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File 1985-0030

Project Name Headstart - 1843 Palisade Street-Special Use

P	S	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.
r	e	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.
s	a	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.
n	n	
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d		
X	X	Table of Contents
X	X	Review Sheet Summary
X		Application form
		Review Sheets
X	X	Receipts for fees paid for anything
		*Submittal checklist
X	X	*General project report
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds, easements
X	X	*Mailing list to adjacent property owners
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		Record of certified mail
		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
X	X	*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)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	X	Action Sheet	X	Letter from Rocky Mountain SER to City Planning re: request from modular structure for day care purpose - 11/21/85	
X	X	Review Sheet Summary	X	X	Certified letter from Michael Sutherland to Mary Montoya re: approval for special use-12/5/85
X	X	Review Sheets	X	X	Letter from Mary D. Montoya, Cheri Karschnik and Margaret French to Mark Achen re: exemption of special use permit - 4/29/86
X	X	Head Start Program Performance Standards from the Dept. of Health and Human Services	X	X	Utilities Composite
X		Lease Draft between Valley Federal Savings & Loan Association-10/85			
X	X	Memo from Karl Metzner to Jim Shanks re: request for extension denied- 5/8/86			
X		Letter from Carol Bliss, RMSER Head Start Program to City Council re: trailer will be vacated - 5/1/87			
X	X	Letter from Karl Metzner to Mary Montoya, Director of Headstart re: discussion of request - 6/4/86			
X		Letter from Roy Anderson Mesa Co. Building Inspection to Carol Bliss Headstart Program re: no more extensions - 2/17/87			
X		Development Application - 10/28/85			

