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File1977-0078											
Da	te	7/17/00 Project Name: 9 TH Street & Hill									
P r e s e n t	S c a n n e d	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a									
X	X	*Summary Sheet – Table of Contents									
_	\dashv	Application form									
	\neg	Receipts for fees paid for anything									
\dashv	\dashv	*Submittal checklist									
\dashv		*General project report									
\neg	\dashv	Reduced copy of final plans or drawings									
		Reduction of assessor's map									
		Evidence of title, deeds									
		*Mailing list									
		Public notice cards Record of certified mail									
	\dashv	Legal description									
\dashv	\dashv	Appraisal of raw land									
	-	Reduction of any maps – final copy									
		*Final reports for drainage and soils (geotechnical reports)									
		Other bound or nonbound reports									
		Traffic studies									
	_	Individual review comments from agencies									
-	\dashv	*Consolidated review comments list *Petitioner's response to comments									
	\dashv	*Staff Reports									
	-	*Planning Commission staff report and exhibits									
\neg		*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	X	Follow-Up Form									
X	X	Review Sheets									
X	X	Conditional Use Application									
X	_	Planning Commission Agenda – 11/30/77									
X	X	Letter from Kathy Lofink to Lee Fetters – 12/1/77									
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Petitioner	Lee Fetti	Item #				
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CONDITIONAL USE APPLICATION

1)	15 copies o	f this a	application	required.	Ιf	question	not
	<pre>applicable</pre>	indicate	e by NIA.				

Name and address of property owners and/or Developers. PROPERTY OWNER Developer Fetters School District 51 Name Name 2115 GRAND AVE Address Address Address 245-2422 242-0311 Business Phone Business Phone Business Phone The Learning Tree Children's Center Name of Development 9th And Hill
Common Location of Development 914 Legal Description: Lot 29, 30, 31, AND 32 Block 25 City of

- Site Plan Requirements 15 copies of a proposed site plan at a scale of l'' = 20' and on a 24" x 32" sheet containing the following information.
 - Title of development. The Learning Tree Children's Center a)

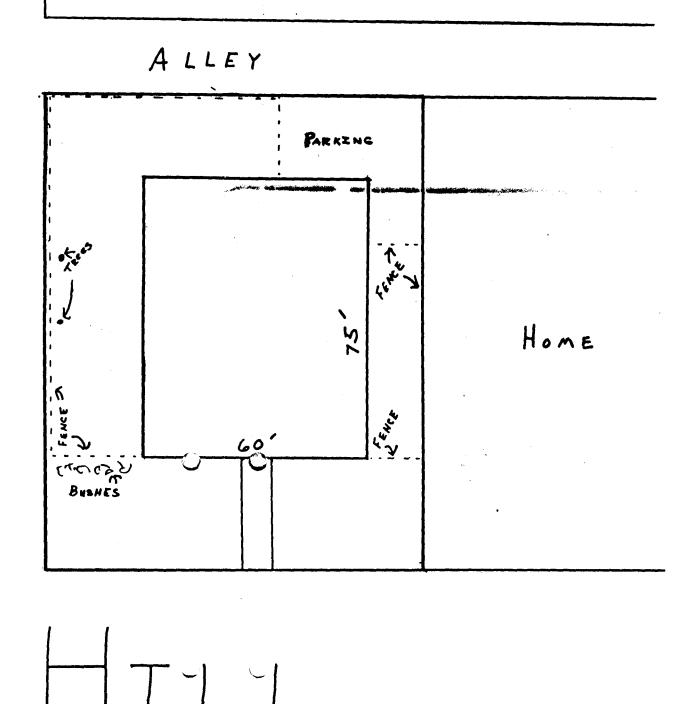
GRAND JUNCTION

b)

- Zoning of property. R-1
 Location of property. 9th And Hill c)
- Locations and dimensions of all structures, proposed and d) existing. See Plan
- Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening. See Plan e)
- A Traffic circulation plan showing location and dimensions f) of drives, parking and loading, walkways, streets, and (Proposed and existing). See Plan alleys.
- A drainage plan showing proposed on site drainage system and ultimate off site disposal. See Plan

 Location and type of any site limitations such as existing g)
- h) easements, ditches, extreme slopes etc. See Plan Adjacent land uses and locations. See Plan
- Names and addresses of all adjacent property owners.
 - Appropriate space for certification of approval by the president of Council and City Planner. k)
- # 3) JAMES A. DEYENNY 862 Hill JAMES P. WAID 926 Hill · Thomas R. PATTON - 911 Teller William Steele - 903 Teller W. Ethel Johnson - 861 Teller

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SCALE 1" = 20'

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HE LEARNING TREE CHILDREN'S CENTER

-1 ZONING

OCATION - 9th AND H:11

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