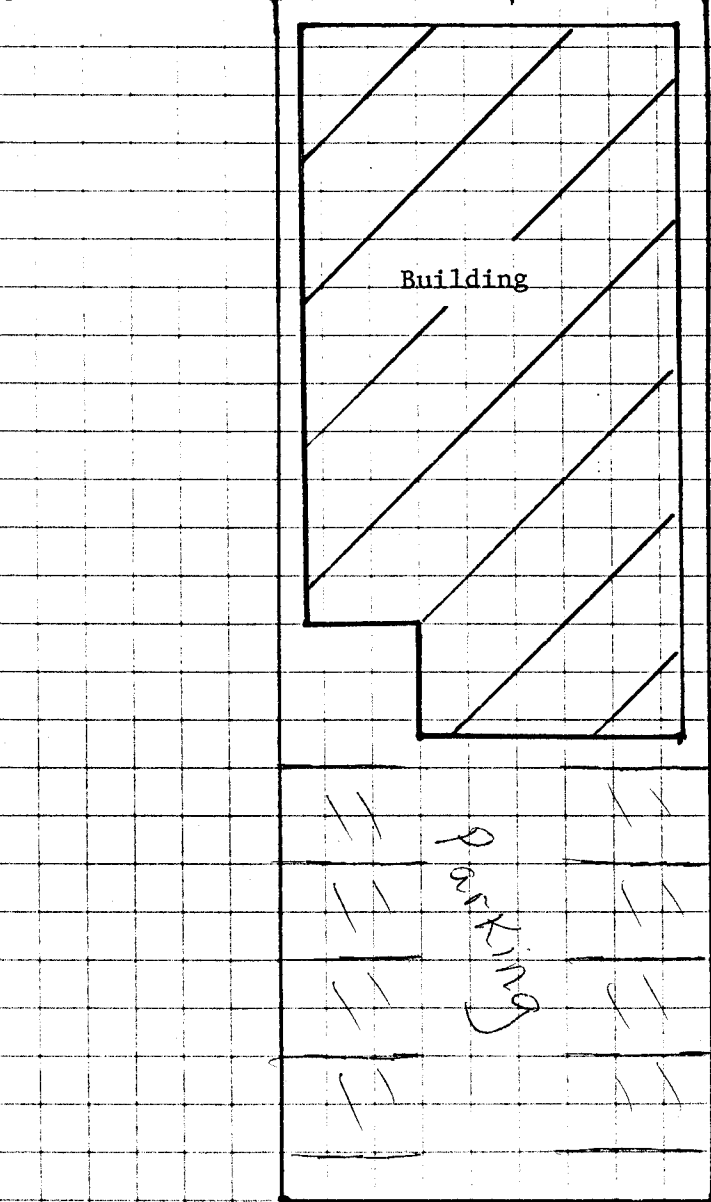
#30 87

August 19, 1987

EXHIBIT B
SITE PLAN
(known as 827 Rood)

N

Rood Avenue



5 feet

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REVIEW SHEET SUMMARY

FILE NO. 30-87 TITLE HEADING Special Use for Music Studio DUE DATE 9-04-87

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Music Studio in a B-1 zone, located
at 827 Rood Ave. Lisa Bush, petitioner

PETITIONER ADDRESS 2919 Ronda Lee 242-2449

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
8-25-87	Fire Dept.	Our office has no objections to this special use as long as the premise is kept within current Fire Codes at time of operation.
8-31-87	Building Dept.	Need to know anticipated attendance for recitals and workshops. Any remodeling to structure would require a building permit and inspections. Need to call Bob Lee at 244-1656 to establish a maximum occupant load for the building.
9-01-87	City Engineer	I would like to request that the narrow driveway cut in front of the building be closed and replaced with curb & gutter.
9-01-87	Planning Dept.	There are no outstanding requirements preventing approval by this office. The following are recommendations for consideration by the petitioners: <ol style="list-style-type: none">1. The existing landscaping consists of dying grass and gravel. Addition of green shrubbery, bark ground cover, etc. would be a major improvement.2. 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.

*Sent 9-4-87
CW*



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 official 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