④
Myron Thompson
1830 Palisade Street
Grand Junction, CO
81503

Carol Quarles
1860 Palisade Street
Grand Junction, CO
81503

Dorothy Vialpando
1836 Palisade Street
Grand Junction, CO
81503

Valerie & Dale McGruder
1861 Palisade Street
Grand Junction, CO
81503

Fred Strankman
1840 Palisade Street
Grand Junction, CO
81503

Margaret Goodwin
1835 Palisade Street
Grand Junction, CO
81503

Edith Coe
1848 Palisade Street
Grand Junction, CO
81503

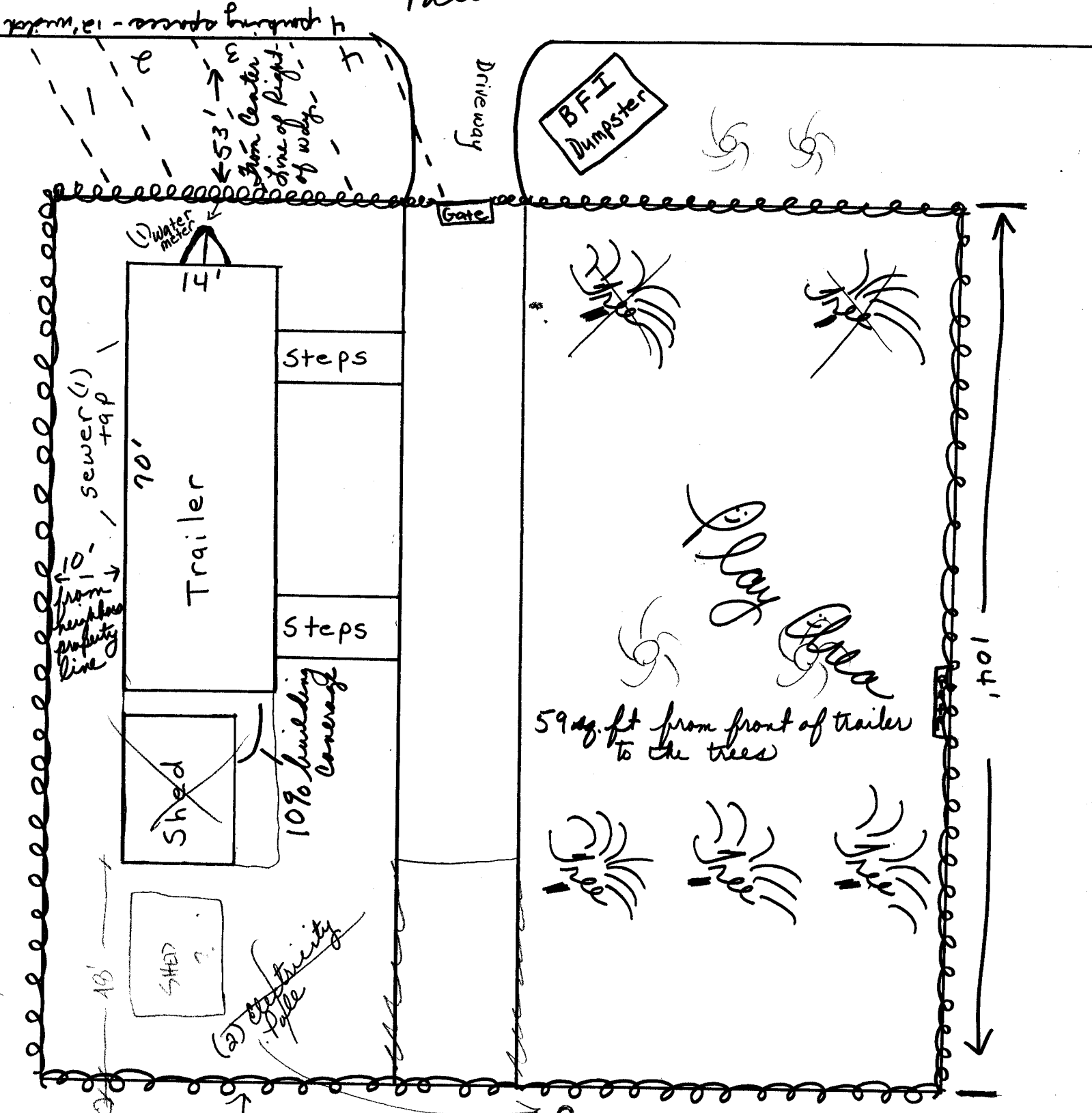
Sterling D. Clymer
1854 Palisade Street
Grand Junction, CO
81503

Utilities Composite

- (1) Water tap & sewer tap are shown on site plan + Cor. off of Palisade St.
- (2) Electric service will come off a pole located in rear yard near the alley.

