## **Table of Contents**

File		1993-0090 Name: <u>Elderly Day Care - 1828 N. 7<sup>th</sup> Street</u>						
<u></u>	6							
P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS						
e	a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development						
s	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will						
e	n	be found on the ISYS query system in their designated categories.						
n t	e d	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.						
•	ŭ.	Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for						
		the contents of each file.						
X	X							
	Λ	Table of Contents						
X	X	*Review Sheet Summary						
X		*Application form						
X		Review Sheets						
X	X	Receipts for fees paid for anything						
		*Submittal checklist						
X	X	*General project report						
37	<b>3</b> 7	Reduced copy of final plans or drawings						
X	X	Reduction of assessor's map.						
77	77	Evidence of title, deeds, easements						
A	X	*Mailing list to adjacent property owners						
	-	Public notice cards						
	$\dashv$	Record of certified mail						
	$\dashv$	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						
		*Review Comments						
		*Petitioner's response to comments						
	$\dashv$	*Staff Reports						
		*Planning Commission staff report and exhibits						
		*City Council staff report and exhibits *Summary sheet of final conditions						
	1	DOCUMENT DESCRIPTION:						
		DOCUMENT DESCRIPTION:						
X	X	Correspondence						
X		Health Care Facility License - valid through 12/13/91 to						
		12/12/93						
X		Blossom Vie Retirement Home pamphlet						
X		Notice of Special Use Application mail-out						
X		Commitment to Insure from Abstract & Title Co. of Mesa						
		County, Inc 7/3/93						
X	$\neg$	Tax Statement						
X		Treasurer's Certificate of Taxes Due - 7/12/93						
X	X	Parking Diagram						
	7							
	$\neg \dagger$							
	一							



### DEVELOPMENT APPLICATION

Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430



Receipt Date		
Rec'd By		
File No.	#90	93

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE					
[] Subdivision Plat/Plan	[ ] Minor [ ] Major [ ] Resub				·					
[] Rezone				From: To:						
[] Planned Development	[] ODP [] Prelim [] Final									
[] Conditional Use										
[] Zone of Annex										
[] Text Amendment										
M Special Use			1828 N. 71451.	RM X - 3 2	Elduly Day Care					
[] Vacation					[ ] Right-of-Way [ ] Easement					
M PROPERTY OWNER  M DEVELOPER  M REPRESENTATIVE  BLOSSOM VIEW INC.  STEVE WALLACE  Name  Name  Name										
	fton (0 81520			, vairie						
Address Address Address										
Clifton, Colorad	lo 81520	City/State/Zip		City/State/Zip						
City/State/Zip										
303/434-6707 Business Phone No.		Business Phone No.		Business Phone No.						
NOTE: Legal property owner is owner of record on date of submittal.										
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.										
Bonnita Wallace 1/13/93										
Signature of Person Completing Application  Date										
Bonita 1	Udlace!	/								
Signature of Property Owner(s) - Attach Additional Sheets if Necessary										

# SPECIAL USE

Project Name: Bosom View Garage Daylan Location: 1828 N. 74h SV. **ITEMS** DISTRIBUTION DESCRIPTION OTAL REQ'D. City Utility Eng.
City Property Agent
City Attorney
City Downtown Dev. SSID REFERENCE VII-1 Application Fee VII-3 Submittal Checklist\* Review Agency Cover Sheet\* VII-3 Application Form\* VII-1 1 1 1 1 1 1 1 € 11"x17" Reduction of Assessor's Map VII-1 1 1 1 1 1 1 1 1 VII-2 Evidence of Title 1111 Appraisal of Raw Land VII-1 1 Names and Addresses VII-3 1 Legal Description VII-2 1 VII-1 1 1 O Deed O Easement VII-2 1 1 O Avigation Easement VII-1 1 1 O ROW VII-3 1 1 General Project Report X-7 Location Map IX-21 Vicinity Sketch IX-33

NOTES:

An asterisk in the item description column indicates that a form is supplied by the City. Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the

pre-application conference. Additional items or copies may be subsequently requested in the review process. Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

Freeda L. Kelley 1816 N. 7th St Grand Junction, CO 81501

Donald & Nellie Currie 759 Orchard Grand Junction, CO 81501 Ellis John 1920 N. 7th St Grand Junction, CO 81501

