

Subdivision Conditional Use - The Learning Tree

Date _____ Item # 18-77

Petitioner Lee Fetters

Review Agencies Comments

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① City eng - NO parking will be allowed to extend into the alley

② Planning Staff -
a) Trees & existing landscaping should be maintained if possible.

b) Parking O.K. subject to engineering comment.

c) Building must meet building & fire codes.



Action Taken

Action Taken

P.C. Nov 30 approval.
C.C. Approved 21 Dec 77

P.C. _____
C.C. _____

Comments

Comments

Approval subject to maintaining existing landscaping and replacing dead trees



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

CONDITIONAL USE APPLICATION

- 1) 15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

<u>Property Owner</u>	Name	<u>Developer</u>
<u>School District 51</u>	Name	<u>Lee Fetters</u>
<u>2115 Grand Ave</u>	Address	<u>715 N 7th St.</u>
<u>245-2422</u>	Business Phone	<u>242-0311</u>

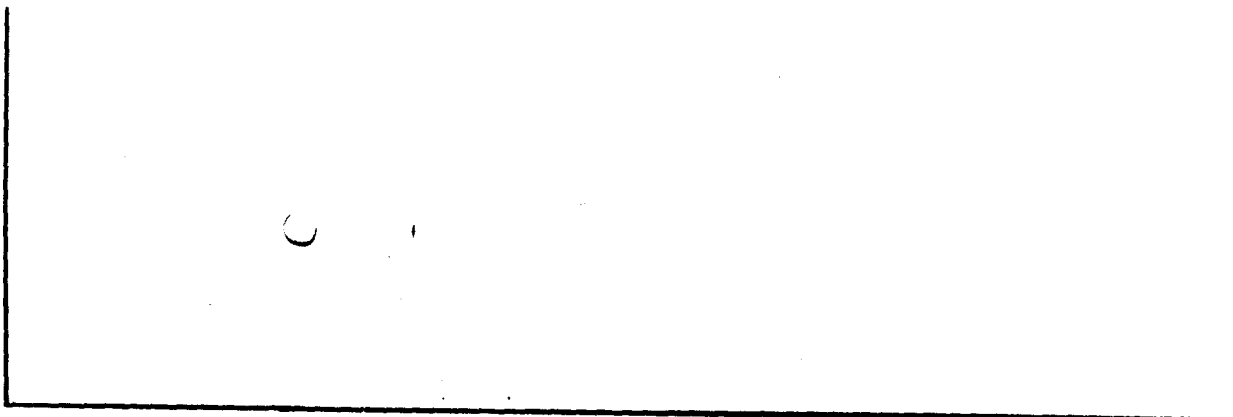
The Learning Tree Children's Center
Name of Development

