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File 1983-0029

Project Name: Kinder Haus Children's Center - Conditional Use - Final

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form
X		Review Sheets
		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
X	X	*Mailing list to adjacent property owners
		Public notice cards
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		Legal description
		Appraisal of raw land
		Reduction of any maps - final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*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 approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Action Sheet
X		Development Enforcement Checklist
X		Promisory letter as to landscaping requirements - 12/21/83
X		Memo from Janet Stephens to File re: final improvements never completed - 12/15/83
X	X	Power of Attorney - **
X		Letter from Janet Stephens to Mrs. Painter re: acknowledging opposition letter encouraging her input at hearing - 6/30/83
X		Planning Commission Public Hearing - 6/28/83
X		Public Notice Posting - 6/14/83
X	X	Project Narrative and Development Schedule
X	X	Planning Commission Minutes - ** - 6/28/83
X		Letter from Janet Stephens to Patricia Felin re: hearing meeting schedule- 6/21/83
X	X	Site Plan

Project Narrative

This conditional usage is for a child care center, namely Kinder Haus Children's Center. It will be licensed for children aged 2 to 10 years. The operating hours are 6:15 am to 6:15 pm Monday through Friday.

Kinder Haus has been in operation since 1978. I am the original owner. There are three locations now in operation; Grand Junction, Clifton and Orchard Mesa.

The conditional usage I am applying for will eventually replace the Orchard Mesa center located at 1843 Palisade St. I am moving over to this other location because it is more centrally located for all of the Orchard Mesa residents, and is within walking distance to the new Orchard Mesa swimming pool to enable children whose parents work, to have swimming lessons.

Development Schedule

The above mentioned project will be built within two years of this application. I plan to build the new building immediately, but I would like to have the two year margin due to the present economy, and tight financing.

Charles Hemberger
2740 C Road
Grand Junction,
81503

#29-83

#29-83

August Kastendeick
2737 Uniweep
Grand Junction,
81503

G.L. Olford #29-83
307 27 3/8 Road
Grand Junction, Co.
81503

Rose Pretty #29-83
299½ W. Parkview
Grand Junction,
81503

Linda Simpson #29-83
2735½ Uniweep
Grand Junction,
81503

Christine Olford #29-83
305 27 3/8 Road
Grand Junction, Col.
81503

Henry C. Hoaglund #29-83
2739 Uniweep
Grand Junction,
81503

Orchard Mesa Jr. High #29-83
2736 C Road
Grand Junction,
81503

* Patricia Knight Felin
502 Riverview Drive
Grand Junction, CO 81503
#29-83

MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1626

#29-83

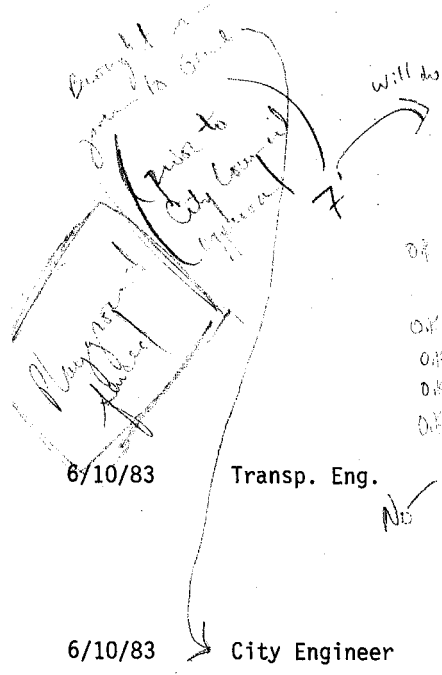
REVIEW SHEET SUMMARY

FILE NO. 29-83 TITLE HEADING Kinder Haus Children's Center DUE DATE 6/12/83
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Conditional Use - Kinder Haus Children's
Center - Final - NE corner of 27 3/8 and Unaweep - Petitioner: Patricia Knight Felin

PETITIONER ADDRESS 502 Riverview Dr., G.J.

