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File # 983-0050

Project Name Day Care Center- 1522 Orchard Avenue - CUP

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

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		*Submittal checklist			
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X	X	*Petitioner's response to comments			
		*Staff Reports			
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		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)			

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet			
X		Public Notice Posting - 10/12/83			
X	X	Planning Commission Minutes - ** - 11/1/83			
X		Development Application - 10/1/83			
X		Notice of Public Hearing for 12/7/83 - no date			
X		Request for Treasurer's Certificate of Taxes Due - 9/30/83			
X		Improvement Location Certificate			
X	X	Petition to protest use of the property			
X		Six letters of opposition from Muriel Myers, Helen P. Love, Warren and Elouise Severe, Mrs. Charles Egender, Mark & Mary Walker, Helen P. Daniels			
X	X	Handwritten note from Petitioner that in spite of PC denial they want to be added to December agenda - 11/4/83			
X		Floor Plan			
X	x	Site, Landscape & Drainage Plan			
	x				

The property at 1522 Orchard Avenue consists of a residence containing two Bedrooms, Bath, Kitchen, Dining Room, Living Room, Den and Family Room. A detached Garage and Car-port and large, completely fenced Rear Yard. The lot size is 83.7' x 134.17', a total of 11,230 square feet. We are requesting approval for Conditional Use of the present property to a Day-Care Center Status, so that we may provide facilities and classroom spaces for a Montessori Pre-School and an Extended Montessori Class. The Classrooms provided will accommodate approximately thirty-five (35) students in each session. School sessions run from 9:00 to 11:30 A.M. and 1:00 to 3:30 P.M. These hours will not conflict with rush hour traffic on Orchard Avenue.

We propose to use the existing Family Room and Den, Garage, and Car-port with the space between filled in to complete the facilities. The Day-Care Center (Pre-School) will occupy approximately 1600 square feet while the residence will occupy approximately 966 square feet. The School Play Yard will occupy approximately 2600 square feet. Off-street parking for three cars for the school and two cars for the residence will be provided. A circle drive is provided for off-street drop-off and pick-up of students. Two curb cuts currently exist; one 10'-0" and one 18'-0" which provide access for the circle drive, allowing traffic to flow thru and back onto Orchard Avenue without having to back into the traffic pattern.

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The area is made up essentially of single family residences. Mostly owner occupied, but some are tental units. There is in the neighborhood an ownership with two separate residences on one lot; also one parcel with a Beauty Shop. I believe these are variences allowed years ago under a "Grandfather Decision."

The area within one-half mile includes Mesa College, two churches, major businesses, a hospital, a meat processing plant, and an Elementary School within two blocks.

2 945 - 122 - 06
Wm. D. & Kathleen
Pilkenton
1553 Pinyon Ave.
Grand Junction Co. 81501

2945 - 123 - 01
#50-83
J. Howard & I. Roine
Kinnan
1535 Orchard Ave.
Grand Junction, Co. 81501

Joseph & Vicki L. Prin
1830 N. 15th St.
Grand Junction, Co. 81501
#50-83

#50-83
Thomas A. & Jay L. Thyer
1541 Pinyon
Grand Junction, Co., 81501

Robert F. & E. V. Egger
1523 Orchard Ave
Grand Junction, Co. 81501

Karen Sue Gunn
1925 N. 15th St.
Grand Junction, Co. 81501

#50-83
Ted E. & E. J. Dwyer
1531 Pinyon
Grand Junction, Co., 81501

#50-83
Thomas J. & Janet L. Orban
1513 Orchard Ave.
Grand Junction, Co. 81501

#50-83
Oren D. & Pancy Mae
1925 N. 15th St.
Grand Junction, Co. 81501

#50-83
Sylvia L. T. Thompson
1940 No. 15th Street
Grand Junction, Co. 81501

#50-83
O. K. Clifton
P.O. Box 1853
Grand Junction, Co. 81502

#50-83
M. Dean & Janet C. Barnes
1921 N. 15th St.
Grand Junction, Co. 81501

#50-83
Minnie I. Peterson
1930 No. 15th Street
Grand Junction, Co. 81501

#50-83
M. Dean & Janet C. Barnes
624 Peony Drive,
Grand Junction, Co. 81503

#50-83
Walter L. & L.E. Green
1460 Orchard
Grand Junction, Co. 81501

#50-83
John D. & A.H. Walker
1602 Orchard Ave.
Grand Junction, Co. 81501

#50-83
L. A. & D. A. Beaird
1851 No. 15th Street
Grand Junction, Co. 81501

#50-83
Robert D. & Paula A.
Meisner
1542 Pinyon
Grand Junction, Co. 81501

#50-83
James D. Zink
3309 36th St.
Lubbock, Texas 79413

#50-83
Wm. J. Flaryancie
753 Bliss Drive
Palisade, Colo. 81526

#50-83
MESA COUNTY PLANNING DEPT.
559 White Ave., Room 60
Grand Junction, Colo. 81501
244-1628
#50-83

