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Date	File	e_19	982-0010 Project Name: 1845 Palisade StChild Care-Patricia Knight								
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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.

C18-82

Carol Quarles 1860 Palisade St

C18-82

81503

81503

Dorothy Vialpando 1836 Palisade St Grand Junction, Co.

C18-82

Valerie and Dale McGruder

1861 Palisade St Grand Junction, Col

Grand Junction, Co.

C18-8Z

81503

81503

Fred Strankman

1840 Palisade St Grand Junction, Co. 81503

C18-82

Margaret Goodwin 1835 Palisade St Grand Junction, Co.

C18-8Z

81503

Edith Coe 1848 Palisade St

Grand Junction, Co.

C18-82

81503

Darlene Polasek 1854 Palisade St Grand Junction, Co.

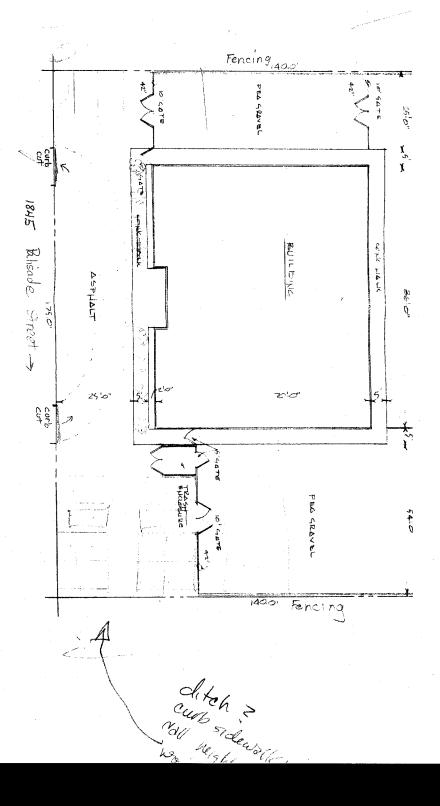
C18-82

81503

Podricia Knight 502 Riverview Dr

C18-82

Grand Jd. CO 81501

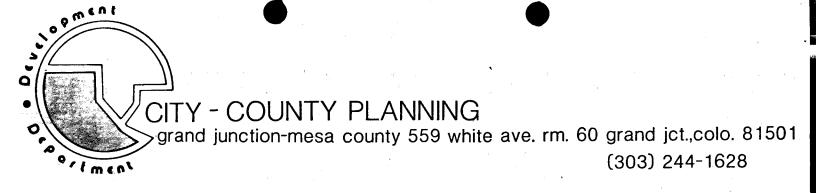


## REVIEW SHEET SUMMARY

FILE NO	10-82		I v	DUE DATE	ASAP (2/	11/82)				
ACTIVITY _	Special Use	·								
PHASE	Final				ACRES_	.56				
LOCATION _	1845 Palisade Stree	et		*						
PETITIONER	Patricia Knight									
PETITIONER ADDRESS 502 Riverview Dr., Gr. Jct.										
ENGINEER			·							
OVERALL CONSIDERATIONS										
OVERALL COMPATABILITY										
CONS	SISTENCY									
	CENT PROPERTY									
CHAN	IGE IN THE AREA									
_ TRAF	FIC IMPACT									
HAS ROT						1				
NOT BEEN ADDRE										
BEEN ADDRESSED						•				
The state of the s	•									
DATE REC.	AGENCY	COMM	ENTS							
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.	in the			os for pedest erved any tra	rian safety affic accident				
Staff Commen	ts	1. Pa	rking arrang r min. requi	gement inadeo rements).	quate. (See p	parking regs				
		2. Cu	rb cuts need	d to be detai	iled.					
		3. Tr (o	eash enclosur only 3 sides	re may not be ).	e allowed to	have fence				
		4. Th wh	ere is a did at will be o	ch running a lone to cover	along front pront property	property line - is?				
			ncing should sidential.	l be adequate	e to buffer l	between use and				
		6. Po	sting of sig	n will be re	equired.	•				

7. Any sidewalks proposed? Bikeracks?

- 8. Fire hydrant placements need to be checked.
- 9. Any extenior 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.



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.

Bob Goldin

Senior City Planner

BG/vw

xc:

Karl Metzner, Assistant Director

Daryl Shrum, Director

File #10-82