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Dat		19/9-0018 10/23/00 Project	Na	me: KinderHaus Day Care			
r e s	ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.  Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a						
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					
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	$\dashv$	Legal description					
		Appraisal of raw land Reduction of any maps – final copy					
	$\dashv$	*Final reports for drainage and soils (geotechnical reports)					
		Other bound or nonbound reports					
		Traffic studies					
$\vdash$		Individual review comments from agencies					
-		*Consolidated review comments list		A CONTRACTOR OF THE CONTRACTOR			
	$\exists$	*Petitioner's response to comments					
		*Staff Reports					
		*Planning Commission staff report and exhibits					
		*City Council staff report and exhibits	*				
		*Summary sheet of final conditions					
		*Letters and correspondence dated after the date of final ap expiration date)	pro	oval (pertaining to change in conditions or			
DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:							
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FILE # 18-79 KINDER HAUS DAY CARE - CONDITIONAL USE Marrit PC MEETING DATE MCC/CC MEETING DATE DATE REC. COMMENTS No objections. 2-13-79 MOUNTAIN BELL CITY UTILITIES No comment. 2-15-79 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  $28\ 3/4\ \text{Road}$  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

2-22-79 CITY FIRE No objections.

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

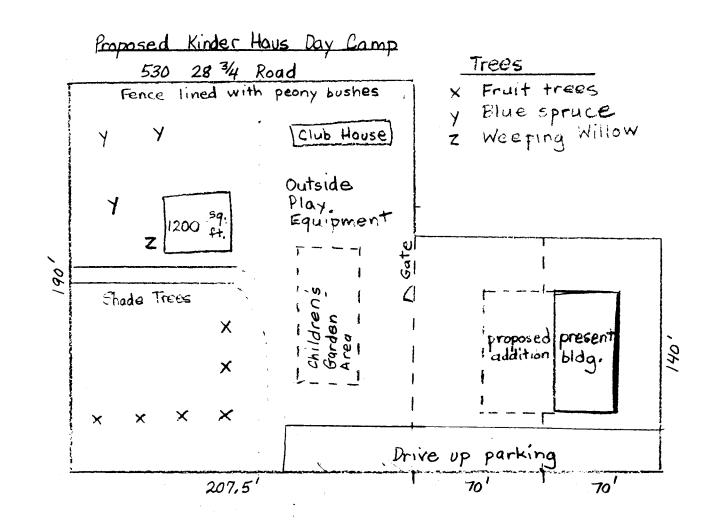
CITY COUNCIL 4-18-79

MOVED BY COUNCILMAN BROWN: THAT THE RESOLUTION BE PASSED AND ADOPTED AS READ. SECONDED BY COUNCILWOMAN QUIMBY. ...

Acres	. 9		File # 18-79
Units		AC	CTION SHEET Zone RIC
Densit	У		Tax Area Code
		Hous Day (	
Phase	Condition	and Use	Date Neighbors Notified
Date S	ubmitted 2-/	- 79	Date CIC/MCC Legal Ad
Date M	ailed Out 2-	2-79	PC Hearing Date
Review	Agencies	16	2 Review Period - Return By 3-16-79
Send			Send
	COUNTY ROAD DEI	PARIMENT	J FIRE 65
	COUNTY HEALTH I	DEPARIMENT	IRRIGATION &
	COUNTY SURVEYO		DRAINAGE
	COMTRONICS		WATER (UIE, CLIFTON)
	GRAND VALLEY R	URAL POWER -	SEWER City Util.
	MOUNTAIN BELL		CITY ENGINEER/LITTLES
	PUBLIC SERVICE		MACK, LOMA, MESA, COLLBRAN
	SOIL CONSERVAT		FRUITA, PALISADE
	SCHOOL DISTRIC		
	SCHOOL DISTRIC. STATE HIGHWAY	1 31	P.D.
		A.T.	/ Parks
	STATE GEOLOGICA		
	STATE HEALTH -		
	TRANSAMERICA T	LTLE	
rencil	4/4/79	Comment Finding of fo	roval faced on Staff & Review not to 18th - what is architectural campatible - i.e.
<u> </u>	4-18-27	Anamica	usidential in
	4-70,71	711071100	
			appearance.
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			0 -1 21 01
Common	Location <u>N</u> E	corner	2t Elm + 28 3/4 Kd.
		(530	of Elm + 283/4 Rd.
	Comments		
	,		
Origina	al Documents		
	Imp. Agreement	\$ <i>i</i>	Appraisal x .05 = \$Open Space;
	Imp. Guarantee	e 1	Receipt # Check #
	Covenants	(	Open Space Dedication
	Power of Attor	mey	
_	Dev. Schedule		

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

( )



## CITY - COUNTY DEVELOPMENT DEPT.



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

Brand 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 ½ street improvements on Elm and 28 3/4 Road.
   An additional 8' of Right of Way on 28 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

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DB/kms