#50-83
Don & Marilyn Stevenson
1522 Orchard Ave.
Grand Junction, Co., 81501

#50-83
Kay F. Powers
2000 N. 15th
Grand Junction, Co., 81501

Dorothy Jean Robbins
1075 21 1/2 Rd.
Grand Junction, Co., 81501

#50-83
Laurin & V. Jones
1512 Orchard Ave.
Grand Junction, Co. 81501

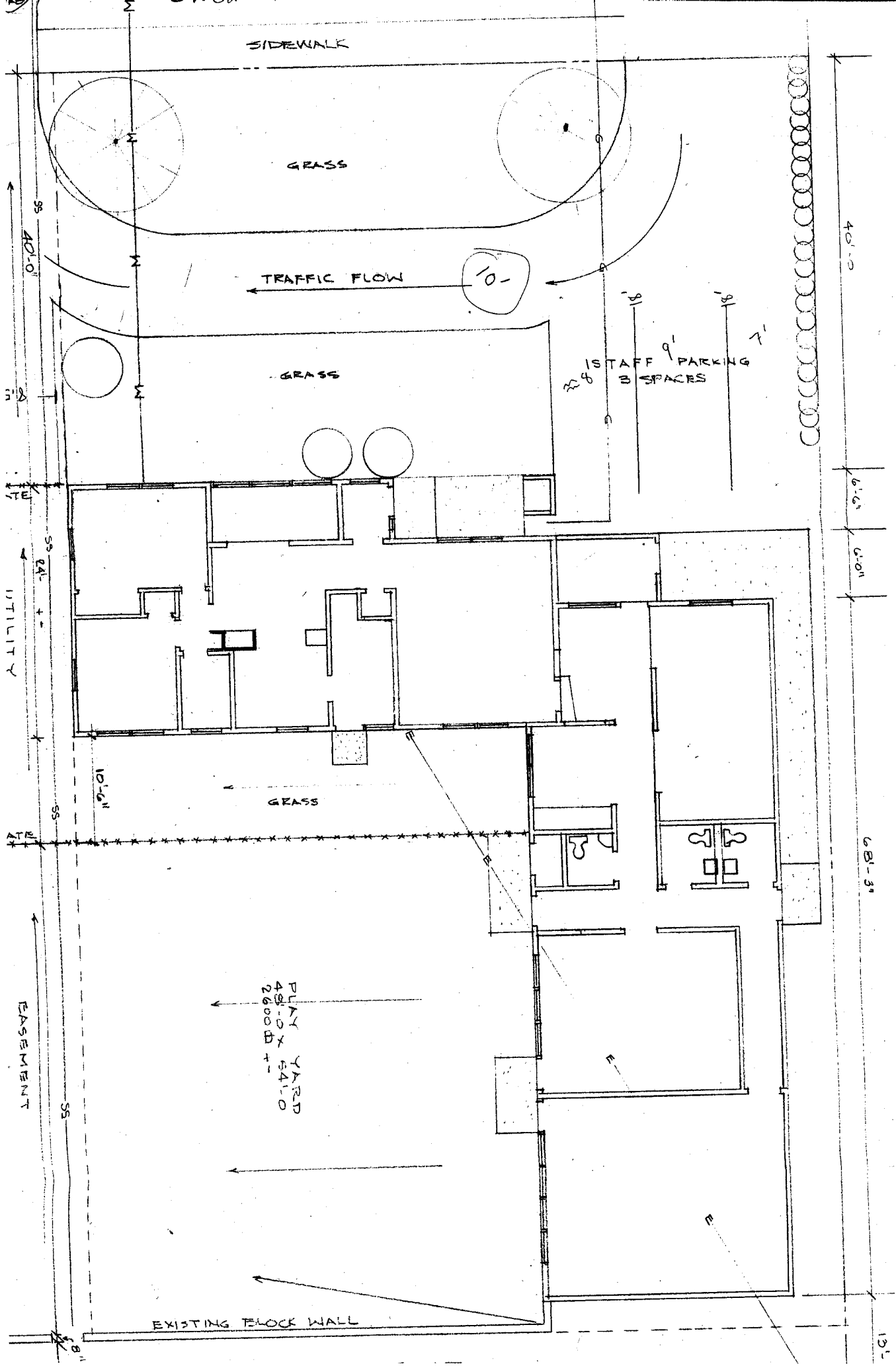
#50-83
Warren D. & ME. Severe
1605 Orchard
Grand Junction, Co., 81501