ENGINEER _____

DATE REC.	AGENCY	COMMENTS
6/7/83	G.J. Fire <i>Will do</i>	This office has no objections to the conditional use for children center. Building must meet U.F.C. and U.B.C. codes and life safety codes. Detailed plans of building showing exits, required fire rating of drapes, carpets, etc. and fire alarms. Adequate fire protection water and hydrants must be provided.
6/7/83	G.J. Parks/ Recreation	None.
6/9/83	City Planning	Impact Statement: The establishment of a day care center is compatible with the residential character of the neighborhood. Adjacent property uses consist of private residences (RSF-8) and Orchard Mesa Junior High School. (PZ) Site Plan: <ul style="list-style-type: none"> - What is the total estimated number of employees? <i>6-9, 10</i> - Parking must be in compliance with the Grand Junction Zoning & Development Code, Chapter 5-5. <i>o.k.</i> - Curb blocks or other physical type of barrier needs to be installed in the parking lot to delineate/define the parking area. <i>o.k.</i> - The bulk requirements of the building (height, elevation and dimensions) must remain in scale with the surrounding neighborhood. <i>o.k.</i> - Trash pick-up should be coordinated with the City Sanitation Engineers. <i>o.k.</i> - The City requires a Power-of-Attorney for street improvements commitment for Unaweep Ave. and 27 3/8 Rd. - In order to bring Unaweep Ave. and 27 3/8 Road up to current street standards, an additional 4' off of Unaweep is required. An additional .5' off of 27 3/8 Road is needed. This can be accomplished by deed. Unaweep is a 66' collector street. 27 3/8 Road is a 55' local designated street. - Access off of 27 3/8 Road is acceptable. However, access from Unaweep is to be discouraged. The City Transportation Engineer should be contacted for details. - Signage must conform to City Signage Regulations. - Construction must meet all fire and building codes. - A two year timeframe for development as proposed is acceptable. - All other review agency concerns must be resolved.
6/10/83	Transp. Eng. <i>No</i>	I cannot tell whether access from the employee parking lot onto Unaweep is planned. But there will only be access allowed onto 27 3/8 Road, none on Unaweep. There should be a physical barrier along Unaweep and along 27 3/8 Road to the south driveway. The circular drive with two access points on 27 3/8 Road is okay for this type of business.
6/10/83	City Engineer	No grading or drainage plan was submitted; what happens to drainage from the building roof and paved driveway and parking areas? No access should be permitted from Unaweep Ave. The two driveways shown off of 27 3/8 Road should provide adequate access. Powers-of-Attorney should be obtained for future improvements to Unaweep Ave. and 27-3/8 Rd. along the frontage of the Kinder Haus Children's Center.



<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
6/10/83	Public Service OK	Gas: No objections. Electric: Will require suitable location for padmount transformer and adequate easement for primary conductors to transformer.
6/13/83 ↑	G.J. Public Works	Existing water and sewer mains are not shown. on 27 7/8 Red.

LATE

Mailed Out 6/14/83

GJPC MINUTES, 6/28/83

MOTION: (COMMISSIONER RINKER) "MR. CHAIRMAN, ON FILE #29-83, CONDITIONAL USE - KINDER HAUS CHILDREN'S CENTER, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL, SUBJECT TO STAFF COMMENTS."

COMMISSIONER QUIMBY SECONDED THE MOTION.

CHAIRMAN TRANSMETTER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-0.

Acres .75

File No. #29-83

Units _____

Zone RSF-8

Density _____ **CONDITIONAL USE**

Tax Parcel Number _____

Activity CONDITIONAL USE - KINDER HAUS CHILDREN'S CENTER

Phase _____

Common Location NE corner of 27 3/8 : C Rds.

