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File # 983-0052

Project Name 130 & 132 Orchard Avenue - Day Care Center - Conditional Use

P	S	<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>	
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X		Reduction of assessor's map	
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X	X	Letter from Janet Stephens, Planner to Arlene Doughty re: Response for Cease and Desist order - 9/21/83	
X	X	Letter from Janet Stephens to Sharon Chavez, Dept. of Social Services re: conditions fro continued operations-9/26/83	
X		Residential Contract to Buy and Sell Real Estate	
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X		Request for Treasurer's Certificate of taxes Due - 9/29/83	
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X	X	Letter from Janet Stephens to Arlene Doughty re: Council decision is denial- 12/9/83	
X	X	Resolution 69-83 - **	

Dear Gentleman,

10/3/83

We are attempting to simply change the use of the lots and existing houses at 130 and 132 Orchard Avenue, from single family use to Daycare use. We are willing and in the process of making any physical changes to the properties that are required and have been working with the appropriate Departments.

Joyful Sound Daycare Center is already occupying the house at 130 Orchard and under agreement by the Planning Department, has been allowed to operate until a decision on the use is made.

The Traffic Circulation Patterns on any given day are from approx. 6:15a.m. to 9:30a.m., with an average of about 24-25 cars dropping off children. Then between 12:00p.m. and 6:00p.m. those same cars pickup the children with the majority of them being there between 5:00p.m. and 6:00p.m. The Center has five full time and one part time Employee with no more than three Employees being there at one time.

We feel that this location is well suited for this type of use, due to the close proximity of many businesses and services surrounding the down town area. The property would also serve as a buffer between the high density B2 zoning on the west and the residential use.

Thank You,

CITY-COUNTY PLANNING DEPARTMENT

It is my intention to move my business, Joyful Sound Daycare Center and Montessori Pre-school, from 441 Kennedy to a building on 402 Elm Court, on the corner of Elm Court and Kennedy. The center at 441 Kennedy has been purchased by Mesa Developmental Association.

I have had the building department and fire department do their preliminary inspection, and advise what structural changes need to be done: construction of an outside exit, installation of fire alarms and smoke detectors, fireproofing carpets, installation of some safety glass and privacy fences, etc., and they have assured me that with these changes the building will be functional as a child care center.

The traffic inspector has been to the site, and approved our plan to open a circle drive on the Kennedy side of the lot for our own parking needs and so that children need not be dropped off from the street, and we would not be creating a traffic problem.

Social Services would govern the exact number, but we would be licensed for approximately 45 children.

With the Head Start Program in the Congregational Church across the street, and the building we are moving from being used as a special-needs children's center, we feel we would not be changing the character of the neighborhood. We feel our school can be a healthy addition to the area and that we can be good, productive neighbors to the existing businesses and home owners in the area.

I respectfully submit this proposal for your attention.

*Arlene Doughty*

Arlene Doughty  
owner/director  
Joyful Sound

\*Randall Curtis  
P.O. Box 151  
Kirtland, NM 87417  
#52-83

8861 11 130

A.W. & E.P. Gaddy  
101 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

Terlouw W. & Rose M. Frederick  
111 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

John C. & Edna M. Ingelhart  
121 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

Escalante Investor's Limited  
871 27 Road  
Grand Junction, Co.  
#52-83

Richard F. & Carrol L. Reigles  
161 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

Antonio & M. Retolaza  
171 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

A.W. Martin Jr.  
181 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

W.R. & M.M. Barter  
191 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

Freda E. Weber  
211 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

Helen P. Daniels & Susan D. Benjamin #52-83  
2104 Sequoia Road  
Grand Junction, Co. 81501

Brach Enterprises  
2209 N. 1st Street  
Grand Junction, Co. 81501  
#52-83

Charles L. & M.D. Coleman  
148 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

Joseph E. & Velva L. McCormack  
208 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

Alan B. & Lisa G. Bower  
210 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

George W. & E.T., A.L. Spitzer  
212 Orchard Ave.  
Grand Junction, Co. 81501  
#52-83

Hillcrest Professional C/O  
Dr. Wilford Moses #52-83  
132 Walnut Ave.  
Grand Junction, Co. 81501

Joseph L. Kaelin #52-83  
850 N. 5th Street  
Grand Junction, Co. 81501

Eric L. & Jean R. Duncan  
928 Colorado  
Glenwood Spgs. Co. 81601  
#52-83

Frank B. & Eddie D. Cisneros  
161 Walnut Ave.  
Grand Junction, Co. 81501  
#52-83

