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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.

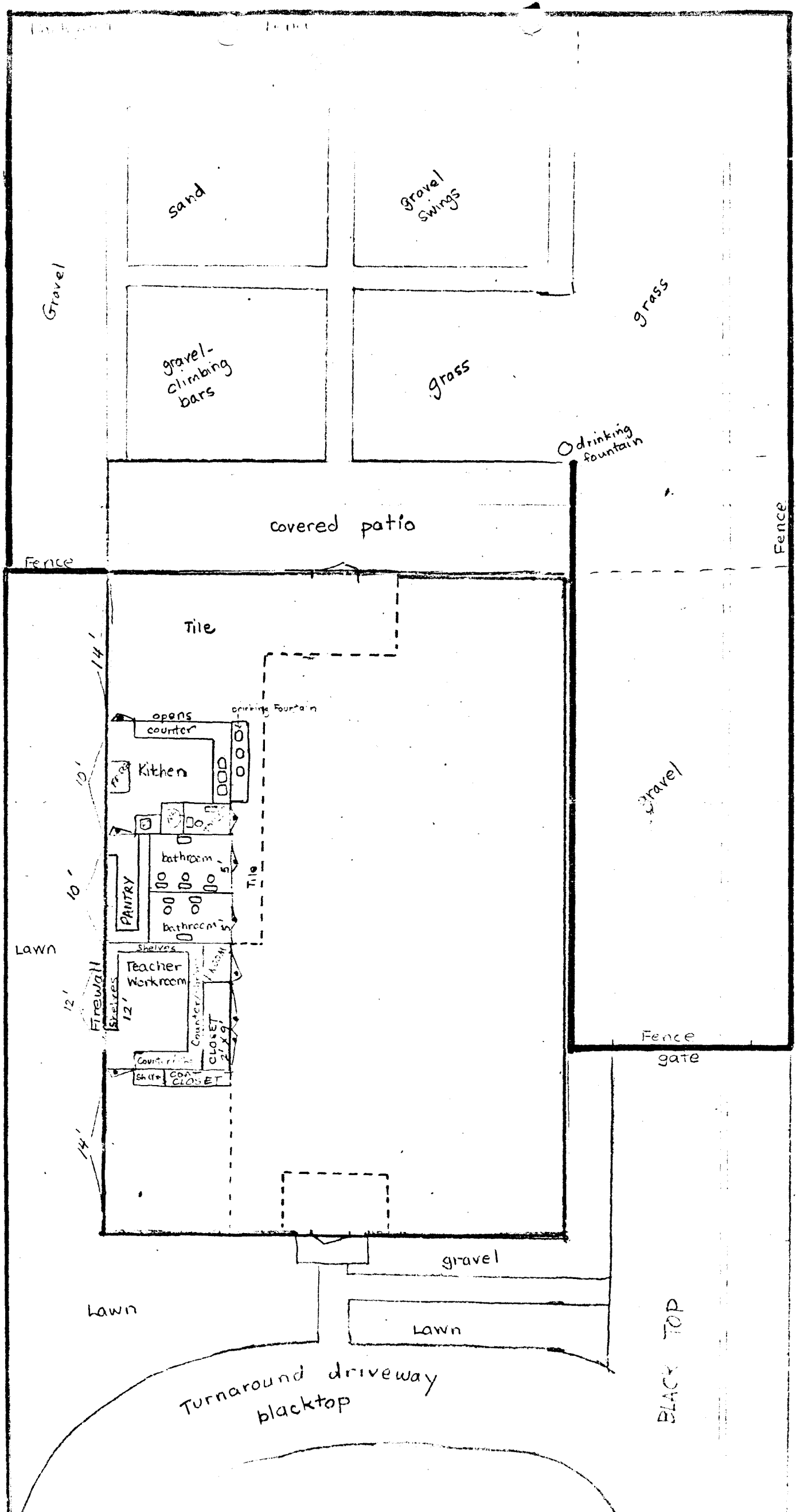
<u>Mr. and Mrs. Larry Knight</u> Name	_____ Name	_____ Name
<u>2849 Caper Court G.d., Col.</u> Address	_____ Address	_____ Address
<u>245-6219</u> Business Phone	_____ Business Phone	_____ Business Phone

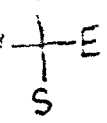
Kinder Preschool and Day Care Center
Name of Development

Lamm Subdivision - Lot # 10 2880 Elm St. G.d.
Common Location of Development

Legal Description:

- 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.
 - b) Zoning of property.
 - c) Location of property.
 - d) Locations and dimensions of all structures, proposed and existing.
 - e) 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).
 - g) A drainage plan showing proposed on site drainage system and ultimate off site disposal.
 - h) Location and type of any site limitations such as existing easements, ditches, extreme slopes etc.
 - i) Adjacent land uses and locations.
 - j) Names and addresses of all adjacent property owners.
 - k) Appropriate space for certification of approval by the president of Council and City Planner.