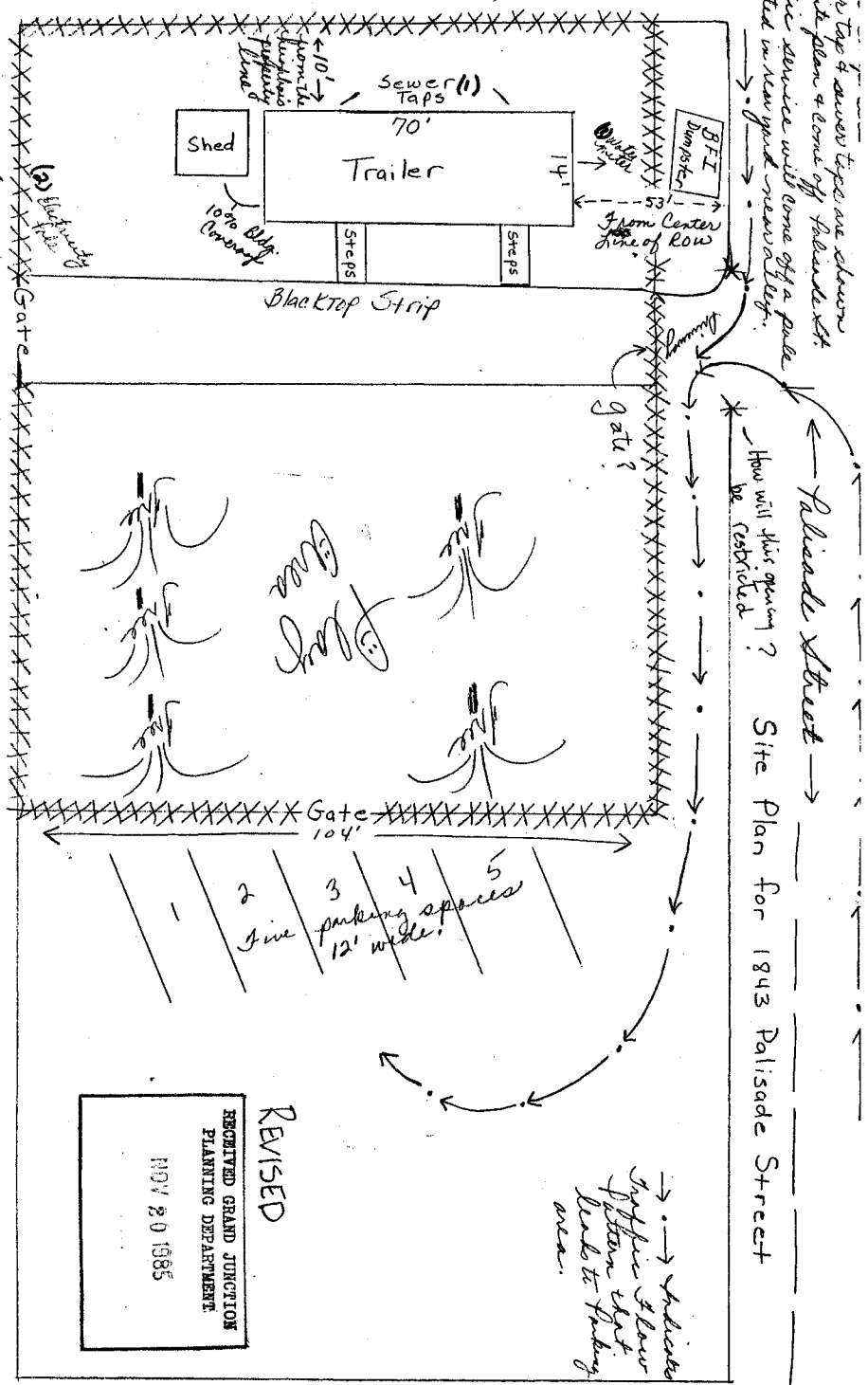
Adjacent Land Use and Zoning "Residential"

Palisade Street



48' - Rear yard setback - back of trailer to power pole
 6,254 sq. ft. - Total fenced in area

- (1) Water Tap & sewer type are shown on site plan & some off Palisade st.
- (2) Electric service with some off a pole located in rear yard near alley.



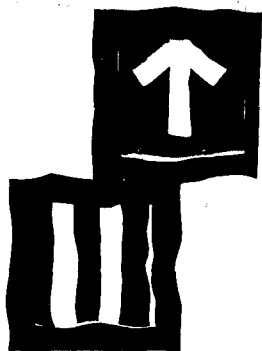
48' - Rear yard setback
6,354 sq. ft. - total fenced in area.

REVISED
RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
NOV 20 1985

Adjacent "Redevelopment" Spring

HEAD START

P. O. Box 1117
Grand Junction, CO 81502
Phone Number: 243-9318



NUTRITION



EDUCATION



PARENT INVOLVEMENT



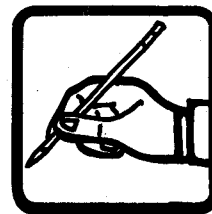
SOCIAL SERVICES



HEALTH



ADMINISTRATION



October 25, 1985

Rocky Mountain SER/Head Start is applying for a special Use Permit to house our Orchard Mesa Center at 1843 Palisade Street, Grand Junction, CO 81503.

