## **Table of Contents**

File_1		Project Name: Montessori Preschool – 1015 Grand AveSpecial Use				
P r e s e n t X X	S c a n n e d	A few items are denoted with an asterisk (*), which means the instances, not all entries designated to be scanned by the despecific to certain files, not found on the standard list. For this Remaining items, (not selected for scanning), will be marked guide for the contents of each file.  Files denoted with (**) are to be located using the ISYS Quill, as well as other entries such as Ordinances, Resolutions,  Table of Contents  Review Sheet Summary  Application form  Review Sheets  Receipts for fees paid for anything  *Submittal checklist	ney par s re ed	ar ease pre	e to be scanned for permanent record on the in some ent are present in the file. There are also documents on, a checklist has been provided.  sent on the checklist. This index can serve as a quick  System. Planning Clearance will need to be typed in	
X		*General project report				
		Reduced copy of final plans or drawings				
X		Reduction of assessor's map				
		Evidence of title, deeds				
X	X	*Mailing list to adjacent property owners				
		Public notice cards				
		Record of certified mail	_			
X		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				
		*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 app				
		DOCUMENTS SPECIFIC TO TH	<u>IS</u>	DE	VELOPMENT FILE:	
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X	$\overline{}$	Action Sheet Development Application - 6/22/84				
X		Rental Agreement with Option to Purchase				
	X	Certified letter from Bob Goldin to Arlene Doughty re: school approved with				
V	V	conditions				
X		Proposed Landscaping Parking Lay-out	-			
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City Planning Dept. 559 White Ave, Room 60 Grand Junction, CO. 81501

Dear Sirs,

It is my intention to open a Montessori Pre-school at the proposed location, 1015 Grand. I previously had my school, Joyful Sound Montessori School at First Christian Church, 1326 N 1st.

I would hope for an enrollment of eighteen children, so that one other teacher and I could handle the load. The ratio of I teacher to 9 children is very good for teaching and working with young children. The children's ages are 2½ through 6. The morning group of children would arrive at 9:00 A.M. and leave at 11:30 A.M.. The afternoon children would come at I P.M. and go home at 3:30. We do have a few extended day children who arrive of leave later because of parent's needs. These children would bring their own lunches on the days they stay longer.

Joyful Sound Montessori School is not a daycare center. A Montessori School is very academically oriented, and the children are in a controlled, scheduled situation during the time they are in attendance. You will find a Montessori class-room to be quiet, orderly and well directed.

My family and I plan to make our home at 1015 Grand also, so there would be no problem with a child arriving at 8, or having to stay until 4 or 5 occasionally. Since the main group of children would be arriving at 9, we would miss the early traffic rush from 7 - 8, and the afternoon group leaving at 3:30 would also miss the 5 0'clock rush.

I believe that having a school of this type, which is widely known and respected, in this area of mixed residences, the church, the hospital and many small businesses, would serve to enhance the neighborhood.

Developmental Schedule (0)

1. August 1 - 31
Bring property up to codes required by Fire Inspector, Building Dept., Health Dept., and fulfill any safety requirements set up by Social Services.

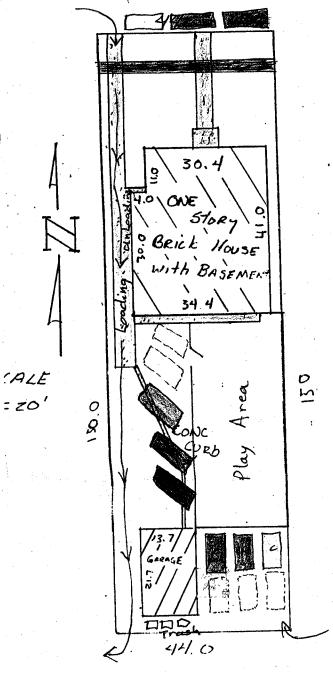
Obtain sign permit and install sign, and do any advertising necessary.

2. School will open September 4, 1984.

Respectfully submitted,

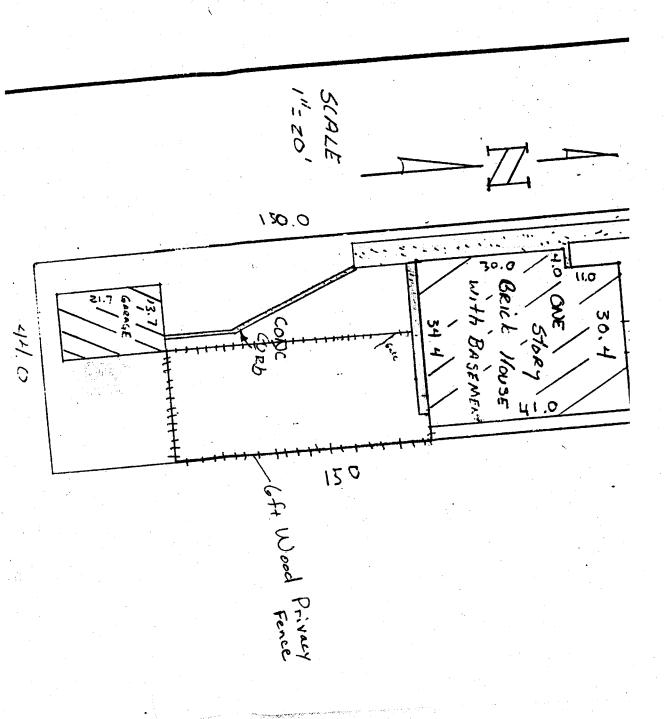
arlene Doughty

PLAT OF A SURVEY OF 1015 GRAND AVENUE CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO



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2945-141-41-010,011,012
Michael A. Walisky
2551 Santa Fe Drive
Grand Junction, Colorado
81501

Sharon L. Walisky 2551 Sante Fe Drive Grand Junction, Colorado #18 84 81501

2945-144-02-003 Mary A. Flynn #18 84 1025 Grand Avenue

Grand Junction, Colorado 81501

2945-144-02-006
William A. Trine
376 Rodell Drive
Grand Junction, Colorado
81503

2945-144-02-014

Ruby C. Smith #18 84 1050 White Avenue Grand Junction, Colorado 81501

2945-144-02-008 #18 84 John E. Braphy

2654 Paradise Way Grand Junction, Colorado 81501

2945-144-02-011 Perry Schumacher #18 84 3460 D.Road Palisade, Colorado 81526

2945-144-03-011 #18 84 Gregory S. Robson 960 White Avenue Grand Junction, Colorado 81501 2945-141-41-013

Clyde W. Gardner #18 84 3127 F. Road Grand Junction, Colorado 81504

2945-141-40-010 #18 84 Mesa Memorial - St Mary's c/o Sisters of Charity 4200 S. 4th Traffic Way Leavensworth, KS 66048

2945-144-02-004

Mary Low Reed #18 84 1035 Grand Avenue Grand Junction, Colorado 81501

2945-144-02-012

Samuel E. Swim #18 84 1038 White Avenue Grand Junction, Colorado 81501

2945-144-02-015

William H. Hall #18 84 1060 White Avenue Grand Junction, Colorado 81501

2945-144-02-009

R. R. Hendricks #18 84 421 W. Mayfield Drive Grand Junction, Colorado 81503

2945-144-03-007 #18 84 William G. Hammond 18 84 955 Grand Avenue Grand Junction, Colorado 81501

2945-144-03-015

Ralph G. Hansen #18 84 964 White Avenue Grand Junction, Colorado 81501 2945-141-41-951,952 Church of the Nazarene 1034 Grand Avenue Grand Junction, Colorado

81501

2945-144-02-001 Mary A. Hollinsworth 1003 Grand Avenue Grand Junction, CO 81501

2945-144-02-005
William A. Trine
376 Rodell Drive
Grand Junction, Colorado

81503

2945-144-02-013

Dorothy S. Sanchez

1042 White Avenue

Grand Junction, Colorado

2945-144-02-007
Laura H. Ragsdale 1055 Grand Avenue Grand Junction, Colorado 81501

2945-144-02-010 \*/ 8
Emery Edward Connors 8
1018 White Avenue
Grand Junction, Colorado 81501

2945-144-03-008 #18
Glenn S. Shepherd 84
325 North 10th Street
Grand Junction, Colorado
81501

Mary M. Hansen #18 84 964 White Avenue Grand Junction, Colorado 81501



## City of Grand Junction. Colorado 81501 250 North Fifth St.,

July 2, 1984

Ms. Arlene Doughty 2880 Jean Lane Grand Junction, CO 81501

CERTIFIED

RE: Special Use, #18-84 Preschool

Dear Ms. Doughty:

This department received your application on June 22, 1984 for a special use Montessori School located at 1015 Grand Avenue. A sign was posted on the property for one week and no adverse comments or objections were received.

In reviewing your request, we find the use for the school and your home acceptable. The site itself does require some changes from what you have shown. These are as follows:

- 1) The parking shown between the house and garage along the driveway will have to be deleted. There is not enough room to meet city standards for angle parking.
- 2) No double stacking of parking along the alley will be allowed. This will ensure that the maneuvering of cars will be in your lot; not in the alley which could create a traffic hazard. (Note: You have adequate parking without the driveway and stacked parking.)
- 3) The building itself will need to meet all Uniform Building and Fire Codes.
- 4) A separate sign and fence permit will be required.
- 5) You will need to confer with the City Traffic Engineer (244-1564) regarding a loading zone designation in front of the school along Grand Avenue in order to avoid

Ms. Arlene Doughty July 2, 1984 Page 2 double parking and traffic congestion during the dropoff and pick-up of children. 6) Any change in the special use as approved will require a re-review by this office. If these stipulations are acceptable to you, then per Section 4-5 of the Grand Junction Zoning and Development Code, we will approve the use and site with the required conditions. This certified letter will be your special use confirmation. Good luck. Sincerely, Bob Goldin Sr. City Planner BG/tt xc: File #18-84

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IMPOR # 18-8	FANT MESSAGE
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