#50-83
Lawrence D. & Beulah M.
O'Neel
1545 Orchard
Grand Junction, Co., 81501

#50-83
Philip Richard Powers
1502 Orchard Ave.
Grand Junction, Co. 81501

#50-83
Ocia E. Martin
%Lavonne Diemaz
400 Pinyon
Glenwood Springs, Co.
81601
#50-83

#50-83
* Donald & Marilyn Stevenson
1522 Orchard Ave.
Grand Jct. CO 81501
#50-83



E - ELECTRICITY
 G - GAS - PUBLIC SERVICES
 W - WATER
 SS - SANITARY SEWER
 E106 - COVERS APPROX
 22.5' OFF THE SITE



40'-0"
 6'-6"
 6'-0"
 6'-3"
 13'-0"

We protest the use of the property at 1522 Orchard Avenue for a day care center because of the disruption to the traffic flow and additional congestion creating hazards to school children and residents of the area.

NAME

ADDRESS

Leola H. Springer	1725 Orchard
M. W. Springer	1725 Orchard
Claudia Mantlo	1710 Orchard
Helen H. Johnston	1920 N. 17th
Hazel Hurd	1931 N. 17th
Ophelee M. Church	1435 Orchard ave.
Elizabeth Proby	1815 - N. 15th
Conrad Richardson	1820 - N. 15th
Walt S Green	1460 Orchard
Lois Green	1460 Orchard
Walter D. Senne	1605 Orchard Ave.
Mr. E. Louer Senne	" " "
Mrs Juan Ambiz	1615 Orchard ave
Fred R. Lowin-hart	1460 Orchard ave
Deborah J. Campbell & William Campbell	1637 Orchard Ave
June Schweiger	1701 Orchard
Bonley & Judy Campbell	1941 Orchard
Marlene Hurd	1931 N. 17th.
Mrs Mrs W. L. Reeves Jr.	1616 Orchard
L. D. Oreck	1545 Orchard
Beulah Oreck	1545 Orchard
J. Howard Kinman	1535 Orchard ave
Boine Kinman	1535 Orchard Ave.
Jack Welk	1930 No. 17th
Margaret Shells	1930 No. 17th

(25)

We protest the use of the property at 1522 Orchard Avenue for a day care center because of the disruption to the traffic flow and additional congestion creating hazards to school children and residents of the area.

NAME

ADDRESS

<u>NAME</u>	<u>ADDRESS</u>
Alvin J. Myers	1700 Orchard Ave
R. G. Egger	1523 Orchard
William D. Pilkenton	1553 Pingon Ave.

(3)

We protest the use of the property at 1522 Orchard Avenue for a day care center because of the disruption to the traffic flow and additional congestion creating hazards to school children and residents of the area.

NAME

ADDRESS

J. W. Church.	1435 Orchard ave
M. P. Kachut	1420 Orchard
Karen E. Rosenzweig	1320 Orchard
Lewis Rosenzweig	1520 Orchard
Martha Rosenzweig	1320 Orchard
Caroline Beckes	1320 Orchard
Audrey E. Casparek	1340 Orchard
Paul Casparek	1340 Orchard
S. D. Beard	1851 N 15 th
C. E. Sibley	1815 N 15 th

Circulated by
 Muriel L. Myers
 1700 Orchard Ave.

(10)

PETITION

We protest the use of the property at 1522 Orchard Avenue for a day care center because of the disruption to the traffic flow and additional congestion creating hazards to school children and residents of the area.

