

# Table of Contents

File 1982-0010  
Date 5/28/02

Project Name: 1845 Palisade St.-Child Care-Patricia Knight

**P** **S** A few items are denoted with an asterisk (\*), which means they are to be scanned for permanent record on the in some  
**r** **c** instances, not all entries designated to be scanned by the department are present in the file. There are also documents  
**e** **a** specific to certain files, not found on the standard list. For this reason, a checklist has been provided.  
**s** **n** Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick  
**e** **n** guide for the contents of each file.  
**n** **e** Files denoted with (\*\*) are to be located using the ISYS Query System. Planning Clearance will need to be typed in  
**t** **d** full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.

X	X	<b>*Summary Sheet - Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
X		Application form
X		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	Action Sheet		
X	X	Review Sheet Summary		
X		Review Sheets		
X		Public Notice Posting - 2/18/82		
X	X	Certified letter from Bob Goldin to Patricia Knight re: if conditions are met project is approved - 3/1/82		
X		Development Application - 1/24/82		
X	X	Impact Statement- no date		
X		Vacant Land Contract - 1/18/82		
X		Plot Plan		

Kinder Haus Orchard Mesa  
Special Use Permit  
1845 Palisade St  
Grand Junction, Co. 81503

IMPACT STATEMENT

- licensing for 144 children
  - open 6 am to 6 pm Monday through Friday
  - maximum number of teachers- 12
  - open space/play area will follow the state licensing requirements of 75 square feet of outside play area for 1/3 of the children licensed
  - licensing for a maximum of 144 children
  - the facility will be completely fenced
  - the facility will probably be built in 6 months, commencing May 1982
- 
- Fire Hydrants are located at the following locations;
    - corner of Uniweep and Linden
    - corner of Uniweep and Aspen
    - Corner of Palisade and Santa Clara Ave.

The Mesa County fire department said the fire hydrants are adequate.

*I have contacted the neighbors. They have given no objections*

Myron Thompson  
1830 Palisade St  
Grand Junction, Co.  
81503

C18-82

Carol Quarles  
1860 Palisade St  
Grand Junction, Co.  
81503

C18-82

+

Dorothy Vialpando  
1836 Palisade St  
Grand Junction, Co.  
81503

C18-82

Valerie and Dale McGruder  
1861 Palisade St  
Grand Junction, Col  
81503

C18-82

+

Fred Strankman  
1840 Palisade St  
Grand Junction, Co.  
81503

C18-82

Margaret Goodwin  
1835 Palisade St  
Grand Junction, Co.  
81503

C18-82

Edith Coe  
1848 Palisade St  
Grand Junction, Co.  
81503

C18-82

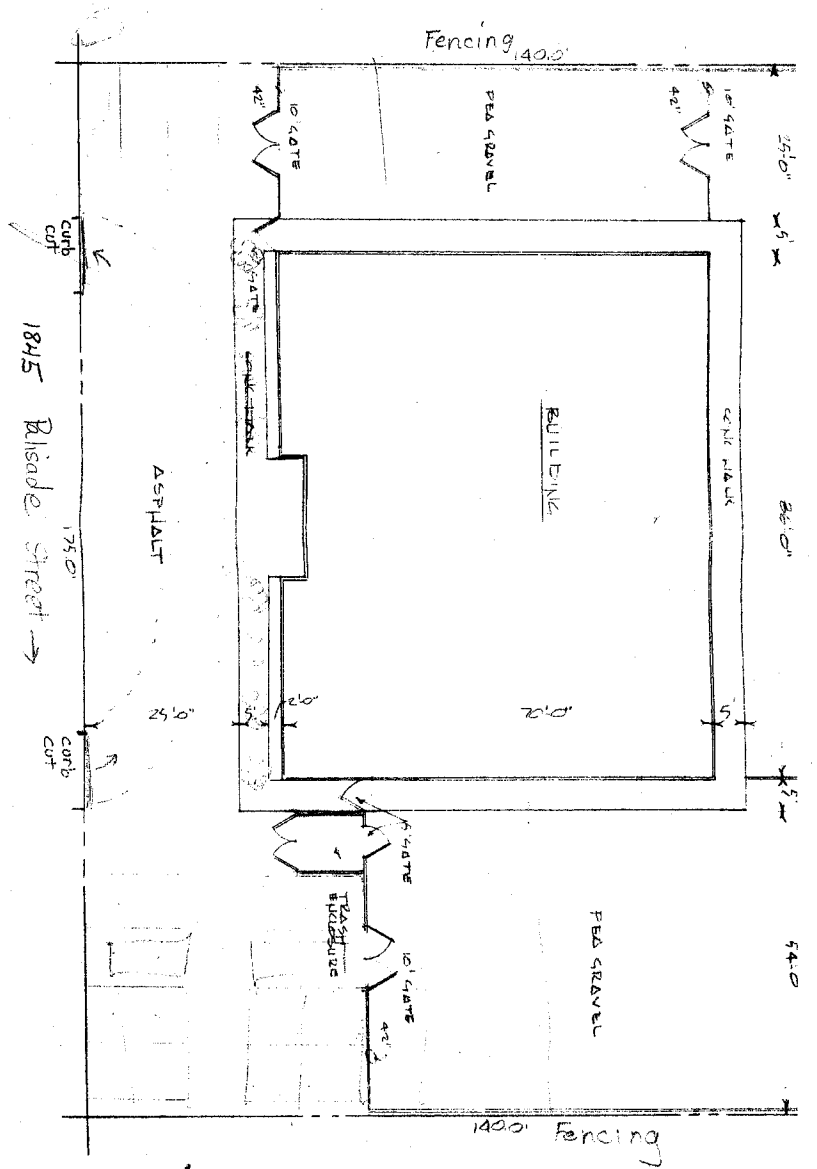
Darlene Polasek  
1854 Palisade St  
Grand Junction, Co.  
81503

