

Table of Contents

File 1990-0019

Name: Special Use for Childcare Business – 1159 Grand Avenue -Smith

	S c a n n e d	<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>		
X	X	Table of Contents		
		Review Sheet Summary		
		Application Form		
		Review Sheets		
X		Receipts for fees paid for anything		
		*Submittal checklist		
X	X	*General project report		
		Reduced copy of final plans or drawings		
X		Reduction of assessor's map.		
		Evidence of title, deeds, easements		
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 non-bound reports		
		Traffic studies		
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)		
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>				
X	X	Action Sheet		
X	X	Review Sheet Summary – 5/15/90		
X	X	Development Plan		
X		Notice of Special Use Application – 4/30/90		
X		Land Appraisal Report – 5/1/90		
X		Development Application – 4/11/90		
X		Contract to Buy and Sell Real Estate - 3/30/90		
X	X	Grand Avenue Corridor Guidelines - **		
X		Letter from Avis M. Carlson to Planning re: letter of protest – 4/26/90		
X		Letter from Ken and Toni Smith to Planning re: to request delay of chip and seal placement – 7/30/90		
X		Letter from Kathy Portner to Ken Smith and Toni Smith re: request to delay chip and seal treatment acceptable – 8/10/90		
X	X	Letter from Kathy Portner to Ken and Toni Smith re: Special Use Permit is approved - 5/4/90		
X		Newspaper Articles from the Daily Sentinel re: Day Care		
X		We Care-a-Lot Preschool Guide		

PROJECT NARRATIVE

This is a project narrative of my plans for a licensed preschool/childcare business at 1159 Grand Avenue in Grand Junction.

We are hoping to have the closing by the middle of May. We will then begin the construction phase to meet code regulations, of the preschool/childcare business. We want to be in operation by August 1990.

We feel the impact on the area will be a positive asset due to property appearance and improvements to 1159 Grand Avenue. In fact, the comment has been made to us, by our nearest neighbor 'that a preschool/childcare will be a welcomed delight to the neighborhood.'

The compatibility of this property in relationship to the surrounding area will not be altered, but only refurbished to a well kept house that has been vacant and run down for quite some time.

The services I want to provide are a quality preschool/childcare curriculum based program to the public. It is my sincere approach to enhance children to achieve their greatest potentials through the program I offer. I bring parents, children staff and myself together to work as a team for the benefits of the child.

Original
NOT Remove
From Office

I will be the director and will employ one other teacher's aide. I will have twenty-seven children at any one time on the premises. The ages will range from 2½-6 years old. Our goal is quality early childhood education not quantity amounts of children.

My hours of service to the public will be 7:30 a.m.-5:30 p.m., five days

per week, Monday through Friday.

Activities will consist of weekly themes, supervised play yard time, field trips, etc. Please refer to my handbook for further information.

Special considerations of traffic flow and child drop-off are appropriately adequate for quick and easy access to and from this property with the circular driveway provided. Children will be dropped off between the hours of 7:30 a.m.-8:00 a.m. and picked up between the hours of 5:00p.m.-5:30 p.m. It has been my experience of six years in the field, that usually no more than 2-3 parents at any one time are present for drop-off and pick-up, with obvious reasons of time frames to and from their place of employment.

We feel that this proposal meets the special use permit criteria because we are working very closely with Kathy Portner in the city planning department and following her recommendations. Also, there is a very big need for preschool/childcare that is curriculum based and with high quality standards, such as the program I provide for children.

Original
Do NOT Remove
From Office

19 90

2945-132-22-009
Richard Taylor
537 Ariole Drive
Grand Junction, CO. 81503

2945-144-01-014
Vera Worrell
1138 White Avenue
Grand Junction, CO. 81501

2945-132-22-010
Mark Keele
1212 Grand Avenue
Grand Junction, CO. 81501

2945-144-01-005
Uldis Kordons
1137 Grand Avenue
Grand Junction, CO. 81501

2945-132-22-011
Newton Lashmett
1216 Grand Avenue
Grand Junction, CO. 81501

2945-141-42-017
Terry Doeksen
415 12th Street
Grand Junction, CO. 81501

2945-132-22-001
James Walthall
1203 Ouray Avenue
Grand Junction, CO. 81501

2945-141-42-018
Virgil Robertson
511 29 $\frac{1}{4}$ Road
Grand Junction, CO. 81504

