Table of Contents

File	e	1978-0018						
Da	te		ct N	ame	e: Kinder Haus – Day Care – Conditional Use			
P	S	A few items are denoted with an asterisk (*), which mea	ns	the	y are to be scanned for permanent record on the			
r	c	ISYS retrieval system. In some instances, not all entries						
e s	a n	are also documents specific to certain files, not found on	the	st	andard list. For this reason, a checklist has been			
e	n							
n								
t	quick guide for the contents of each file.							
Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be								
in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. X X *Summary Sheet – Table of Contents								
-	Application form							
	-+	Receipts for fees paid for anything	_					
		*Submittal checklist						
_		*General project report						
-	-	Reduced copy of final plans or drawings						
+	-	Reduction of assessor's map						
		Evidence of title, deeds						
		*Mailing list						
	1	Public notice cards						
		Record of certified mail						
		Legal description						
		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 *Consolidated review comments list						
		*Petitioner's response to comments						
		*Staff Reports						
\dashv		Planning Commission staff report and exhibits						
7		*City Council staff report and exhibits						
	*Summary sheet of final conditions							
		*Letters and correspondence dated after the date of final	apı	oro	val (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	Power of Attorney						
X	X	Letter from Cheryl Lynn, Becky Aalfs, Nisley Parent Safety Committee-						
\rightarrow	_	City – 3/14/78						
X	X	Site Plan						
X	X	Planning Commission Minutes - ** - 2/22/78						
X	X	Letter from Kathy Lofink to Larry Knight – 2/23/78						
X	X	Conditional Use Application						
X	X	Letter from Adjacent Property Owners						

CONDITIONAL USE APPLICATION

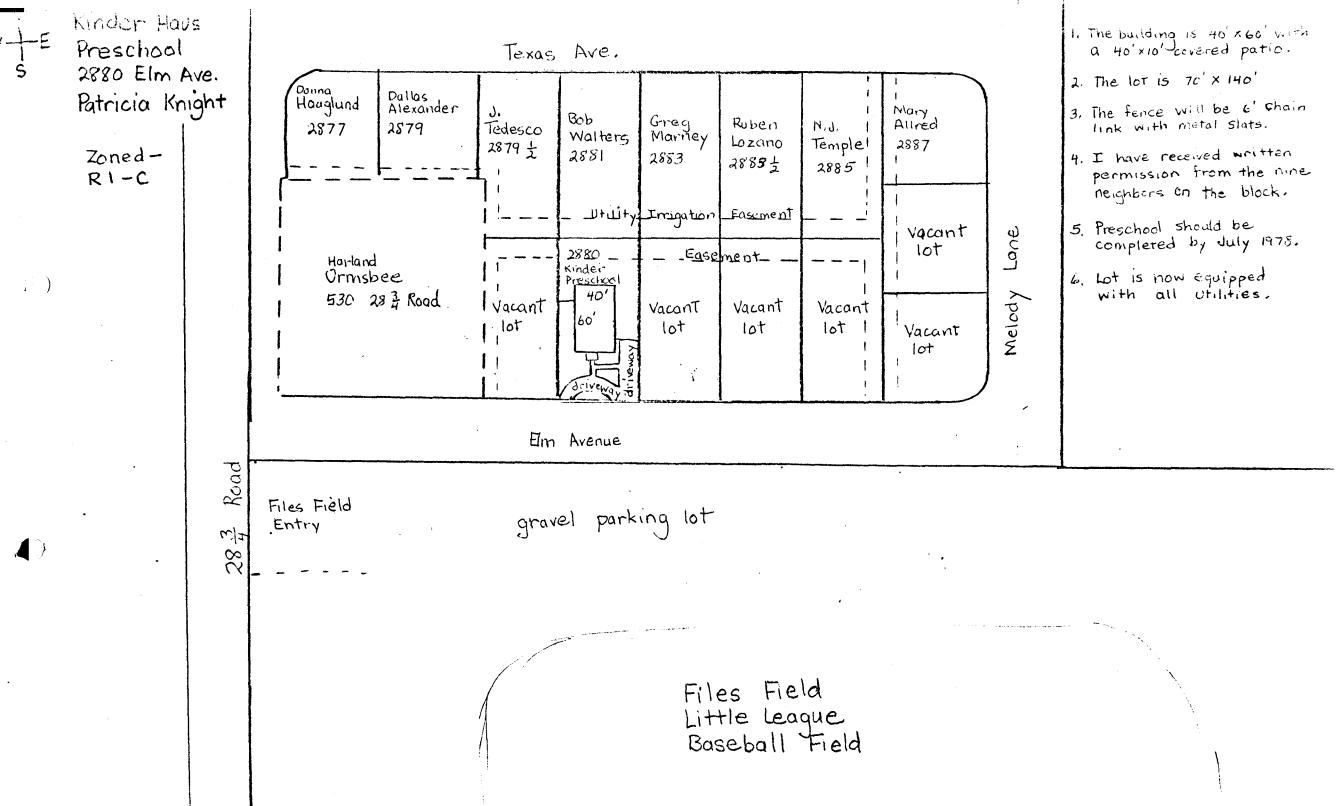
15 copies of this application required. If question not applicable indicate by NIA.