Doyle E. & Patsy Kay Bradley #52-83  
221 Walnut Ave.  
Grand Junction, Co. 81501

Ray H. & Sonia L. Barnett  
225 Walnut Ave.  
Grand Junction, Co. 81501  
#52-83

Laurence M. & Mary Lee Flower  
1820 O. Road  
Fruita, Co. 81521  
#52-83

Harold J. & Mary A. Lekic  
310 Music Ln.  
Grand Junction, Co. 81501  
#52-83

Gerald L. & Regina S. Moore  
126 Hall Ave.  
Grand Junction, Co. 81501  
#52-83

Opal S. Rausler #52-83  
130 Hall Ave.  
Grand Junction, Co. 81501

Seventh Day Advent Asn. #52-83  
C/O Doris Bliven  
140 Hall Ave.  
Grand Junction, Co. 81501

Bruce C. & Betty J. Harcourt  
160 Hall Ave.  
Grand Junction, Co. 81501  
#52-83

Raymond C. & Bertha L. Landmeier  
190 Hall Ave.  
Grand Junction, Co. 81501  
#52-83

MESA COUNTY PLANNING DEPT.  
559 White Ave., Room 60  
Grand Junction, Colo. 81501  
#52-83

\*Richard Magor  
3455 Grand Valley Canal Rd.  
Clifton, CO 81520  
#52-83

We the undersigned residents of Grand Junction near the vicinity of 402 Elm Court, object to granting a Conditional Use Variance to 402 Elm Court for the purpose of establishing a Day Care Center.

Name	Address
Robert Mulholland	408 Elm Court
Joseph A. Collier	408 Elm Court
Gary J. Goring	416 Elm Court
Janet J. Goring	416 Elm Court
Ken Goring	416 Elm Court
Dennis D. Burd	442 Elm Ct.
Harry D. Hart	450 Elm Ct.
Edith E. Hart	450 Elm Ct.
Sammy Spur	464 Elm Ct.
Fellie Clark	464 Elm Ct.
Almyr A. Bauer	456 Elm Ct.
Kath A. Bauer	456 Elm Ct.
Phyllis George	1420 E. Sherwood Dr.
Shyles Gorman	1460 E. Sherwood Dr.
Janne Packard	1502 E. Sherwood Dr.
Mary Ann Packard	1502 E. Sherwood Dr.
Merrell L. Little	1460 E. Sherwood Dr.
Jarvan M. Moffitt	1510 E. Sherwood Dr.
Martha Boyd	1520 E. Sherwood Dr.
Margaret Stevens	1530 E. Sherwood Dr.
Ed Lewis	431 N. Sherwood
Loise W. Barnes	469 N. Sherwood Dr.
Gene Learn	1450 E. Sherwood
Renneth Learn	1450 E. Sherwood Dr.
Merilyn Miller	1430 E. Sherwood Dr.
John Miller	1420 E. Sherwood Dr.
Rich Collier	408 Elm Ct.
Mary L. Bruck	402 Elm Ct.
Leona E. Warkins	1410 E. Sherwood Dr.
Wesley Godwin	307 Kennedy Ave.
James Godwin	307 Kennedy Ave.
Joseph Campbell	301 Kennedy
Helene Shelton	309 Kennedy Ave.
Edward Shelton	309 Kennedy Ave.

We the undersigned residents of Grand Junction near the vicinity of 402 Elm Court, object to granting a Conditional Use Variance to 402 Elm Court for the purpose of establishing a Day Care Center.

Name	Address
Barbara R. Haynes	305 Kennedy Ct
Marjorie B. Foster	306 Glenwood Ave
Ellen Foster	306 Glenwood Ave,
Lee Miller	1430 E Sherwood Dr.
Linda Bae	1440 E. Sherwood Dr.
Robert S. Parkes	1502 E. Sherwood Dr.
Elizabeth Willis	461 W Sherwood
Josephine Plunkett	477 N. Sherwood Dr.
Mary Pillai	432 Elm Court.
Glean Graham	432 Elm Crest.

