Table of Contents

File	è	1978-0027						
Dat	te	8/3/00 Project Name: Nursery School						
P r	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the						
e	a	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There						
s	n	1 to 1 to 1 to 1						
e n	n e	included. Pagaining items (not selected for scanning) will be marked present on the checklist. This index can serve as a						
Remaining items, (not selected for scanning), will be marked present on the checklist. This index can ser 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 typed						
Ì	1	in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.						
X	X	*Summary Sheet – Table of Contents						
十		Application form						
_		Receipts for fees paid for anything						
\dashv		*Submittal checklist						
\dashv		*General project report						
_	_	Reduced copy of final plans or drawings						
\neg		Reduction of assessor's map						
		Evidence of title, deeds						
		*Mailing list						
		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						
	\dashv							
\dashv	\dashv	Individual review comments from agencies *Consolidated review comments list						
	\dashv	*Petitioner's response to comments						
	-	*Staff Reports						
		*Planning Commission staff report and exhibits						
+	\dashv	*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		Review Sheets						
X	X	Conditional Use Application						
X	X	Site Plan						
X	X	Planning Commission Minutes - ** - 3/28/78						
X	X	Petitions (pro and con)						
X	X	Letter from Kathy Lofink to Lynn Witte and Brenda Witte – 3/30/78						
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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.

Lynn M. and Brenda G. Wi		Nimo
Name	Name	Name
277 Pine Street, Grand J	unction, Colorado	
Address	Address	Address
242-6589		
Business Phone	Business Phone	Business Phone

The Candy Cane Playhouse
Name of Development

277 Pine Street, Grand Junction, Colorado
Common Location of Development

Legal Description:

Lot 9, Schmidt Subdivision

- 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 <u>all</u> 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.

