



Acres \_\_\_\_\_  
Units \_\_\_\_\_  
Density \_\_\_\_\_

ACTION SHEET

File # 59-79  
Zone RIC  
Tax Area Code \_\_\_\_\_

Activity Cond. Use for Day Care/Preschool

Phase N/A

Date Neighbors Notified ~~\_\_\_\_\_~~

Date Submitted 2 July

Date CIC/MCC Legal Ad \_\_\_\_\_

Date Mailed Out 7-3-79

PC Hearing Date 31 July

Review Agencies 10 Review Period - Return By July 10, 1979

- 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 city
  - IRRIGATION \_\_\_\_\_
  - DRAINAGE G.S.
  - WATER (UTE, CLIFTON) \_\_\_\_\_
  - SEWER \_\_\_\_\_
  - CITY ENGINEER/UTILITIES \_\_\_\_\_
  - MACK, LOMA, MESA, COLLBRAN \_\_\_\_\_
  - FRUITA, PALISADE \_\_\_\_\_
  - P.D. Ed VanderTook

Board	Date	Comments
<u>GYRC</u>	<u>7-31-79</u>	<u>PER DEN. of C.U., because of traffic, lack of need, opposition of neighbors.</u>
<u>GYRC</u>	<u>8-15-79</u>	<u>FACT FINDING 5 Sept-1979.</u>
<u>CC</u>	<u>9-5-79</u>	<u>Council advised applicants did not want matter pursued.</u>

Common Location West side of 29 rd. Approx 70' North of TEXAS Ave

Staff Comments  
LOCATION MAP needed & fill out application form.

Original Documents

Imp. Agreement      \$ \_\_\_\_\_ Appraisal x .05 = \$ \_\_\_\_\_ Open Space;  
 Imp. Guarantee      Receipt # \_\_\_\_\_ Check # \_\_\_\_\_  
 Covenants      Open Space Dedication  
 Power of Attorney  
 Dev. Schedule

REVIEW SHEET SUMMARY

FILE # 59-79

DATE SENT TO REVIEW AGENCIES 7-3-79

TYPE CONDITIONAL USE DAY CARE, PRE-SCHOOL DATE 7-16-79

PC MEETING DATE \_\_\_\_\_

HCC/CC MEETING DATE \_\_\_\_\_

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
7-10-79	CITY UTILITIES	Need site for trash tank. Site and design should be reviewed by utilities department prior to construction.
7-10-79	CITY FIRE	Building must meet fire code, building code, and life safety code 101 for state license.
7-10-79	PUBLIC SERVICE	Gas & Electric: No objections
7-10-79	MOUNTAIN BELL	No objections.
7-17-79	CITY ENGINEER (RISH)	1) Appropriate right of way should be dedicated for 29 Road. I consider 29 Road to be an arterial. 2) Power of attorney for full cost of full street improvements should be obtained for 29 Road. 3) A very large irrigation ditch exists along 29 Road. It will have to be culverted for the driveway to the satisfaction of the irrigation company.
7-17-79	POLICE DEPT. (VANDERTOOK)	Okay

DESIGN & DEVELOPMENT PLANNER

Recommend denial of conditional use.  
 \* Additional 20 ft. of ROW required on 29 Road will reduce parking area of plan.  
 \* Parking stalls already too small (9 X 16').  
 \* Recommend denial of plan.

GJPC 7-31-79

FLAGGER/GRAHAM/PASSED 6-0/A MOTION TO RECOMMEND DENIAL TO THE CITY COUNCIL BECAUSE OF TRAFFIC AND NEIGHBORHOOD OPPOSITION.

P E T I T I O N

18/page

56  
Total

+  
2 names

in letter

We the undersigned, being residents of the City of  
 Grand Junction *and Mesa County* and living in the area of 29 Road and Texas  
 Avenue, hereby petition the Grand Junction City Council to  
 deny the conditional usage request for a day care center on  
 29 Road- 70 feet north of Texas Ave. We live in a residential  
 neighborhood, and being property owners, we have the right to  
 ask that our neighborhood remain residential in stature.  
 29 Road has become a very busy street, and a day care center  
 at said location on 29 Road would create congestion during  
 the hours our street is most heavily traveled. Finally, a  
 day care center located on 29 Road would be hazardous to small  
 children.