Head Start is a federally funded child development program serving 4 and 5 year old children from economically disadvantaged families (see brochure).

The Orchard Mesa Center employs 3 adults; 1 teacher, 1 teacher aide and 1 foster grandparent who works specifically with special needs children. The hours of operation are from 8:30 a.m. to 3:30 p.m. Monday through Thursday, with Friday being a teacher/teacher aide workday. The center provides pre-school experiences for 20 children. Morning sessions are from 8:30 a.m. to 11:30 a.m. Afternoon sessions are from 12:30 p.m. to 3:30 p.m. Each session has 10 children in attendance.

The children will attend classes in a 14' x 70' modular structure. The play area will follow the standard licensing requirements of 75 square feet of outside play area per child and 35 square feet per child in the center. The facility will be completely fenced for the protection of the children. Please refer to the attached Head Start Program Performance Standards (45-CFR 1304) for fire and health standards as prescribed for Head Start Programs from the U.S. Department of Health and Human Services.

We will be leasing the property (Legal Description: Lots 10-16, Block 18, Orchard Mesa Subdivision) from Valley Federal Savings and Loan Association of Grand Junction and as is stated in the attached draft of the lease, we will be leveling, laying sod and fencing in the children's play area.

Fire hydrants are located on the corners of Unaweep and Linden, Unaweep and Aspen and Palisade and Santa Clara. All staff concerned are aware of their locations and proper procedures to follow in case of an emergency.

The neighbors are not opposed to a Head Start Center being in their neighborhood.

Respectfully submitted for your approval by:

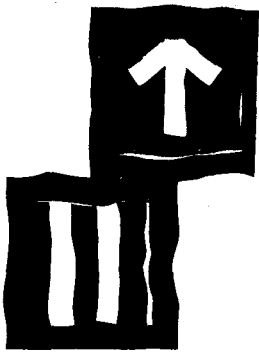
Mary D. Montoya
Mary D. Montoya, Mesa County Program Director

Mary K. Dobinski
Mary K. Dobinski, Office Manager

Enclosures (3)

HEAD START

P. O. BOX 1117
 GRAND JUNCTION, CO 81502
 Phone No. : 243-9318



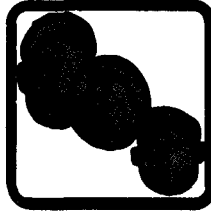
NUTRITION



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PARENT INVOLVEMENT



SOCIAL SERVICES



HEALTH



ADMINISTRATION



November 21, 1985

TO: City and County Building Department

Rocky Mountain SER Employment Based Head Start respectfully requests temporary placement of one modular structure for day care purposes during the search for a more suitable site.

The following is in response to site plan concerns as stated by the Planning Department in the Review Sheet Summary:

2. Parking has been rearranged and is visible on updated site plan.
3. The storage shed will be located as shown on the site plan and will not remain on the west end of the driveway pavement.
4. The questionable statement, "59 square feet from the front of the trailer to the trees" has been removed due to its irrelevance in the site plan.
5. Handicapped accessibility is not available at this time.
6. There will be no exterior lighting to interfere with neighboring residences. The utility pole is being installed for interior lighting and heating purposes only.
7. The sign on the trailer will be removed. If new signage is required, we are aware that we must submit for a signage permit.

Sincerely,

RECEIVED
 NOV 21 1985
 BUILDING DEPARTMENT

ROCKY MOUNTAIN SER
Employment Based Head Start
 P.O. Box 1117
 Grand Junction, CO 81502
 (303) 243-9318

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
 NOV 21 1985



Grand Junction Planning Department
559 White Ave. Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1628

December 5, 1985

Ms. Mary D. Montoya
Headstart Program Director
P.O. Box 1117
Grand Junction, CO 81502

CERTIFIED

RE: Special Use Permit for Headstart at 1843 Palisade Street

Dear Ms. Montoya:

In reviewing the revised site plan that we received on November 20, 1985 and the accompanying responses to the agency reviews, this department is satisfied that all of our concerns have been addressed with regard to the use at this location.

