

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 93

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from Office

Travis & Amy Rodgers
1825 N. 8th St.
Grand Junction, CO 81501

Joshua & Mary Woods
3078 Hill Avenue
Grand Junction, CO 81504

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

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

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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 activities.

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: Exterior/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 accessible. 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 alley way.
- 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

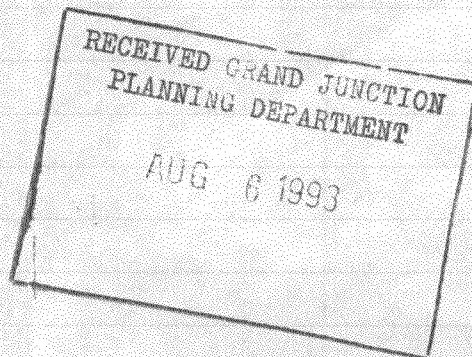
File # 90-93

Aug 5, 1993.

To Whom It May Concern:

I do hereby protest the establishment of an Elderly Day Care facility at 1828 N. 7th. It will contribute to further deterioration of our home and property. I have long suspected that several houses to the north of our home (1920 N. 7th) have been used for low-income rental property. My suspicion is based on the apparent negligence of the property (ies); the disproportionate numbers of people inhabiting the homes, and apparent lack of any upkeep. Our home has already been devalued because of those neglected homes.

Yours Truly
Mrs John K. Ellis
1920 N. 7th
81501





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

September 30, 1993

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

Dear Bonita 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,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

*Received call
10/4/93 -
not buying property
project dead*

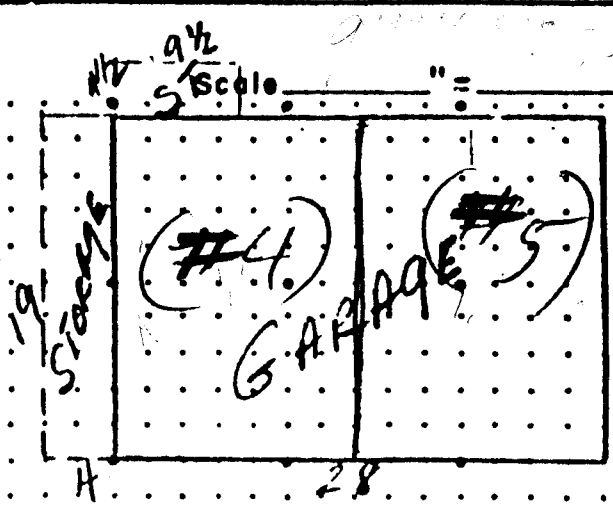
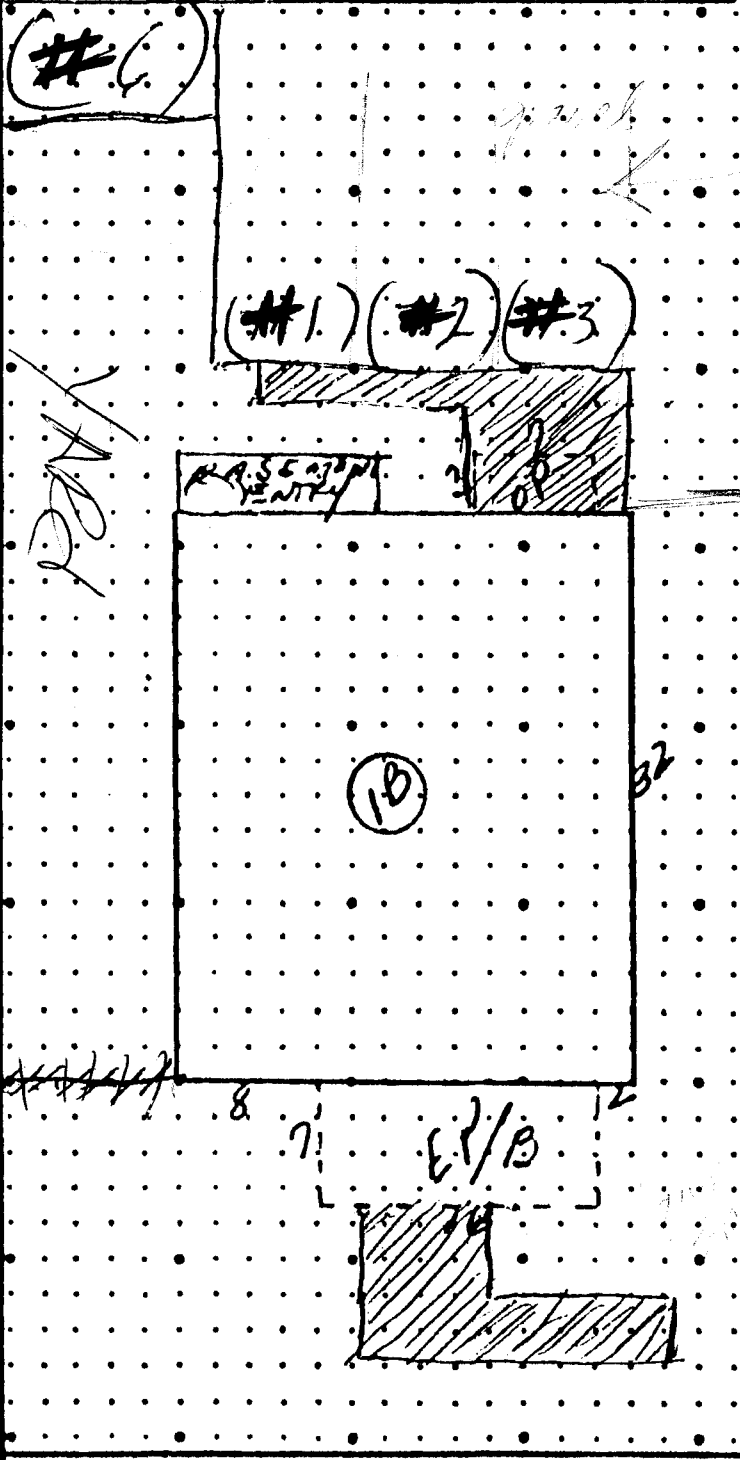


#'s Reflect Parking Spaces

DESIGN	1 Story
YEAR BUILT	1965
ADJUSTED YEAR	
ROOMS	6
BEDROOMS	
BATHS	
FIRST FLOOR FIN. AREA	
ABOVE FIRST FIN. AREA	
BASEMENT FIN. AREA	
TOTAL FINISHED AREA	
R.C./SQ.FT. FIN. AREA	\$
R.C.N.L.D./SQ.FT. FIN. AREA	\$

(AV) APPRAISED BY: (ALLI) (AW) DATE:

MECHANICAL			19	19
TYP	NO.	UNIT	COST	COST
		#90 93	Original Do NOT Remove From Office	
12	✓		2130	190



7th St.