Janet

**RECEIVED**

AUG 23 1983

**CITY - COUNTY  
PLANNING DEPARTMENT**

We the parents and friends of the children attending Joyful Sound Day Care, 11/15/83  
are in favor of the proposed Conditional Use as a Day Care facility at 130  
and 132 Orchard Avenue. In our opinion this is an excellent and safe location  
for this facility.

Sally Montecino

Rev. Kay Newsholtz

Jim Ellis

MR + MRS Beatty

Barry Callahan

Mr. + Mrs. Brian Jacobs

Susan DeBuono

Helen Johnson

Dora J. Stoopdell

Jack Kammer

Jean Landis

2714 Hawthorne Ave.

Jim Moorhead

G.J. 81501

Jonale Gardner

Cynthia + Terry Daniel

Karen Bolander

Rhonda Foster

Lynn Brock

Terry Whalen

Michelle A. Hunt

Terry Elder

Melba Holly

Jane Duncan

Rita Pannunzio

201 Hall Ave  
G.J., Colo

Duane Collins

Pat Morgan

W. John Owen

3054 F12 Rd.

G.J. Colo 81504

Judy Stevens

384 Ridgeview

G.J. Colo 81503

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NOV 16 1983  
CITY - COUNTY  
PLANNING DEPARTMENT

Janet Kammer

2714 Hawthorne

Gra. Jct, Co 81501

Della T. Morales

474 23 Road

Grand Junction, Colo. 81503

Karen D. Harvey

32  
30  
K. Newsholtz

Glenn Lehey ●  
1913 S. Broadway  
Grand Jct., CO 81503

Carl E. Corner  
2030 Colo. Ave  
4rd. Sub., Colo 81501

Linda Temple  
382 Evergreen Rd.  
Grand Jct., Colo 81501

Pamela C Dooey  
123 Hillcrest Dr.  
Grand Jct., Colo  
81501

Juan Rhyne  
555 Mc Mullin Dr.  
Grand Junction, CO 81504

Elizabeth Quick  
3054 F112 Rd.  
Grand Jct. Co.  
81504

Carol S Gazuris  
2107 Tetm Rd  
Grand Junction CO. 81503

Elizabeth Herbert  
1325 Balsam St.  
Grand Jct., CO  
81505

Virginia M. Mezie  
635 Oxford Rd.  
J.T. Co. 81504

Marilyn A Stevenson  
1522 Orchard Ave.  
B. J. Co. 81501

Sharon M. Garcia  
3041 Seneca Place  
Grand Jct., Colo.  
81504

Fran Higgins  
140 St. Kennedy  
Grand Jct. Co. 81505

Sherry Hamilton  
420 C. Mayfield  
Grand Junction Colo  
81503

Shirley Holan  
3263 E 1/2 Road  
Clifton Colo  
81520  
14 signatures



Jean Hollinger  
1831 Bell Ridge  
Grand Jct Colo. 81501

Kathy Patterson  
2150 College Pl  
Grand Jct., Colo 81501

Loi Cunningham  
1410 Rood Ave.  
Grand Jct. Co 81501

Cynthia Harand  
531 Oriole Dr.  
Grand Junction, CO  
81503

Sandy Pecos  
720 Riblic Dr  
Grand Jct., Co. 81501

14  
30  
5  
49 households

14  
32  
5  
51 signatures

5 signatures



## CITY - COUNTY PLANNING

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

(303) 244-1628

August 18, 1983

Mrs. Arlene Doughty  
Joyful Sounty Day Care  
441 Kennedy  
Grand Junction, CO 81501

RE: Letter-of-Intent - 402 Elm Court

Dear Mrs. Doughty:

The Letter-of-Intent concerning the proposed day care to be located at 402 Elm Court was presented to the Planning Commission for policy consideration only at the Workshop, August 16, 1983. The recommendations are threefold:

1. If you wish to pursue this proposal further then it must come through the Conditional Use 8 week planning process for a decision to be made by the Grand Junction Planning Commission and City Council.
2. A Conditional Use is not a use by right. Going through the process guarantees one of three decisions. Those decisions can be 1) approval; 2) approval with conditions; 3) denial. Enclosed is a copy of the process form and Conditional Use criteria.
3. You may wish to hold a neighborhood meeting prior to submittal due to the fact that neighborhood opposition has been brought to this Departments' attention. This would help mitigate the concerns prior to submittal.

In reference to your other request to locate the day care at 130 Orchard Avenue prior to going through the planning process, the request is not acceptable to this office. The request must be denied for the following reasons.