NAME

ADDRESS

<i>Ed E. Dwyer</i>	<i>1531 Pinjon Avenue</i>
<i>Frank J. Klemmer</i>	<i>1532 Pinjon Ave</i>
<i>Paul P. Bibeau</i>	<i>1521 Pinjon Ave</i>
<i>Shirley M. Lindsay</i>	<i>1562 Pinjon Ave</i>
<i>George Ruppel</i>	<i>1604 Pinjon</i>
<i>Gren Ruppel</i>	<i>1604 Pinjon av</i>
<i>Craig S. Schweiger</i>	<i>1701 Orchard Ave.</i>

NOV 01 1983

REVIEW SHEET SUMMARY

FILE NO. #50-83 TITLE HEADING CONDITIONAL USE - DAYCARE CENTER DUE DATE 10/14/83

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Donald & Marilyn Stevenson.

Location: 1522 Orchard Avenue. A request for a conditional use for a daycare center on approximately .25 acre in a residential single-family zone at 8 units per acre. Consideration of conditional use.

PETITIONER ADDRESS 1522 Orchard Avenue

ENGINEER _____

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/7/83	City Fire Dept.	This office has no objections to the proposed conditional use. Prior to occupancy the building is to meet all requirements of the NFPA 101, Uniform fire and building codes.
10/11/83	Public Service	Gas: No objections as long as existing gas service and meter are not enclosed or built over. Electric: Service entrance must be relocated to outside location.
10/12/83	City Planning	<p>IMPACT STATEMENT: The request is for a Conditional Use for a Daycare/Montesson Pre-school in an area zoned RSF-8. The surrounding area is also zoned RSF-8. Neighboring uses include a beauty shop as well as residential. The proprietors of the daycare would continue to reside in the residential portion of this facility.</p> <p>SITE PLAN:</p> <ol style="list-style-type: none">Traffic will turn left from Orchard into the west end of the drive-through to drop off the children per the site plan. Would a right-turning movement into the east opening of the driveway be more feasible? The City Transportation Engineer should be contacted for specific information.The drive-through is approximately 10' wide. Would signage be posted designating one-way traffic?Will the drive-through and parking be paved? A dust-free surface must be maintained per the Grand Junction Zoning and Development Code, Chapter 5, Section 5-1-4A.One-and-a-half parking spaces per employee are required by the Grand Junction Zoning and Development Code, Chapter 5, Section 5-5-1I. What is the total number of employees for this facility? How many employees will be on the premises at any one time? (2 shifts are indicated in the project narrative) How many additional operating hours are anticipated for daycare other than the Montesson?The three parking spaces on the west end of the property do not appear to meet Parking Stall and Aisle Dimensions (Grand Junction Zoning and Development Code, Chapter 5, Section 5-5-K) The minimum stall width for 90° angle parking is 8.5 feet. Stall length is 18.5 feet and aisle width is 28.0 feet. The two parking stalls on the east end of the property would apparently back directly onto Orchard Avenue. In addition, the space closest to the house on the east end would be blocked in should the other space be utilized. The City Transportation Engineer should be contacted concerning the circulation/ingress/egress concerns.One of the curb cuts is shown as 18'. The other measures (per the site plan) approximately 8'. The viability of curb cuts of these widths needs to be discussed as a part of the circulation/ingress/egress concerns."No Loading" or "No Parking" signage may be appropriate on Orchard Avenue in front of the daycare. The City Transportation Engineer should be contacted for details.

OK for 2. use

parking spaces off the alley off accept for 11 parking. Also a problem.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
		<ol style="list-style-type: none">8. The location of the landscaping is shown on the site plan. What type of trees/shrubbing exist or will be planted? How will this landscaping be maintained?9. Orchard Avenue is designated a collector street. Collectors require a 66' right-of-way. The right-of-way is currently 60'. A quit-claim deed for 3' of right-of-way is required.10. Buffering/screeing of adjacent uses appears to be adequate.11. The proposal must comply with all building and fire codes.12. Signage must comply with City Sign Regulations per the Grand Junction Zoning and Development Code, Chapter 5, Section 5-7.13. What is the development timeframe?14. Trash pick-up needs to be coordinated with the City Sanitation Engineer.15. If lighting is proposed, it must be directional in nature so that no intrusion into the neighborhood occurs.16. All other agency concerns must be resolved.
10/14/83	City Engineer	Please maintain unencumbered utility easement on east property line. See Transportation Engineer comments. No objections taken.
10/17/83	Transp. Engineer	I did not field check the dimensions, but it would be very tight to get 3 parking stalls for staff parking as shown. Orchard Avenue is a very busy street and we do allow on-street parking <u>at this time</u> . The petitioner should be aware that if this facility creates a traffic problem in the area, appropriate steps will be taken to insure the safety of all concerned.