Lawrence J. Slater P.O. Box 2041 Grand Junction, CO 81502 Dora Chavez 605 Orchard Ave Grand Junction, CO 81501 Mary Flannery 746 Orchard Avenue Grand Junction, CO 81501

United States Bank of G.J. P.O. BOx 908 Grand Junction, CO 81502-0908

Theodore Hardcastle 1830 N. 6th Grand Junction, CO 81501

Louis Hall P.O. Box 40222 Grand Junction, CO 81504

Ida Mae Talarico 1801 N. 8th St. Grand Junction, CO 81501

Scott & Sally Nystrom 1820 N. 6th St Grand Junction, CO 81501 Margare Craig 602 Orchard Ave Grand Junction, CO 81501

Franchon Lee 1805 N. 8th St. Grand Junction, CO 81501 Fransine Lee 1810 N. 6th St. Grand Junction, CO 81501

City of Grand Junction Community Development 250 N 5th Street Grand Junction, CO 81501

Gregory & Alice Finch 1815 N. 8th St Grand Junction, CO 81501 School Dist 51 Grand Junction High 2115 Brand Avenue Grand Junction, CO 81501

#90 **9**3

Travis & Amy Rodgers 1825 N. 8th St. Grand Junction, CO 81501 Joshua & Mary Woods 3078 Hill Avenue Grand Junction, CO 81504 Original

NOT Remove

rom Office

Lawrence J. Slater P.O. Box 2745 Aspen, CO 81612 Laurel L. Goulding 190 N. 7th St Grand Junction, CO 81501

Western Colorado Center for Arts 1803 N. 7th St. Grand Junction, CO 81501

Original

Do NOT Remove

From Office #

### A. Project Description

1. Location: 1828 North 7th Street, Grand Junction, CO 81501

2. Acreage: 155' x 76.75' (RMF 32)

3. Proposed use: Elderly Daycare

#### B. Benefit (Public)

Statement of Purpose: To enable elderly, retired individuals to retain or gain skills, health, and productive use of time by providing programs and services out in the community and to provide a respite for those caring for these retired individuals. Blossom View is a "Maintainance Model Program" which provides services in health monitoring and individual and group therapeutic and psychological sctivities.

> The goal of Blossom View Elderly Daycare is to provide a happy and caring environment of their world of areas necessary to maintain and increase personal skills and promote intergration with similar aged seniors.

### C. Project Compliance, Compatibility, and Impact

1) Appearance of Use: The appearance of house will not change. The only changes will be: Enterior/A wheel chair ramp front and back will be built to meet "ADA" rules, Fenced yard, sign that will comply with city ordiance. Interior/ open room walls to create a larger activity area, paint-replace floor coverings, add an additional bathroom, make existing bathroom wheel chair accessable. The yard will be fenced for yard use.

2) The daycare clients will be supervised if they are ever outside the facility

site, including activities, and transporting.

3) Vehicular circulations-please see undercover.

a. There will be 6 parking spaces for 3 staff. Staff will only need 2 spaces, for they will be arriving in a van with clients and leaving after hours. So, this leaves 5 parking spaces for visitors and people being dropped off.

. 1. The van of clients will be accessing east of the house from the ally and

leaving west onto 7th street.

2. There will be two directions to throughfare, west off 7th and east off the

4) The property will be maintained by Blossom View's Maintenance personell. Blossom View intends to maintain apperance at all times to be a desirable impact on the adjacent community.

5) Background of Blossom View Retirement and Adult Daycare Program: UNDERCOVER

6) Hours of Operation: Monday through Friday from 9:00 a.m. to 3:00 p.m. with possible extended hours earlier in the morning and later in the afternoon.

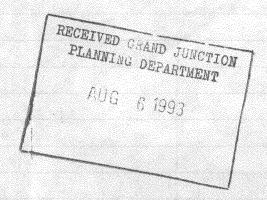
7) Development Schedule and Phasing: After approval and property is purchased, within 30 days business will be operating. 8) There are no Covenants, Conditions, and or Restrictions for this property site.

9) Land Use in the surrounding area: RMF 32, PB, RSF 5, RSF 8, PB

To Whom Il may Concern:

of an Elderly Day Care facility at 1828 N. 77. It will contribute to further determation of our home and property. I have long suspected that several house to the north of our home (1920 N. 77) have been used for lo-income rental property. May suspicion is based on the apparent reglience of the property (ies); the disproportionate numbers of serges inhabiting the homes, and apparent lock of any uphics. Our home has already hen devalued because of those negligible homes.