Date Submitted 5/4/83 Date Mailed Out 6/2/83 Date Posted 6/17; called 6/17
10 day Review Period Return by 6/12/83

Open Space Dedication (acreage) _____ Open Space Fee Required \$ _____ Paid Receipt # _____
 Recording Fee Required \$ _____ Paid (Date) _____ Date Recorded _____

don't need

review agencies

	A	B	C	D	E	G	H	J	K	L	O	P	Q	R	S	T	U	V	X	Z	BB	DD	EE	FF
Development Dept.	●	●																						
City Public Works	●	●																						
City Engineer	●	●																						
Transportation Engineer	●	●																						
City Parks/Recreation	●	●																						
City Fire Dept.	●	●																						
City Police Dept.	●	●																						
County Planning	●	●																						
County Engineer	●	●																						
County Health	●	●																						
County Parks/Recreation	●	●																						
Comprehensive Planning	●	●																						
Floodplain Administration	●	●																						
G.J. Dept. of Energy	●	●																						
Walker Field	●	●																						
School District	●	●																						
Irrigation	●	●																						
Drainage	●	●																						
Water (Ute, Clifton)	●	●																						
Sewer Dist. (FV, CGV, OM)	●	●																						
Mountain Bell	●	●																						
Public Service (2 sets)	●	●																						
State Highway Dept.	●	●																						
State Geological	●	●																						
State Health Dept.	●	●																						
GJPC (7 packets)	●	●																						
CIC (9 packets)	●	●																						
OTHER	●	●																						
totals	12	12																						

Plan 32C

BOARDS	DATE	Comments
GJPC	6-28-83	Received 1 letter of objection to commercial development (in file)
CC	7-20-83	Approved subject to staff comments Approved - still need Mrs. Felix to sign quit-claim deeds + provide POA's - prior to issuance of building permit

STAFF
 Legal ok'd by Don
 Adj. prop owner notification (Agenda) sent out: 6/16/83

APPLICATION FEE REQUIREMENTS

\$420⁰⁰ at submittal



CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Rev P File
CU File for KinderH.

Reply Requested
Yes No

Date
Sept. 20, 1983

To: (From:) Neva Lockhart City Clerk From: (To:) Jim Bragdon *JBS* Transportation Engineer

SUBJECT: REVOCABLE PERMIT - KINDER HAUS DAYCARE CENTER
2738 Unaweeep Avenue

Ms. Pat Felin, owner of Kinder Haus Children's Centers, has requested a revocable permit for landscaping, fencing, and parking at her new daycare center on Orchard Mesa. Attached is a plan showing the improvements in the right-of-way and a note requesting the permit.

I have reviewed the plan and have no objections to the granting of the revocable permit. Since the permit does involve landscaping, I would recommend that the permit fee be waived.

Attachments

cc - Jim Patterson
Ken Reedy
Bob Goldin ✓
File

Application for a Revocable Permit

for

Kinder Haus Children's Center
2738 Uniweep G.J. Co.

mailing address

Pat Felin
502 Riverview Dr. G.J. Co 81503
242-7719

As the owner of Kinder Haus Children's Center, I would like to request the approval of a revocable permit to utilize $7\frac{1}{2}'$ along $27\frac{3}{8}$ Rd for use in parking and for landscape beautification. Some fencing will be placed within the $7\frac{1}{2}'$ to prevent parking access off Uniweep.

I understand this permit can be revoked sometime in the future when improvements are made ^{on $27\frac{3}{8}$ Rd}. At that time, I will redeem the parking area to accommodate.

This revocable permit is necessary because my plot plan was designed and approved by the city (during conditional use process) before I was told I would have to deed the $7\frac{1}{2}'$ over to the city of G.J.

Sincerely,

Pat Felin
9/20/83



CITY - COUNTY PLANNING

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

(303) 244-1628

MEMORANDUM

TO: File

FROM: Janet C.-Stephens

DATE: December 15, 1983

RE: Kinder Haus Day-care Center, 1843 Palisade Street

Final improvements to the above-referenced location were never completed, i.e. landscaping.

The operation was moved to 304 27 3/8 Road as of December 8, 1983. This location received a Temporary Certificate of Occupancy dated November 7, 1983. The length of the Temporary C.O. was designated 30 days.

According to a letter submitted by the owner of the day-care, Patricia Felin, landscaping of the new premises will be complete by June 15, 1984, and sooner if weather permits. This is in accordance with the Conditional Use approval August 20, 1983.

JC.-S/sw

xc: Planning Clearance
File #29-83