

REVIEW SHEET SUMMARY

FILE # 18-79

ITEM KINDER HAUS DAY CARE - CONDITIONAL USE

PC MEETING DATE _____

MCC/CC MEETING DATE _____

<u>DATE REC.</u>	<u>COMMENTS</u>	
2-13-79	MOUNTAIN BELL	No objections.
2-15-79	CITY UTILITIES	No comment.
2-15-79	CITY PARKS	None.
2-15-79	CITY ENGINEER	1. Elm Avenue is an earthen street. Improvements are needed. This is petitioned now. 2. Curb, gutter and sidewalk or power of attorney for same on 28 3/4 Road frontage should be provided. 3. 28 3/4 Road 50' ROW will need to be increased to 66' (Collector street). This means 8' additional from 530 28 3/4 Road property. 4. That "driveup" parking shown on Elm can only be temporary until Elm is improved. (Requires backing into street and would take unreasonably long curb cut).
2-15-79	CITY POLICE	None.
2-16-79	PUBLIC SERVICE	No objections.
2-22-79	CITY FIRE	Water for fire protection and hydrants appear to be adequate.
	COMPREHENSIVE PLANNER	No comment.
	DESIGN & DEVELOPMENT PLANNER	Recommend approval based on staff and review comments with emphasis on retaining existing structure and landscaping.
	GRAND JUNCTION PLANNING COMMISSION	Recommend approval subject to staff and review comments, subject to the existing structure being used for the facility and that any future additions be architecturally compatible with the existing structure so that the residential character of the neighborhood will be retained, and subject to power of attorney and additional 8 foot right of way for 28 3/4 Road and subject to power of attorney for full half street improvements on Elm Avenue.

CITY COUNCIL 4-4-79
REFERRED TO FACT FINDING 4-18-79

CITY COUNCIL 4-18-79
MOVED BY COUNCILMAN BROWN: THAT THE RESOLUTION BE PASSED AND ADOPTED AS READ. SECONDED BY COUNCILWOMAN QUIMBY.

Acres .9
Units _____
Density _____

ACTION SHEET

File # 18-79
Zone RIC
Tax Area Code _____

Activity Kinder Hous Day Care
Phase Conditional Use

Date Neighbors Notified _____

Date Submitted 2-1-79

Date CIC/MCC Legal Ad _____

Date Mailed Out 2-2-79

PC Hearing Date _____

Review Agencies

10 Review Period - Return By 2-16-79

Send

- _____ COUNTY ROAD DEPARTMENT
- _____ COUNTY HEALTH DEPARTMENT
- _____ COUNTY SURVEYOR
- _____ COMTRONICS
- _____ GRAND VALLEY RURAL POWER
- MOUNTAIN BELL
- PUBLIC SERVICE
- _____ SOIL CONSERVATION SERVICE
- _____ SCHOOL DISTRICT 51
- _____ STATE HIGHWAY
- _____ STATE GEOLOGICAL
- _____ STATE HEALTH - RADIOLOGICAL
- TRANSAMERICA TITLE

Send

- FIRE GJ
- IRRIGATION B
- _____ DRAINAGE
- _____ WATER (UTE, CLIFTON)
- SEWER City Util.
- CITY ENGINEER/~~UTILITIES~~
- _____ MACK, LOMA, MESA, COLLBRAN
- _____ FRUITA, PALISADE
- P.D.
- Parks

<u>Board</u>	<u>Date</u>	<u>Comments</u>
<u>GJPC</u>	<u>2/29/79</u>	<u>Rec. Approval based on Staff's Review</u>
<u>Council</u>	<u>3/4/79</u>	<u>Finding of fact the 18th - what is architecturally compatible - i.e. residential in appearance.</u>
<u>CC</u>	<u>4-18-79</u>	<u>Approved</u>

Common Location NE corner of Elm + 28 3/4 Rd.
(530 28 3/4 Rd)