The decision by the Building Department to allow use of the temporary structure until September 27, 1986 has resolved the one greatest issue. Upon receipt of the Certificate of Occupancy (C.O.) from the Building Department, I will conduct a site check to verify completion of the specific site requirements (in particular the parking arrangement and the access onto Palisade Street) prior to final release of the C.O.

This letter shall serve as approval for the Special Use application, conditional upon completion of all requirements. A copy of this letter will be included in File #30-85 for a permanent record.

Your cooperation has been greatly appreciated. Good luck to you and your program!

Sincerely,

Michael E. Sutherland
City Development Official

MES/tt

xc: Andy Anderson
Gerry Ashby
File #30-85

REVIEW SHEET SUMMARY

FILE NO. #30-85 TITLE HEADING Special Use for Headstart DUE DATE Nov. 4, 1985

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 1843 Palisade St. Orchard Mesa

PETITIONER ADDRESS RMSER/ Head Start / PO Box 1117/ Grand Junction, CO 81502

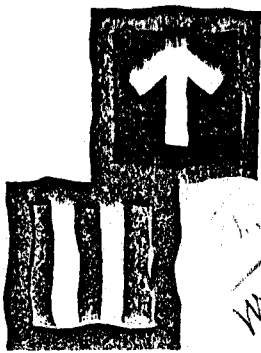
ENGINEER

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10/20/85	Bldg. Dept.	This parcel of land was used previously for the temporary placement of a modular for day care purposes during the construction of a permanent structure at a separate location. The only way that this application could be approved for a building permit would be on a temporary basis and should be in conjunction with the construction of a new structure. If the modular unit to be used to house the day care were an ("FB"-Factory Built), U.B.C. approved structure, then a permit could be issued for a permanent structure. Any Temporary permit should be issued for one year only.
11/04/85	Fire Dept.	The Grand Junction Fire Department has no objections to this special use. Modular structure must meet Uniform Fire and Building Code requirements for this type of structure and occupancy use. Would recommend that approval be on a temporary basis for up to 2 years because of the modular structure being non-conforming to City standards for this type of occupancy.
11/04/85	Planning Dept.	<p>1. This Department has no objections to the " use" of a daycare center at this location if all stipulations of the U.B.C. and U.F.C. are met. All concerns of the Grand Junction Fire Dept. and Building Dept. must be resolved. The Building Dept. shall make the final determination regarding the conditions and timeframes for allowance of temporary structures.</p> <p><u>Site Plan Concerns</u></p> <p>2. In order to provide consistency with City parking policies, the parking should be rearranged so that cars will not need to back directly onto the street right of way. All maneuvering should occur within the parking lots. There should be a limited access of 25 to 35 feet from the street into the parking area, with curbing along the right of way to delineate the parking access.</p> <p>3. Will the storage shed be placed where indicated on the site plan or will it remain on the west end of the driveway pavement?</p> <p>4. Please explain the statement "59 square feet from the front of the trailer to the trees".</p> <p>5. Will there be a handicapped access such as a ramp with railings into the building?</p> <p>6. Exterior lighting should be directional to avoid interference with neighboring residences.</p> <p>7. Any signage requires a separate sign permit.</p>

*Copies of this Review Sheet
sent to Petitioner, Andy A., & Gerry Ashley*

HEAD START

P. O. Box 1117
Grand Junction, CO 81502
Phone Number: 243-9318



What is back-ground on this? Have a draft response for my review

NUTRITION



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PARENT INVOLVEMENT



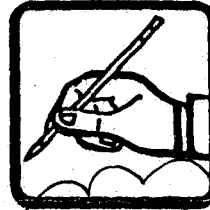
SOCIAL SERVICES



HEALTH



ADMINISTRATION



April 29, 1986

Karl check this with Mike, Berry & Andy.