Name and address of property owners and/or Developers.

Mc and Mrs Larry Knight		
Name / J	Name	Name
2849 Caper Court G.J.,	Col.	
Address	Address	Address
245-6219	. •	
Business Phone	Business Phone	Business Phone
Kinder Preschool o	and Day Care Ce	nter
Name of Development	,	
Lamm Subdivision - Lot Common Location of Dev	+ 10 -2880 Elm	St. Gid.
Common Location of Bev	o t o buiette	
Togal Decarintion.		

Legal Description:

- Site Plan Requirements 15 copies of a proposed site plan at 2) a scale of 1" = 20' and on a 24" x 32" sheet containing the following information.
 - Title of development. a)
 - Zoning of property. b)
 - c) Location of property.
 - Locations and dimensions of all structures, proposed and d) existing.
 - Screening and landscaping plans identifying the type, location and quantity of all proposed and existing landscaping and screening.
 - f) A Traffic circulation plan showing location and dimensions of drives, parking and loading, walkways, streets, and alleys. (Proposed and existing).
 - A drainage plan showing proposed on site drainage system g) and ultimate off site disposal.
 - Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
 - i)
 - Adjacent land uses and locations. Names and addresses of all adjacent property owners. j)
 - Appropriate space for certification of approval by the k) president of Council and City Planner.



To Whom It May Concern,

We the undersigned understand "Kinder Preschool and Day Care Center" will be constructed at 2880 Elm Street, Grand Junction. This structure will be 2400 sq. ft., and fully fenced with a chain link fence, with privacy slats. This center will open approximately July 1, 1978.

This lot is presently zoned Rl-C. We have no objections to the conditional usage described above.

Harland 7: Omber 570 2874 Road
Donne Heagland 2877 Japas
Waller Chelandie 2879 # Texas
Mr & Mrs J. Dedesco 28 79 /2 Jedas and
Mr & Mrs. Bob Chelters 2881 Texas
Mr + Mrs. Sing Marney 2883 Texas
Mr & Mrs Rulen Legano 2885 Texas
May allred 2883 & Texas
May Allred 2887 Texas

meeting Feb 21-Wed-7:30 City Council Chambers

Non Recht 3/15/18

Nisley Parent Safety Committee Nisley Elementary School Grand Junction, Colorado 81501 March 14, 1978

Grand Junction City Council Grand Junction, Colorado

Dear Mr. Kosisek and Members of City Council,

During the past year we have taken an active interest in the traffic situation near Nisley School and the hazards it creates for children, other pedestrians, and bicyclists. While traffic is light most of the time, at certain times of the day when children are going to and from school there is a recognized problem. Reference: Memorandum, November 16, 1977, to Jim Patterson, Engineering Department, from Jim Miller, School Liason Officer, concerning Traffic Hazards at Nisley. In granting a Conditional Use permit for construction of the Nursery School at 2880 Elm Avenue we ask that our concerns be considered and that an attempt be made to establish a traffic pattern which will not result in future traffic hazards. We ask that an attempt be made to assess the impact of the traffic on the area prior to granting the Conditional Use Permit. We greatly appreciate your help in this matter.

21949

Sincerely,

Becky Aalfs Cheryl Lynn

Nisley Parent Safety Committee

73/2

The bulk of the traffic will be using 29 ld to Texas until Melody clane is improved.

37/4 [100.000 1428 25720

February 23, 1978

Mr. and Mrs. Larry Knight 2849 Caper Court Grand Junction, CO 81501

RE: File #18-78 - Conditional Use - Nursery School

Dear Mr. and Mrs. Knight:

The Grand Junction City Planning Commission at their regularly scheduled Meeting on February 22, 1978, recommended approval of the conditional use for the proposed Mursery School. The only condition attached to their recommending approval is that power of atterney be given for full cost of half street improvements on Elm Street. This item will be heard by the Grand Junction City Council March 15, 1978 at 7:20 p.m. in the City Council Chambers. Should there be any comments or questions on this item, please contact this office prior to March 15.

Sincerely,

Kathy L. Lofink Planner I

KLL:dlw

	Nursery School (Kinder Preso
ate /7e678 Item#	
etitioner Mrt Mrs. Larry	Knight
2880 ELM 57,	U
Review Agencies Comments	Review Agencies Comments
re Dept - Hydiant ok. 📱	
de plans must be submit to	
The bldg - fiee dys	
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Action Taken	Action Taken
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.c. Approved 16MAR1978 C	.C.
Comments	Comments
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morarment	
+ improvements ==	
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	D FROM DEVELOPER
Check Utility Agree	ment Title Investigation
Drainage Landscaping Improvements Guarantee	ment Title Investigation Covenants Annexation Other (Specify)
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Marie Com