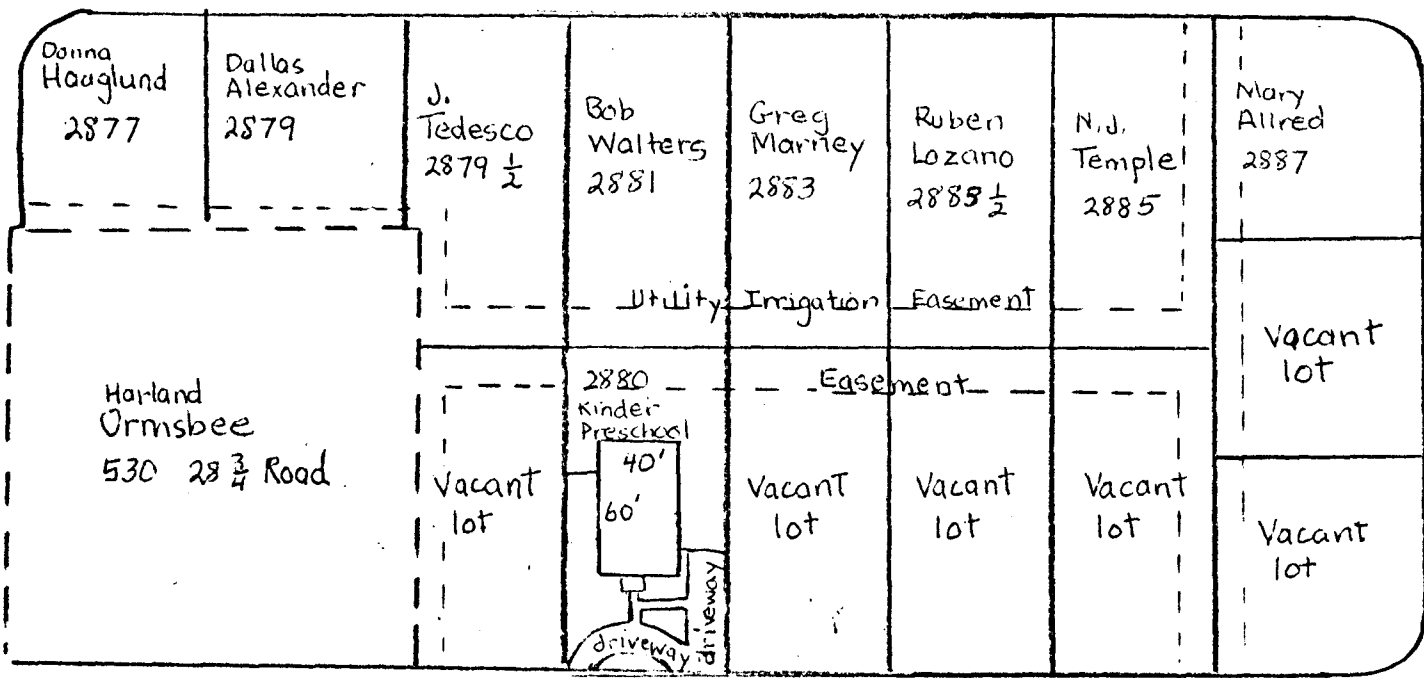




Kinder Haus
 Preschool
 2880 Elm Ave.
 Patricia Knight

Zoned -
 RI-C

Texas Ave.



1. The building is 40' x 60' with a 40' x 10' covered patio.
2. The lot is 70' x 140'
3. The fence will be 6' chain link with metal slats.
4. I have received written permission from the nine neighbors on the block.
5. Preschool should be completed by July 1978.
6. Lot is now equipped with all utilities.

Melody Lane

Elm Avenue

28 3/4 Road

Files Field
 Entry

gravel parking lot

Files Field
 Little League
 Baseball Field

January 26, 1978

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 R1-C. We have no objections to the conditional usage described above.

Harland F. Cronin 530 28 $\frac{3}{4}$ Road
Donna Haglund 2877 Texas
Celia Alford 2879 $\frac{1}{2}$ Texas
Mr & Mrs J. Tedesco 2879 $\frac{1}{2}$ Texas Ave
Mr + Mrs. Bob Walters 2881 Texas Ave.
Mr + Mrs. Greg Marney 2883 Texas Ave.
Mr & Mrs Rulon Hozaus 2885 Texas
Rulon Hozaus 2883 $\frac{1}{2}$ Texas
Mary Alford 2887 Texas

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

Don

Rec'd
3/15/78

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.

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19
24
19
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Sincerely,

Cheryl Lynn

Becky Aalfs
Cheryl Lynn
Nisley Parent Safety Committee

73

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

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 7428
 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 Nursery School. The only condition attached to their recommending approval is that power of attorney 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

Subdivision Conditional Use - Nursery School (Kinder Preschool)

Date 17 Feb 78 Item # _____

Petitioner Mr & Mrs. Larry Knight
2880 ELM ST.

Review Agencies Comments

Review Agencies Comments

Fire Dept - Hydrant OK.
Bldg plans must be submit to
with bldg + fire dept
City Engineering - no comments

full cost power of
city for 1/2 Street Imp.



Action Taken

Action Taken

P.C. Feb 22, 1978 approved

P.C. _____

C.C. Approved 16 MAR 1978

C.C. _____

Comments

Comments

Prof A for full cost of 1/2
st improvements



ITEMS REQUIRED FROM DEVELOPER

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