



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. Witte

Name

Name

Name

277 Pine Street, Grand Junction, 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 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.

SUPPLEMENT TO  
CONDITIONAL USE APPLICATION

- a) The Candy Cane Playhouse
- b) R1 Residential
- c) 277 Pine Street, Grand Junction, Colorado (See attached supplement of Orchard Mesa)
- d) See accompanying site plan.
- e) See accompanying site plan.
- f) See accompanying site plan.
- g) See accompanying site plan.
- h) See accompanying site plan.
- i) All surrounding land is residential housing. (R1 Residential housing)
- j) Adjacent property owners:
  - 1. Loy Sasser — 276 Pine Street
  - 2. Robert W. Hyde — 278 Pine Street
  - 3. Douglas Cline — 280 Pine Street
  - 4. Loren J. Gosnell — 279 Pine Street
  - 5. Jody, C.E. McQuiston — 278 Cedar Street

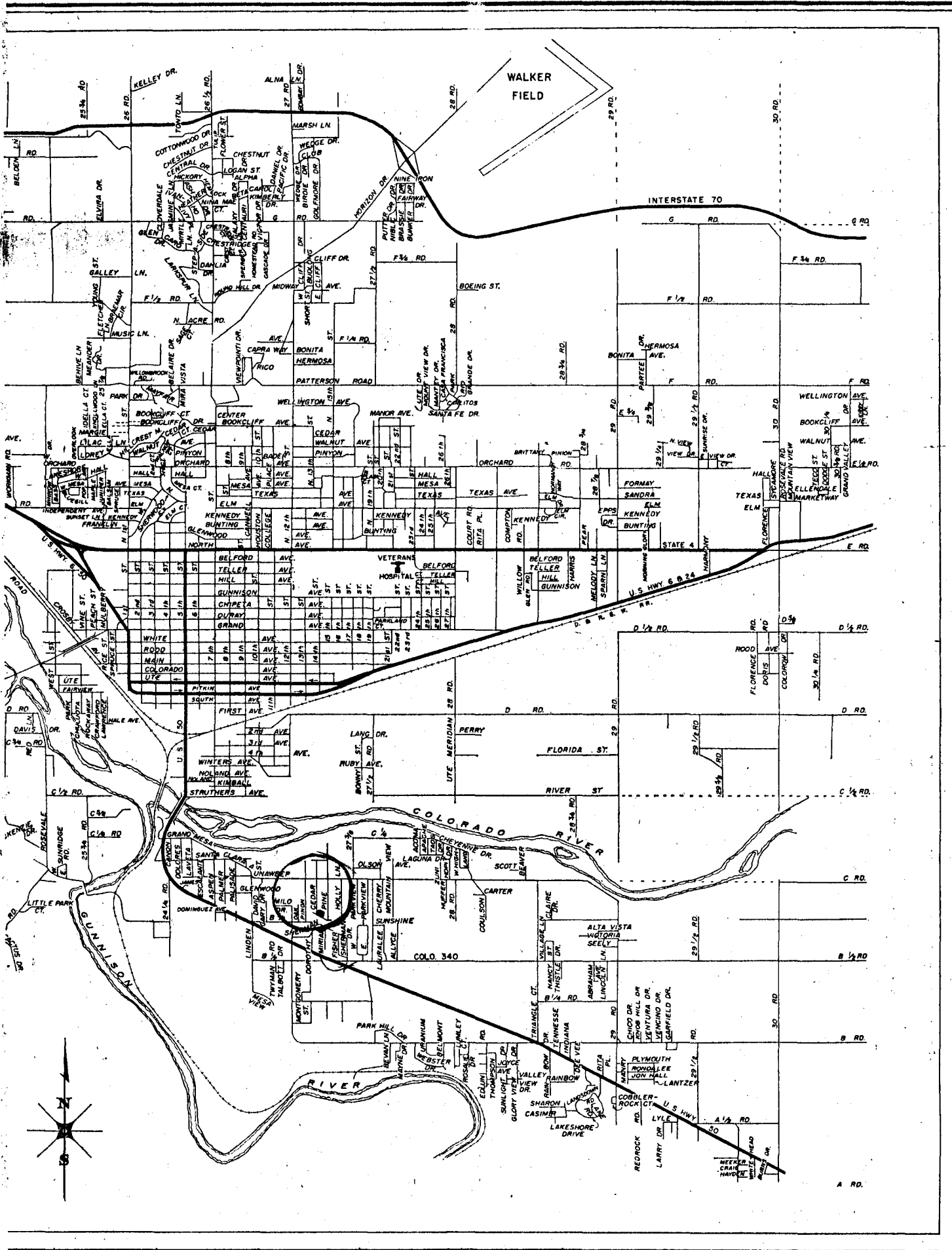
k) Approval by:

PRESIDENT OF COUNCIL \_\_\_\_\_

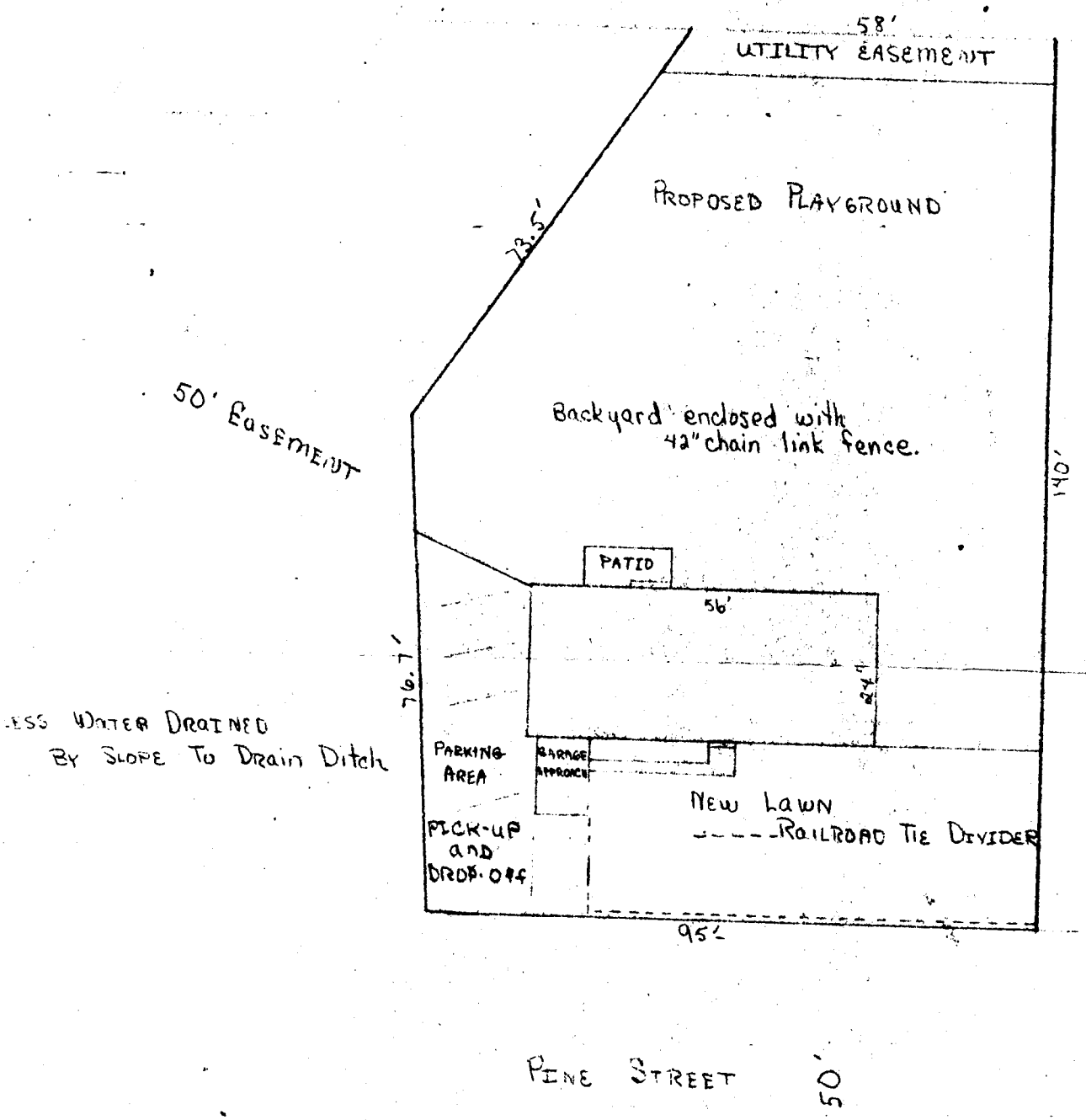
CITY PLANNER \_\_\_\_\_

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LEGAL DESCRIPTION:  
LOT 9, SCHMIDT SUBDIVISION



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.

<u>NAME</u>	<u>ADDRESS</u>	<u>PHONE</u>
<u>McQuiston</u>	<u>278 Cedar St</u>	<u>243-1497</u>
<u>Louise Woodell</u>	<u>279 Pine St</u>	<u>243-7961</u>
<u>Jayles Cline</u>	<u>280 PINE ST</u>	<u>292-5909</u>
<u>Ninnie Saxen</u>	<u>276 Pine St</u>	<u>242-8504</u>
<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>
<u>                    </u>	<u>                    </u>	<u>                    </u>

March 28, 1978

I wish draw my signature  
from the petition Ordinary signed  
concerning a possible change for  
Mr + Mrs Lynn Witte ~~and~~ for a  
day care nursery. The reason is  
I did not fully understand  
their intentions!

Lana Cline

Doris Cline

Margie Sasser

Loren A. Haswell

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,

*Kathy Lofink/ejr*  
Kathy Lofink  
Planner I

KL:bc



Subdivision Conditional Use - Nursery School

Date 1 Mar 1977 Item # 27-78

Petitioner Lynn M. & Brenda G. Witte

Review Agencies Comments

Review Agencies Comments

~~Blacked out~~  
City Utilities - Need info.  
on available fire hydrants

+ City Eng - Power of A for  
full street improvements

Fire Dept - Need hydrant  
located within 300' of

BLDG. LOCATION

+ City Eng: Pick up + drop  
off should be off Pave to  
facilitate using cur-de-sac  
for traffic.

Park + Rec. No comment

Public Service - No comment

Action Taken

P.C. Denial - March 28, 1978

C.C. \_\_\_\_\_

Comments

Action Taken

P.C. \_\_\_\_\_

C.C. \_\_\_\_\_

Comments

P.C. transportation reasons

ITEMS REQUIRED FROM DEVELOPER

<input type="checkbox"/> Check	<input type="checkbox"/> Utility Agreement	<input type="checkbox"/> Title Investigation
<input type="checkbox"/> Drainage	<input type="checkbox"/> Landscaping	<input type="checkbox"/> Covenants
<input type="checkbox"/> Improvements	<input type="checkbox"/> Guarantee	<input type="checkbox"/> Annexation
		<input type="checkbox"/> Other (Specify)