9th AND Hill
Common Location of Development

Legal Description: Lot 29, 30, 31, AND 32 Block 25 City of GRAND JUNCTION

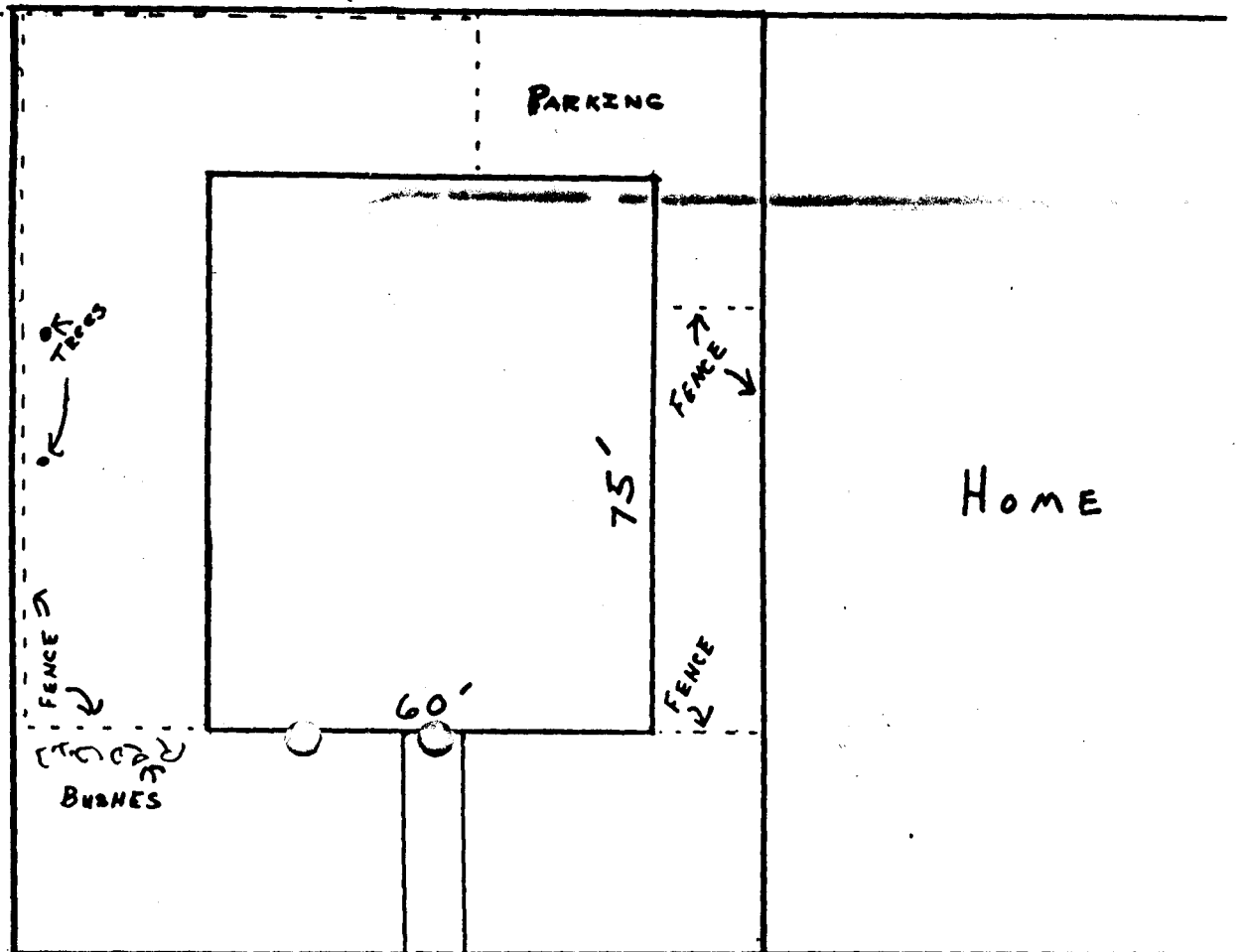
- 2) Site Plan Requirements - 15 copies of a proposed site plan at a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.

- a) Title of development. The Learning Tree Children's Center
 - b) Zoning of property. R-1
 - c) Location of property. 9th AND Hill
 - d) Locations and dimensions of all structures, proposed and existing. See PLAN
 - e) Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening. See PLAN
 - f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing). See PLAN
 - g) A drainage plan showing proposed on site drainage system and ultimate off site disposal. See PLAN
 - h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc. See PLAN
 - i) Adjacent land uses and locations. See PLAN
 - * j) Names and addresses of all adjacent property owners.
 - k) Appropriate space for certification of approval by the president of Council and City Planner.
- * j) JAMES A. DEHENNY - 862 Hill
JAMES P. WAID - 926 Hill
THOMAS R. PATTON - 911 Teller
WILLIAM STEELE - 903 Teller
W. ETHEL JOHNSON - 861 Teller



ALLEY

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SCALE 1" = 20'

BRK

THE LEARNING TREE CHILDREN'S CENTER

2-1 ZONING

LOCATION - 9th AND Hill

December 1, 1977

Mr. Lee Fetters
715 N 7th Street
Grand Junction, CO 81501

Re: CONDITIONAL USE APPLICATION - SCHOOL DISTRICT 51,
#78-77

Dear Mr. Fetters:

The Grand Junction City Planning Commission approved the Conditional Use application for the Northeast corner at 9th and Hill, at the regularly scheduled meeting November 30, 1977 subject to the following items:

1. Existing trees and landscaping should be maintained.
2. Replacing the dead trees presently on the property.
3. The building must meet building and fire codes.
4. No parking will be allowed to extend into the alley.

This item will be heard before City Council on December 21, 1977. Should any additional information be needed, please contact the Development Department.

Sincerely,

Kathy Lofink
Planner I

KL:dlw