Guns Truly Mis Jahn K. Ellis 1920 M. 7Th 81501





City of Grand Junction, Colorado 81501-2668 250 North Fifth Street

September 30, 1993

Bonnita and Steve Wallace Blossom View Inc. 3456 F Road Clifton, Colorado 81520

Dear Bonnita and Steve,

This letter is in regards to the Special Use Permit application you filed in July 1993 for an elderly daycare facility to be located at 1828 North 7th Street. Following initial review of the application, comments were forwarded to you in early August. To date, we have not received any response to those comments. Unless we hear otherwise from you by October 15, 1993, we will consider the file closed and any further pursuit of the project will require re-application to the Community Development Department.

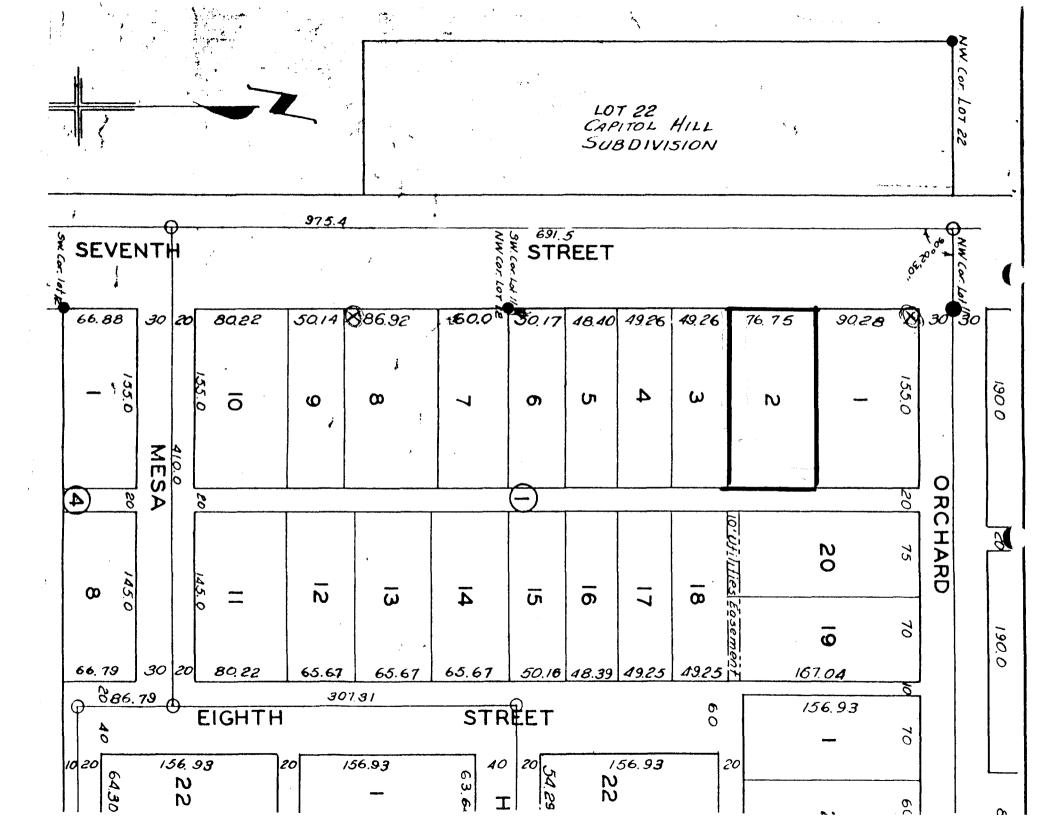
Should you have questions regarding this matter, please do not hesitate to contact me at 244-1437.

Sincerely,

Kristen Ashbeck

Planner

Received call
10/4/93 Not buying property
project dead



# s respect Barting spaces ) DESIGN-YEAR BUILT ADJUSTED YEAR ROOMS BEDROOMS BATHS FIRST FLOOR FIN. AREA ABOVE FIRST FIN.AREA BASEMENT FIN. AREA TOJAL FINISHED AREA R. .. /SQ.FT. FIN. AREA \$ R.C.N.L.D./SQ.FT. FIN.AREA \$ 19 MECHANICAL 19 TYP NO. UNIT COST COST 6 9 2130