



Project Narrative (B)

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 1 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 1 P.M. and go home at 3:30. We do have a few extended day children who arrive or 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 O'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.

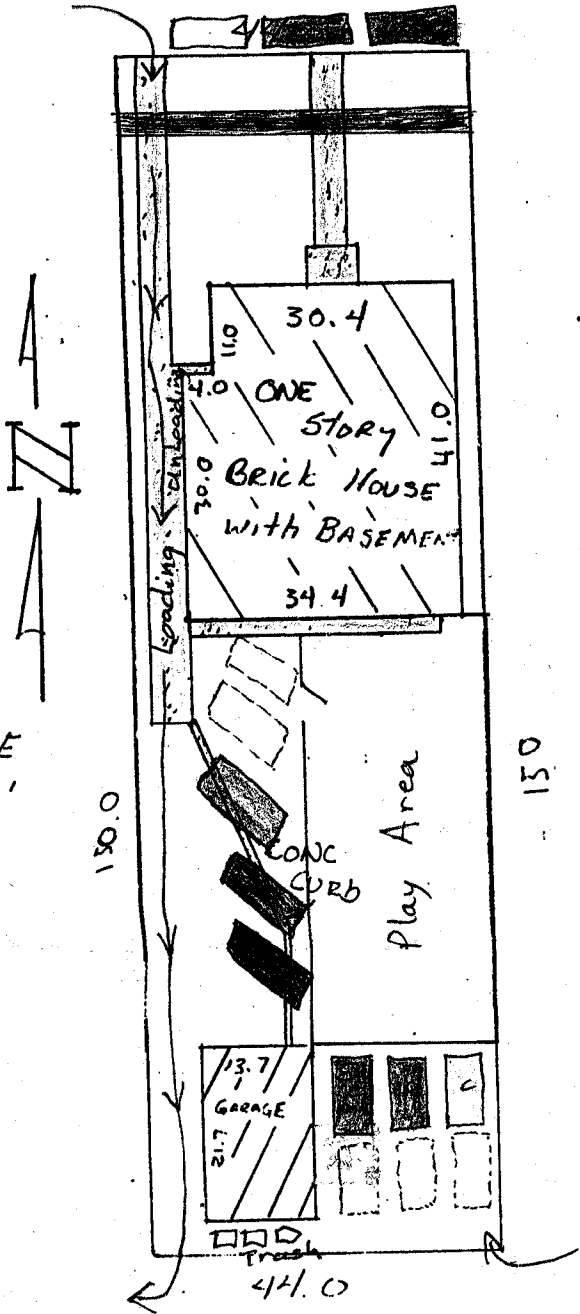
2. School will open September 4, 1984.

Respectfully submitted,

*Arlene Doughty*  
Arlene Doughty

#18 84

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

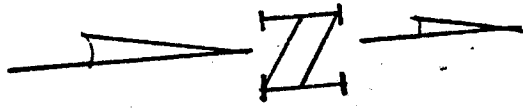


SCALE  
 = 20'

Parking layout

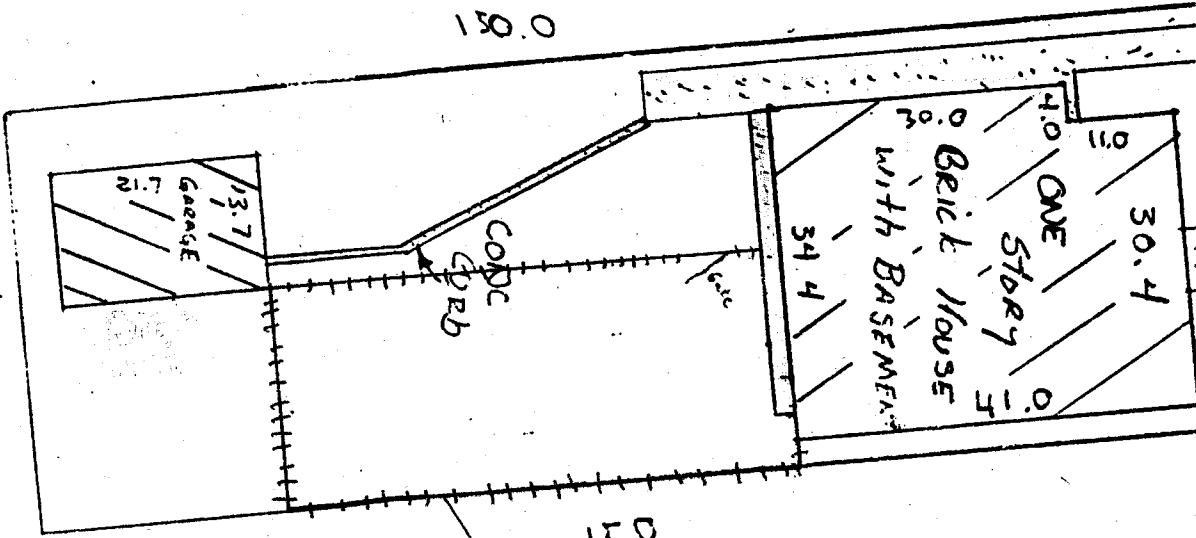
Original  
 Do NOT Remove  
 From Office