C18-82

Patricia Knight  
502 Riverview Dr  
Grand Jct. CO 81501

C18-82

**PIOT PLAN**



ditch 2  
curb sidewalk  
roll height  
1/2"

## REVIEW SHEET SUMMARY

FILE NO. 10-82 DUE DATE ASAP (2/11/82)  
 ACTIVITY Special Use  
 PHASE Final ACRES .56  
 LOCATION 1845 Palisade Street  
 PETITIONER Patricia Knight  
 PETITIONER ADDRESS 502 Riverview Dr., Gr. Jct.  
 ENGINEER \_\_\_\_\_

### OVERALL CONSIDERATIONS

- OVERALL COMPATABILITY
- CONSISTENCY
- ADJACENT PROPERTY
- CHANGE IN THE AREA
- TRAFFIC IMPACT

HAS NOT BEEN ADDRESSED  
 HAS BEEN ADDRESSED

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
2/16/82	Fire Dept.	This office has no objections to this special use. Building must meet the Uniform Building and Fire Codes and Life Safety Code. Must have complete fire alarm meeting N.F.P.A. 72-abcd. With over 100 children being licensed, the fire alarm system must be interconnected to the fire department communications center. Building plans, size, type, with site plan must be submitted for fire flow computation and hydrant placement if needed.
2/16/82	Police Dept.	There are no sidewalks or curbs for pedestrian safety in the area. We have not observed any traffic accident problems to date.
Staff Comments		<ol style="list-style-type: none"> <li>1. Parking arrangement inadequate. (See parking regs for min. requirements).</li> <li>2. Curb cuts need to be detailed.</li> <li>3. Trash enclosure may not be allowed to have fence (only 3 sides).</li> <li>4. There is a ditch running along front property line - what will be done to cover or pipe this?</li> <li>5. Fencing should be adequate to buffer between use and residential.</li> <li>6. Posting of sign will be required.</li> <li>7. Any sidewalks proposed? Bikeracks?</li> </ol>

8. Fire hydrant placements need to be checked.
9. Any exterior lighting?
10. Signage will conform to City standards.
11. Project must obtain building permit within 1 year of final approval or be scheduled for a rehearing.



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

CERTIFIED RETURN RECEIPT  
P321722416

Ms. Patricia Knight  
2880 Elm Avneue  
Grand Junction, CO 81501

RE: Special Use Permit

Dear Ms. Knight:

This letter is to confirm your Special Use Permit (File #10-82) for a child care center at 1845 Palisade Street. A sign was posted for 7 days and no neighborhood objections were noted. If all review agency comments are followed, this office has no objections. Your site plan for parking, landscaping etc. will be reviewed at building permit time.

Any expansion of this use will require a re-review by this office. If you have any questions, please contact this office at 244-1628.

Sincerely,

Bob Goldin  
Senior City Planner

BG/vw

xc: Karl Metzner, Assistant Director  
Daryl Shrum, Director  
File #10-82