Staff Comments

Original Documents

_____ Imp. Agreement \$ _____ Appraisal x .05 = \$ _____ Open Space;

_____ Imp. Guarantee Receipt # _____ Check # _____

_____ Covenants _____ Open Space Dedication

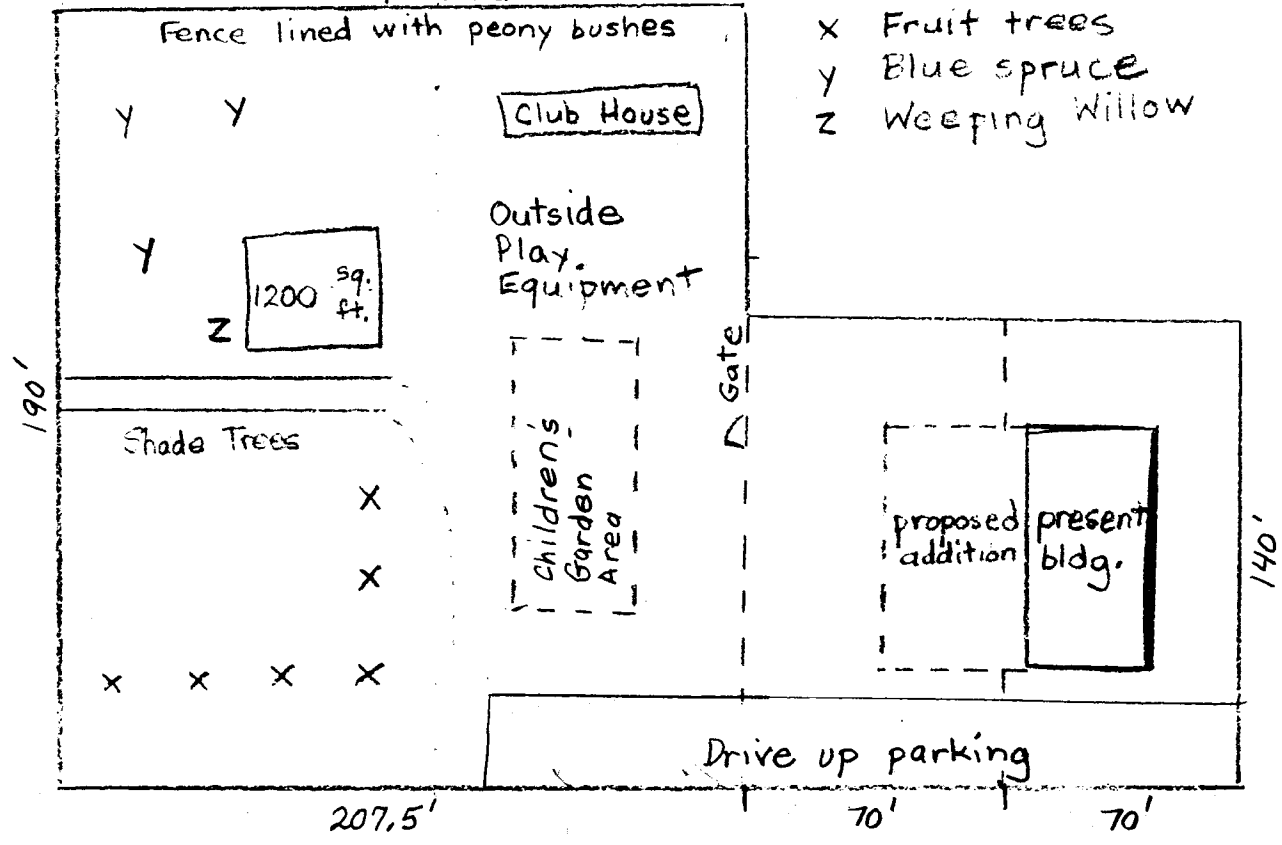
_____ Power of Attorney

_____ Dev. Schedule

Larry and Patricia Knight (owners)
 3041 Crocus Ct.
 G.J. Co. 81501

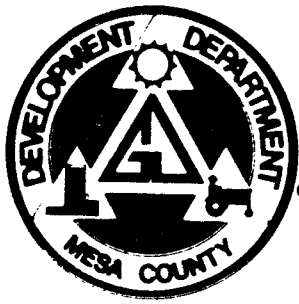
Proposed Kinder Haus Day Camp

530 28 3/4 Road



Trees

- x Fruit trees
- y Blue spruce
- z Weeping Willow



**CITY - COUNTY
DEVELOPMENT DEPT.**

P.O. BOX 897 - GRAND JUNCTION, COLORADO - 81501
DIAL (303) 243-9200 ext. 343

Grand Junction Planning - Mesa County Planning - Building Department

March 6, 1979

Patricia Knight
3041 Crocus Court
Grand Junction, Colorado

RE: File # 18-79

Dear Pat,

The item referenced above was approved by the Grand Junction Planning Commission on February 27, 1979. This item will be heard before the Grand Junction City Council on March 21, 1979.

Conditions, restrictions or special requirements placed on this approval are as follows:

- Power of Attorney for $\frac{1}{2}$ street improvements on Elm and 28 $\frac{3}{4}$ Road.
- An additional 8' of Right of Way on 28 $\frac{3}{4}$ Road.
- Residential Character is to be maintained with any additions being architecturally compatible with the existing residential structure on the site.

Please contact our office if you have any questions concerning this item.

Yours truly,

Del Beaver
Senior Planner
Design/Development

DB/kms