#18 84



SCALE  
1" = 20'

0.81



150

6ft Wood Privacy Fence

44.0

2945-141-41-010,011,012  
Michael A. Walisky #18 84  
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 #18 84  
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  
John E. Braphy #18 84  
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  
Gregory S. Robson #18 84  
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  
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 #18 84  
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 #18 84  
376 Rodell Drive  
Grand Junction, Colorado  
81503

2945-144-02-013  
Dorothy S. Sanchez #18 84  
1042 White Avenue  
Grand Junction, Colorado  
81501

2945-144-02-007  
Laura H. Ragsdale #18 84  
1055 Grand Avenue  
Grand Junction, Colorado  
81501

2945-144-02-010  
Emery Edward Connors #18 84  
1018 White Avenue  
Grand Junction, Colorado  
81501

2945-144-03-008  
Glenn S. Shepherd #18 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 drop-off and pick-up of children.

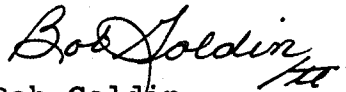
- 6) Any change in the special use as approved will require a re-review by this office.

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

OFF



# ACTION SHEET

Acres 151

File No. #1884

Units \_\_\_\_\_

Zone RMF-64

Density \_\_\_\_\_

## SPECIAL USE

Tax Parcel Number

294514402-002

Activity Day Care

Phase \_\_\_\_\_

Common Location 1015 Grand

Date Submitted 6-22-84

Date Mailed Out \_\_\_\_\_

Date Posted \_\_\_\_\_

\_\_\_\_\_ day Review Period Return by \_\_\_\_\_

Open Space Dedication (acreage) \_\_\_\_\_

Open Space Fee Required \$ \_\_\_\_\_

Paid Receipt # \_\_\_\_\_

Recording Fee Required \$ \_\_\_\_\_

Paid (Date) \_\_\_\_\_

Date Recorded \_\_\_\_\_

### review agencies

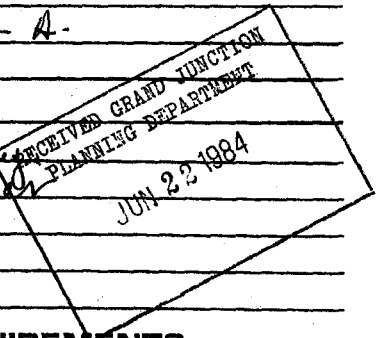
	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	Z	AA	BB	CC	DD	EE	FF	GG	
Development Dept.	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Public Works	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
City Engineer	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	
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

BOARDS	DATE	_____
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_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

See letter dated 7/2/84 - A.

7/16/84 - Mrs. Doughty came in today had not received letter so gave her copy



### APPLICATION FEE REQUIREMENTS

11500 Special Use



OFF



# IMPORTANT MESSAGE

FOR # 18-84

DATE 8-7-84 TIME 10:30 <sup>AM</sup> P.M.

OF Montessori Pre-School

1015 GRAND.

PHONE \_\_\_\_\_ AREA CODE \_\_\_\_\_ DIVISION \_\_\_\_\_

TELEPHONED

CAME TO SEE YOU

WANTS TO SEE YOU

RETURNED YOUR CALL

Can you ck. to see if this was done per July 2nd letter  
thanks  
B

MESSAGE \_\_\_\_\_

- no new landscaping along Grand
- no new signage
- no changes in rear

(One car parked in rear - in gravel area towards bldg.)

SIGNED \_\_\_\_\_

LITHO IN U.S.A.