Staff Review Summary Mailed 10/17/83

GJPC MINUTES OF 11/1/83

MOTION: (COMMISSIONER LITLE) "MADAM CHAIRMAN, ON FILE #50-83, KNOWING THE CONCERNS ABOUT TRAFFIC ON ORCHARD AVENUE, I FEEL I MUST MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF DENIAL, BASED ON TRAFFIC IMPACTS ON ORCHARD AVENUE."

COMMISSIONER GREEN SECONDED THE MOTION.

CHAIRPERSON RINKER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 6-0.

FILE NO. #50-83 TITLE HEADING Conditional Use - Day-Care Center
PETITIONER Donald and Marilyn Stevenson LOCATION 1522 Orchard Ave.

The following is in reply to the Review Sheet Summary.

AGENCY

REPLY

City Fire Dept.

We will comply to meet codes

Public Service

It is not our intent to cover or build over the Gas Meter

In discussion with Mr. Robert Voegley, Marketing Representative, it was determined possible to locate building service on the west wall of the new addition without going over the building.

City Planning

Note: In the absence of Mr. Jim Bragdon, Transportation Engineer, I talked with Ken Reedy, City Engineer.

1. There is the probability of left turning traffic under any circumstances. The logical turn-in would be the double curb cut which is the west side of lot.
2. If it were deemed necessary and advisable a one-way sign could be accomplished.
3. The existing driveway is gravel and would remain so, at least for the immediate future.
4. There are three employees anticipated at any one time, including the resident of the house. Because of limited class sessions, there will be two sessions during the day. The day-care is intended to be extended Montessori classes for students already enrolled in the regular classes.
5. The shrubbery to the west of the parking area needs trimming and would not present a problem to obtain three (3) parking spaces.

OCT 26 1983
PLANNING DEPARTMENT

per D. Stevenson - trash
pickup per Bill Beave
O.K'd

14. It is anticipated garbage and trash removal will remain such as it is today. Curb pick-up on Thursdays. It is not anticipated the day-care usage would create serious additional trash.
15. Any lighting will be directional in nature so as not to create a nuisance to our neighbors. Additional lighting beyond residential usage is not deemed necessary because of the schedule of the classes.
16. Any concern will be addressed when presented.

City Engineer:

Utility easements will be found and not affected any more than at present.

Transportation Engineer:

Statement is duly noted and will be addressed if this becomes necessary.

OCT 20 1983
EDMONTON, ALBERTA

We have used this parking area for six (6) years and, I don't believe we have backed over the sidewalk to use the drive-way for parking. The two stalls to the east are for residence parking. Backing into Orchard Ave. would be no different then the rest of the neighbors backing into Orchard Ave.

6. The 18' curb cut is correct; the 10 foot curb cut to the east as states is correct, the 8'0" scaled dimension is incorrect, and has created no problems in the past.
7. In as much as no street parking is anticipated it would seem inappropriate to put the signs in question in this area. No such signs are posted elsewhere.
8. Existing trees and shrubs will be called called out on site plan.
9. At the time Orchard Avenue is required a quit-claim deed for this three (3) feet, such can be accomplished. Until such time as all residents are required to give up this part of their property this would appear to be an unreasonable demand.
10. Self explanatory.
11. This is addressed under Item I
12. At time signage is desired, such will be made to comply with all ordinances.
13. Development time frame is dependent upon obtaining the conditional use. Construction is anticipated within six (6) weeks of the issuance of conditional use.

*This has been resolved
we will donate the required
3'0" private issuance of the
permit. D.S.*

November 4, 1983
FILE # 50-83 - Petitioner - Donald A & Marilyn A. Stevenson
Conditional Use - Day Care Center
Attention: Janet Stephaas - Planning Dept.

We desire to go before the City Council with this
petition in spite of the Planning Commission denial,
however we cannot make the November 16th meeting
and respectfully request to be added to the December
7th agenda.

Donald A. Stevenson

RECEIVED
NOV 04 1983
CITY - COUNCIL
PLANNING DEPARTMENT

RECEIVED
NOV 04 1983
CITY - COUNCIL
PLANNING DEPARTMENT