The site lies within an RSF-5 zone. A day care in this zone is a Conditional Use rather than an Allowed Use and requires Grand Junction Planning Commission and City Council approval. Therefore, the 8 week planning process must be completed prior to proceeding with the day care center at 130 Orchard. Via this process, the concerns of Planning staff, the review agencies and the neighborhood are resolved prior to receiving approval, aproval with conditions or denial by the City Council. The approval of the use and Certificate of Occupancy (CO) for the structure cannot be issued until the process is completed and given approval.

Letter to Arlene Doughty  
August 18, 1983  
Page 2

I understand your dilemma i.e. the expiration of your lease and possibly having to close if a suitable location cannot be found; however, if a business is discovered to be operating without having met City regulations, then the operation is issued a "Cease and Desist" order by the City. (Grand Junction Zoning and Development Code, Chapter 12)

The best possible solution that I can offer is for you to locate either a temporary facility or a permanent facility in an area in which the zoning allows the day care facility i.e. B1, B2, B3 or C1 and go through the planning process when you have completed your site selection regarding a permanent facility.

If I can be of further assistance, please contact me at 244-1628.

Sincerely,

Janet C.-Stephens  
City Planner

JC.-S/sw

xc: Karl Metzner, City Planning Director  
Mike Sutherland, Assistant Zoning Administrator  
Terry Hammer  
File - Letter-of-Intent Follow-up

Enclosure



# CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct., colo. 81501  
(303) 244-1628

September 21, 1983

CERTIFIED RETURN RECEIPT  
P 201 469 903

Arlene Doughty  
Joyful Sound Daycare  
130 Orchard Avenue  
Grand Junction, CO 81501

Dear Mrs. Doughty:

This letter is to confirm our conversation of September 19, 1983 in response to your proposed daycare operation at 130 Orchard Avenue. You were issued a "Cease and Desist" order on Friday, September 16. A letter dated August 18, 1983 described zoning enforcement action to be taken should the daycare begin operating prior to completing the planning process and receiving a final determination from City Council.

On August 30 and on September 16, Mr. Richard Magor, property owner of 130 Orchard Avenue met with this Department in two pre-application conferences. He is considering the submittal of a Conditional Use petition for the daycare center.

The daycare will be allowed to continue operations under the following conditions:

1. In order to fulfill the intent of the planning process, Mr. Magor must submit a complete application package prior to or on the next submittal date. We will accept the submittal anytime prior to 5:00 p.m. October 3, 1983.
2. If adjacent property owners should register complaints with this Department, then the daycare operations must cease, until such time as the planning process has been completed and a decision rendered.
3. The decision of the City Council at the end of the eight week process will allow the daycare with certain conditions or deny the petition.

I understand your dilemma and the underlying reasons for proceeding with the daycare opening.

I urge that we cooperate in this matter and work to resolve any concerns that may be brought forth by the review agencies.

I can be contacted at 244-1628. Please call if you have any questions or concerns that you wish to discuss.

Letter to Arlene Doughty  
September 21, 1983  
Page 2

Sincerely,

Janet C.-Stephens  
City Planner

JCS/sw

xc: Richard Magor  
Karl Metzner, City Planning Director  
Kirk Pittman, Zoning Enforcement Administrator  
Gerald Ashby, City Attorney



## CITY - COUNTY PLANNING

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

(303) 244-1628

September 26, 1983

Sharon Chavez  
Attn: Licensing Division  
Department of Social Services  
1575 Sherman Street  
Denver, CO 80203

Dear Ms. Chavez:

I am writing in response to the request of Mrs. Arlene Doughty, proprietor of Joyful Sound Daycare, 130 Orchard Avenue, Grand Junction, Colorado.

The daycare is authorized (with respect to the planning process) to continue operations under three conditions:

- In order to fulfill the intent of the planning process, a complete Conditional Use application package must be submitted prior to 5:00 p.m. October 3, 1983. A daycare is not a "use by right" in the RSF-5 zone. the petitioner must complete the process for review of the impacts generated by the use.
- If the adjacent property owners should register complaints with this Department, then the daycare operations must cease, until such time as the planning process has been completed and decision rendered.
- The decision of the City Council at the end of the eight week Conditional Use process will allow the daycare with certain conditions or deny the petition.