SUPPLEMENT TO

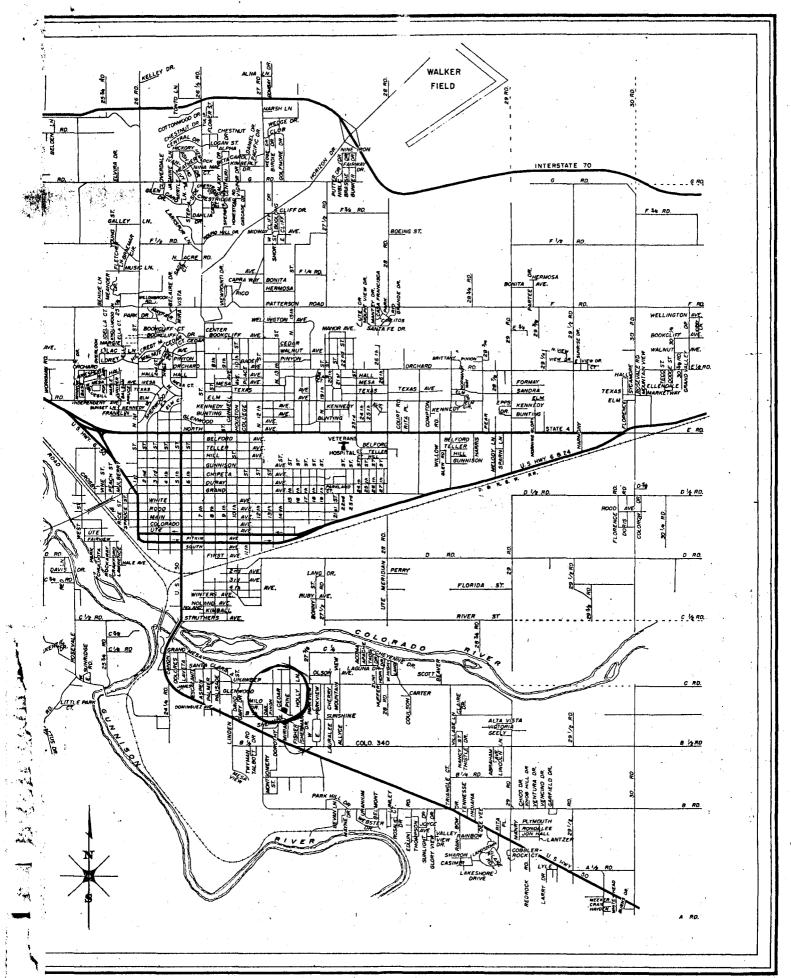
CONDITIONAL USE APPLICATION

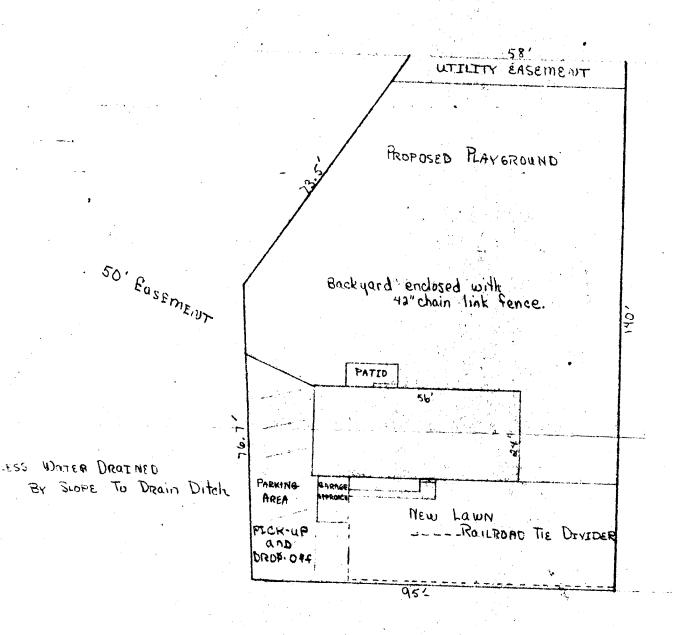
- a) The Candy Cane Playhouse
- b) Rl Residential
- 277 Pine Street, Grand Junction, Colorado (See attached c) supplement of Orchard Mesa)
- d) See accompanying site plan.
- e) See accompanying site plan.
- f) See accompanying site plan.
- See accompanying site plan.
- h) See accompanying site plan.
- i) All surrounding land is residential housing. (Rl Residential housing)
- j) Adjacent property owners:

 - Loy Sasser 276 Pine Street
 Robert W. Hyde 278 Pine Street
 Douglas Cline 280 Pine Street

 - 4. Loren J. Gosnell 279 Pine Street
 - Jody, C.E. McQuiston 278 Cedar Street
- k) Approval by:

PRESIDENT OF	COUNCIL
CITY PLANNER	





PINE STREET O

PETITION

March, 1978

We, the following neighbors are in favor of granting a conditional use for the proposed day care center which will be located at 277 Pine Street on Orchard Mesa. We, hereby, give our approval and support to such an action.

NAME	ADDRESS	PHONE
mc Quiston	278 Cedarst 279 Pine st 280 Pine ST 276 Rive St	343-1497
Horen & Haard	279 pine st	2437961
Joyles Ring	2 280 PINE ST	242-5909
Minne Saose	276 Rive St	242-8504

2 with draw my signature from the setition lorginary signed concerning a moning change for my + Mrs Channel Wate and fal a day lare musery. The reason is 2 did not fully understand their intentions! Lana Cline Mysime Sasser Loren & Jasnell Jean McQueston

March 30, 1978

Lynn and Brenda Witte 277 Pine Street Grand Junction, CO 81501

RE: FILE #27-78 CONDITIONAL USE - NURSERY SCHOOL

Dear Petitioners:

The Grand Junction City Planning Commission, at their regularly scheduled meeting, March 28, 1978 recommended denial of the Nursery School Conditional Use due to traffic considerations. Should you decide to pursue the conditional use, please contact the Development Department no later than April 5, 1978.

If you have questions or comments concerning this item, please contact us.

Sincerely,

Xathy Lofink / Eji

Planner I

KLibc

Date //ax //	<u>Item</u>	
Petitioner	mm M. \$	Brenda G. Witte
Review Agencies Co	omments	Review Agencies Comments
<u> Liry Utilities – Ne</u>	ed info.	
on auditable fire	hydrants	
Hu Epo - Hour c		
full street improv		
Fire Dept - weed 1		
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BLOG LOCATION		
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Public service - 100	o-Comment	
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Action Taken		Action Taken
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c.c.	· · · · · · · · · · · · · · · · · · ·	C.C
Comments		Comments
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·	ITEMS PEOUL	PED EDOM DEVELOPED
Check Drainage	Utility Agr Landscaping	Title Investigation Covenants Annexation Other (Specify)
Improvements Gua	rantee	Annexation Other (Specify)