Mr. Mark Achen, City Manager
250 N. 5th Street
Grand Junction, CO 81501

Karl: would you please provide the info. that Mark is requesting

Dear Mr. Achen:

We, the Mesa County Head Start parents, along with other concerned citizens of Grand Junction, do hereby request an extension or an exemption of the special use permit that is presently possessed by the Head Start Program for the continued placement of our Orchard Mesa Head Start Center at 1843 Palisade Street.

As is evidenced by the population of low-income families housed in the Southgate Commons housing units, and in the Orchard Mesa area as a whole, the proximity of these families to the Orchard Mesa Center is necessary for the Head Start Program to serve this low income target sector. It is for this reason that we would like to request a two-year extension in order to give us time for relocation of our center to a more permanent site.

A meeting with you would be very beneficial in helping us solve this problem. Please respond at your earliest possible convenience.

Sincerely,

Concerned Orchard Mesa Head Start Parents

*Michelle Marquez
Melanie Shaw
Bonnie Lousign
Mary Shepherd
Cindy Kane
Valerie & M. Grader
Eric Brath*

Mary D. Montoya, Head Start Director

Mary D. Montoya

Cheri Karschnik, Policy Council Chairperson

Cheri Karschnik

Margaret French, Policy Council Community Rep.

Margaret French

RECEIVED MAY 2 1986

Memo

Re: Special Use permit # 30-85 for Head Start @ 1843 Palisade St.

The Special Use application was approved through a letter dated December 5, 1985 to Ms. Mary D. Mantoya, the Head Start Director.

In the letter, I referred to the decision by the Building Dept. to allow the use of the temporary structure until Sept. 27, 1986. This letter was copied to Andy Anderson and Gerry Asby.

Last fall a joint decision was reached between Andy, Gerry and Bob Goldis regarding an amortization date of September 27, 1986 to allow all existing temporary structures time for compliance. A related memo is attached.

The Head Start structure was approved subsequently on Dec. 5, 1985 with a clear understanding that the temporary structure would be allowed only until September 27, 1986. Head Start had not, at that time, moved into that location, so they did so knowing of the limited time allowance.

Andy has determined that temporary structures cannot be allowed under UBC regs. unless a permit is issued for the construction of a permanent facility.

The September date was chosen due to a request by the Grand Valley Bank at 7th & Belford (who was allowed to place a temporary structure "for one year") for an extension of time.



Grand Junction Planning Department
559 White Avenue, Room 60
Grand Junction, Colorado 81501-2643
(303) 244-1648

June 4, 1986

Ms. Mary D. Montoya, Director
Head Start
P.O. Box 1117
Grand Junction, CO 81502

Dear Ms. Montoya:

On June 3, 1986, the Growth and Planning Committee of the Grand Junction City Council reviewed your request of April 29, 1986 for an extension of the use of the temporary structure at 1843 Palisade Street.

Discussion of the request centered around the following criteria:

- Numerous other temporary structures in the City are required to meet the same time frame, and your organization was aware of the time frame at the time of approval of the special use, as well as at the issuance of the building permit.
- Concern was expressed about the safety risks involved in using a temporary structure for group gatherings, especially groups of young children.
- There is apparently a good supply of inexpensive vacant structures in the area that could be potential sites for the Head Start program.

Based on these points, the committee felt that they must recommend denial of the request for an extension, but expressed they would be happy to work with you in finding a suitable permanent location for the program.

Please let me know if we can be of assistance.

Sincerely,

Karl G. Metzner
Director of Planning

KGM/tt

xc: City Council
City Manager

O.M. Headstart

18 children

Need 35[#] / child inside

" 75[#] / child outside

for 20 children need 700[#] of classroom
space & 1500[#] outside play area.

in same general area that they are in
now. • (1843 Palisade Street)

call Andy - can existing unit be made
conforming? if so cost?

- check vacancies