Mrs. Doughty opened the daycare prior to completing the planning process due to time and financial constraints. The former location was sold to another party at the expiration of the daycare's lease. Mrs. Doughty felt it was necessary to remain open so that clients would not have to make new arrangements for their children.

Letter to Sharon Chavez  
September 26, 1983  
Page 2

I will be working with Mrs. Doughty to resolve review agency concerns and assess the impact of the development on the adjoining neighborhood.

If you should need further information, please call me at 244-1628.

Sincerely,

Janet C.-Stephens  
City Planner

JCS/sw

cc: Karl Metzner, City Planning Director  
Arlene Doughty, Joyful Sound Daycare

# REVIEW SHEET SUMMARY

FILE NO. #52-83 TITLE HEADING CONDITIONAL USE - DAYCARE CTR. DUE DATE 10/14/83  
 ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Randall Curis/Richard Magor  
Location: 130 & 132 Orchard Avenue. A request for a conditional use for a daycare center  
on approximately .63 acre in a residential single-family zone at 5 units per acre.

PETITIONER ADDRESS 3455 Grand Valley Canal Road, G.J.

ENGINEER \_\_\_\_\_

DATE REC.	AGENCY	COMMENTS
10/11/83	Public Service	Gas & Electric: No objections.
10/11/83	City Fire Dept.	The Grand Junction Fire Dept. has no objections to this Conditional Use, provided the requirements are met in letter sent to Joyful Sound Childrens Center, dated 9/12/83. Copy of letter attached. These requirements were for 130 Orchard 132 Orchard will have to meet the requirements of the Uniform Fire and Building Codes for use as Day Care Center.
10/12/83	City Planning	<p>IMPACT STATEMENT:                      The request is for a Conditional Use - Daycare in an RSF-5 zone. Zoning to the west is B-2. Zoning to the east north and south is RSF-5. Adjacent uses include Hillcrest Plaza shopping center and residential. Conditional use-type requests are not addressed in the First Street Corridor policies. The daycare formerly operated at 441 Kennedy. As the lease on that building expired, the building was sold to another party. The owner moved the operation to this location and opened without going through the planning process. The daycare is continuing to operate under certain conditions until a decision is reached.</p> <p>SITE PLAN:</p> <ol style="list-style-type: none"> <li>The number of parking spaces as shown on the site plan are adequate; however, should additional employees be added to the staff, then additional space will be required. Has a joint parking arrangement with Hillcrest Plaza been discussed?</li> <li>What is the width of the circle drive at 130 Orchard? Is it one-way or two-way? If the driveway is one-way only, signage may be appropriate. The City Transportation Engineer should be contacted for specific information.</li> <li>The circulation/ingress/egress of the project will need to be addressed should concerns be expressed. The City Transportation Engineer will need to be contacted should concerns need to be resolved.</li> <li>Orchard Avenue is designated a 66' collector street. Right-of-way is currently 60'. A quit-claim deed for an additional 3' of right-of-way will be required.</li> <li>Additional screening/buffering of the neighboring property to the north and east is desirable.</li> <li>Trash pickup needs to be coordinated with the City Sign regulations.</li> <li>Signage must comply with City Sign regulations.</li> <li>Lighting must be directional in nature so that it does not intrude into the neighborhood.</li> <li>Compliance with all fire and building codes is required.</li> <li>All other agency concerns must be resolved.</li> </ol>
10/14/83	City Engineer	No objections. See Transportation Engineers comments.
10/17/83	Transportation Engineer	Orchard Avenue is a very busy street and we do allow on-street parking at this time. 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.

*parking removal on street signage (no stopping standing or parking)*

*Staff Review Summary Mailed 10/17/83*



GJPC MINUTES OF 11/1/83

MOTION: (COMMISSIONER TRANSMEIER) "ON FILE #52-83, DAY CARE CENTER AT THE LOCATION OF 130 AND 132 ORCHARD AVENUE, A REQUEST FOR A CONDITIONAL USE IN A DAY CARE CENTER ON APPROXIMATELY .63 ACRE IN A RESIDENTIAL SINGLE-FAMILY ZONE AT 5 UNITS PER ACRE, I RECOMMEND WE SEND THIS ITEM TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS; SPECIFICALLY THE SIGNAGE, THE PARKING BEING CLARIFIED, AND THE TRANSPORTATION ENGINEER'S COMMENT."

COMMISSIONER LITTLE SECONDED THE MOTION.