<u>Name</u>	<u>Address</u>
<u>Evelyn Baysinger</u>	<u>2899 Texas Avenue</u>
<u>Glen K. Miller</u>	<u>2897 Texas ave.</u>
<u>Verna Miller</u>	<u>2897 Texas Av.</u>
<u>Hubert L. Skinner</u>	<u>2895 Texas Ave</u>
<u>Mary L. Skinner</u>	<u>2895 Texas Ave</u>
<u>Howard H. Brown</u>	<u>529-29RD</u>
<u>Diane A. Nardes</u>	<u>534 29 Rd</u>
<u>Elouise Raymond</u>	<u>525 - 29 Rd</u>
<u>Edson E. Barr</u>	<u>547 - 29 Rd</u>
<u>Howere Barr</u>	<u>547 - 29 Rd</u>
<u>Peggy Collins (RB)</u>	<u>547 - 29 Rd</u>
<u>Louise Stapleton</u>	<u>2892 Texas Ave</u>
<u>Marvin Stapleton</u>	<u>2892 Texas Ave</u>
<u>Elizabeth Angus</u>	<u>2890 Texas Ave</u>
<u>Jane Robinson</u>	<u>2889 Texas Ave</u>
<u>Emily Roberts</u>	<u>2893 Texas Ave</u>
<u>Donna Sanchez</u>	<u>518 29 Rd.</u>
<u>Hattie Keie</u>	<u>520 29 Rd.</u>

P E T I T I O N

We the undersigned, being residents of the City of Grand Junction and living in the area of 29 Road and Texas Avenue, hereby petition the Grand Junction City Council to deny the conditional usage request for a day care center on 29 Road- 70 feet north of Texas Ave. We live in a residential neighborhood, and being property owners, we have the right to ask that our neighborhood remain residential in stature. 29 Road has become a very busy street, and a day care center at said location on 29 Road would create conjection during the hours our street is most heavily traveled. Finally, a day care center located on 29 Road would be hazardous to small children.

<u>Name</u>	<u>Address</u>
<u>Joseph B. May</u>	<u>522-29 Rd Grand Jct</u>
<u>Velda King</u>	<u>520 1/2 29 Road GJ</u>
<u>Dianna L Sheldon</u>	<u>524-29 Road Grand Jct</u>
<u>Mrs Loyd Barnes</u>	<u>530-29-Road Grand Jct.</u>
<u>Frank Michler</u>	<u>516 29 Rd Grand Jct</u>
<u>Catherine E. Powell</u>	<u>545 29 Rd Grand Jct Co.</u>
<u>Mrs. Alice Buckner</u>	<u>541-29 Rd Grand Jct</u>
<u>Don B. Buckner</u>	<u>541-29 Rd Grand Jct.</u>
<u>Ray B Bean</u>	<u>539-29 Rd,</u>
<u>Mamie Bean</u>	<u>539-29 Rd,</u>
<u>Blaytha Majell</u>	<u>537-29 road 2424269</u>
<u>Sandra Brandenburg</u>	<u>533 29 Rd 242-0665</u>
<u>Joan Blanka</u>	<u>548 SPAN ST</u>
<u>Jean Blanka</u>	<u>548 Span St.</u>
<u>Mrs. Jerry Chesney</u>	<u>543 Span St.</u>
<u>Volvy O. De Paul</u>	<u>541 Span St.</u>
<u>St. Halysen</u>	<u>539 Span</u>
<u>Louise Patten</u>	<u>537 Span</u>

P E T I T I O N

We the undersigned, being residents of the City of Grand Junction <sup>+ Mesa County</sup> and living in the area of 29 Road and Texas Avenue, hereby petition the Grand Junction City Council to deny the conditional usage request for a day care center on 29 Road- 70 feet north of Texas Ave. We live in a residential neighborhood, and being property owners, we have the right to ask that our neighborhood remain residential in stature. 29 Road has become a very busy street, and a day care center at said location on 29 Road would create conjection during the hours our street is most heavily traveled. Finally, a day care center located on 29 Road would be hazardous to small children.

<u>Name</u>	<u>Address</u>
James K. Batten	537 Sporn St.
Leon Hollosz	2901 Formay
Ore Reedick	2904 Formay
Ronald J. H. Boer	2911 1/2 Formay
Francis Bair	2911 1/2 Formay
Marionette Jensen	2913 1/2 Formay
E. B. Wagaman	2915 1/2 Formay
W. L. Jewell	2917 1/2 Formay Ave
Margaret J. Jewell	2917 1/2 Formay Ave
Betty C. Keene	2919 Formay Ave
Sherry Pratt	2925 1/2 Formay Ave
Larry Pratt	" "
Evelyn Young	2908 Formay
Mildred L. Young	2908 Formay
Muriel T. Land	2910 Formay Ave.
Mr. Mrs. Albert Seibert	2912 Formay Ave
Mr & Mrs. Orval Reeves	2913 Formay Ave
Mr. + Mrs. Roger Heintz	2914 1/2 Formay Ave.