CHAIRPERSON RINKER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 5-1 (COMMISSIONER O'DWYER VOTING AGAINST).

10/20/83

To the Planning Department,

This letter is in response to the Review Sheet Summary. Public Service has no objection to this proposal. Concerning the letter to Joyful Sound from the City Fire Department, we have been working with the Building and Fire Departments on 130 Orchard and fully intend on doing the same at 132 Orchard after the Conditional Use decision is reached.

City Planning Concerns; (1) There is enough space to facilitate more parking if needed. However the two houses at 130 and 132 Orchard are regulated for a specified number of children, that will not require any additional employees by Joyful Sound. (2&3) We will contact the City Transportation Department and act according to their regulations or suggestions. (5) We have already been in contact with the property owner on the East and have discussed possible added screening/buffering and will do so to the North if the need arises. (6) Trash pick-up has already been established at 130 Orchard and we will contact the City Sanitation Engineer concerning any other regulations. (4,7-10) I would simply address the other points made, by saying that any regulations or requirements by the different agencies will be complied with.

The City Engineers have no objection. The Transportation Engineers, as mentioned before will be contacted and If any problems arise will be dealt with accordingly.

Thank You,

*Richard Major*

RECEIVED  
OCT 21 1983  
CITY - COUNTY  
PLANNING DEPARTMENT

#52-83

OFF ○○○○○○○○○○○○○○○○○○○○○ ACTION SHEET



Acres 1.63

File No. #52-83

Units 1

Zone RSE-5

Density 1

**CONDITIONAL USE**

Tax Parcel Number \_\_\_\_\_

Activity Conditional Use - Day Care Center

Phase \_\_\_\_\_

Common Location 130 & 132 Orchard Avenue

Date Submitted 10/3/83 Date Mailed Out 10/4/83 Date Posted \_\_\_\_\_

10 day Review Period Return by 10/14/83

Open Space Dedication (acreage) \_\_\_\_\_ Open Space Fee Required \$ \_\_\_\_\_ Paid Receipt # \_\_\_\_\_

Recording Fee Required \$ \_\_\_\_\_ Paid (Date) \_\_\_\_\_ Date Recorded \_\_\_\_\_

review agencies A B C D E F G H I J K L M N O P Q R S T U V W X Y Z AA BB CC DD EE FF GG

Agency	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG
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 <u>GI Drainage</u>	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
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	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•

**boards** DATE Nov 1 1983 Recommendation approval subject to staff comments to transportation engineers comments, signage, parking

Oppose

Fee: \$5

Nov 16 1983 Will under Decision Dec 7

Dec 7 1983 Request Denied - see resolution

**STAFF** Evidence of letter forthcoming

**APPLICATION FEE REQUIREMENTS**  
420<sup>00</sup> fee at submittal. 244-1628  
Janet/Rob





## CITY - COUNTY PLANNING

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

(303) 244-1628

December 9, 1983

CERTIFIED RETURN RECEIPT  
P 462 984 255

Mrs. Arlene Doughty  
c/o Joyful Sound Day Care  
130 Orchard Avenue  
Grand Junction, CO 81501

RE: File #52-83, Conditional Use - Day Care Center  
130 & 132 Orchard Avenue

Dear Mrs. Doughty:

This letter is to confirm the action/decision by the Grand Junction City Council at the regularly scheduled meeting December 7, 1983. The Council found the following:

"While it is recognized that the proposed use would fit with the use immediately to the west, the impact on other abutting areas would seem to argue against the use under Criterion A. for evaluating conditional use applications. Additionally, the site difficulty combined with the heavy traffic on Orchard Avenue would make the use unacceptable under Criterion B. of the evaluation standards.

Be it therefore resolved by the City Council of the City of Grand Junction that the application of Randall Curtis and Richard Magor for a conditional use for a day-care center at 130 and 132 Orchard Avenue be DENIED."

This resolution was upheld and passed by the Council. Therefore, the use as a day-care must cease and decist as of December 31, 1983.

Thank you for following through with this petition. I sincerely regret the adverse impacts to your business caused by the decision of denial.

If you should decide to re-open the day-care center at another location and have questions in reference to zoning, please call me at 244-1628.

Letter to Arlene Doughty  
December 9, 1983  
Page 2

Sincerely,

*Janet C. Stephens*  
Janet C.-Stephens  
City Planner

JC.-S/sw

xc: Richard Magor  
Randall Curtis