2945-132-22-002
Steven Sharpe
1211 Ouray Avenue
Grand Junction, CO. 81501

2945-141-42-016
Harry Butler
1148 Grand Avenue
Grand Junction, CO. 81501

2945-144-01-007
Avis Carlson
1155 Grand Avenue
Grand Junction, CO. 81501

2945-141-42-015
Robert Rowin
1144 Grand Avenue
Grand Junction, CO. 81501

2945-144-01-006
Jann Ertl
848 Colorado Avenue
#1
Grand Junction, CO. 81501

2945-133-04-001
Richard Shay
1850 Stevens Drive
Richland, WA. 99352

2945-144-01-015
Rhea Shaw
1150 White Avenue
Grand Junction, CO. 81501

2945-133-04-002
Susan Lundberg
1215 Grand Avenue
Grand Junction, CO. 81501

2945-133-04-
001

2945-144-01-016
Julia Harris
1158 White Avenue
Grand Junction, CO. 81501

2945-133-04-009
Joann Zamarrida
1202 White Avenue
Grand Junction, CO. 81501

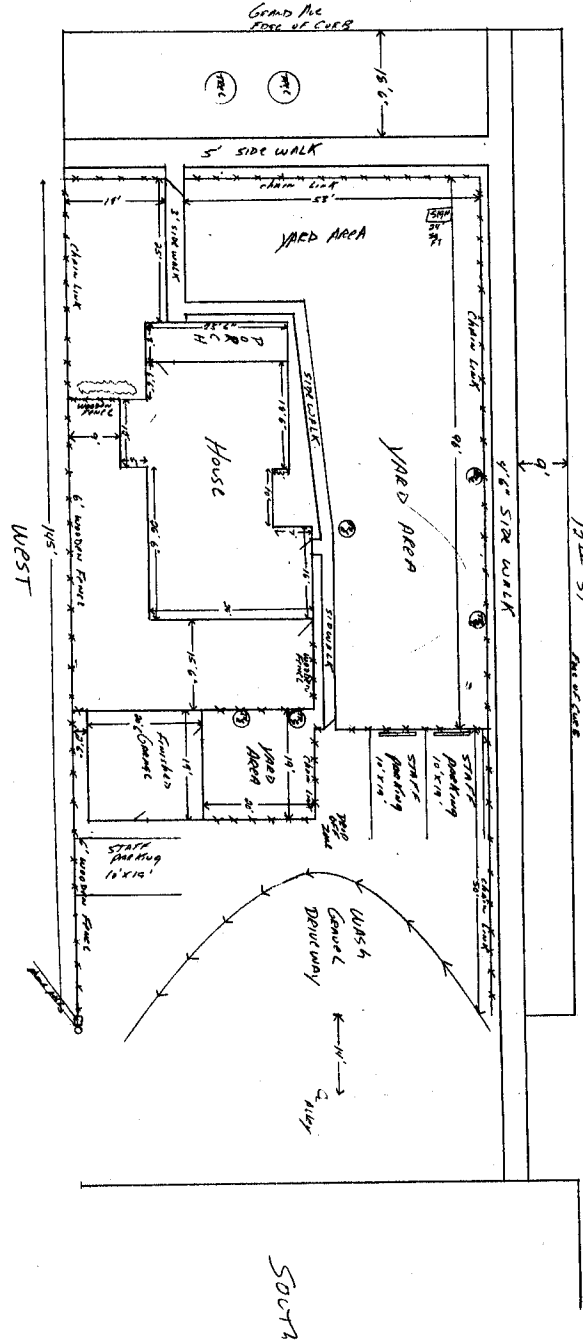
2945-144-01-017
Steven Colony
1160 White Avenue
Grand Junction, CO. 81501

2945-133-04-010
Thomas Armstrong
1208 White Avenue
Grand Junction, CO. 81501

Original
Do NOT Remove
From Office

RMF-32

NORTH



EAST

RSF-8

DEVELOPMENT PLAN
1"=10'

RMF-32

SOUTH

RMF-32

Original
Do NOT Remove
From Office

19 90

REVIEW SHEET SUMMARY

FILE NO. 19-90 TITLE/HEADING Special Use for Childcare Bus. DUE DATE _____

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES _____

ACTIVITY: Special Use for preschool/childcare facility

PETITIONER: Ken & Toni Smith

RESPONSE NECESSARY

LOCATION: 1159 Grand Avenue

by MAY 15 1990

PETITIONER ADDRESS 289 Pinon Street, Grand Junction, CO 81503

ENGINEER _____

DATE REC. _____

AGENCY _____

COMMENTS _____

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

PRESCHOOL/CHILDCARE BUSINESS (Page 1 of 2)

04/27/90 City Engineer

The existing concrete incinerator at the southwest corner of the 1st blocks the sight distance for vehicles exiting from the alley and should be removed. The City's Street Maintenance Department may be able to remove the incinerator. Call Dean Davis or Doug Cline at 244-1571 to inquire.

The parking and drive-in areas should be surfaced with bituminous or concrete pavement. With up to 27 children being dropped off and picked up each day, a gravel surface would be difficult to maintain.

The alley adjacent to the south property line currently has a gravel surface. This alley could be improved through a Special Improvement District. For more information contact Tim Woodmansee, 244-1565.

04/17/90 Grand Jct Fire Dept

We do not have a problem with this Special Use Permit. We have met with the petitioners and have explained what is required. (Fire alarm, exit lights, extinguishers) They have started contacting the required people to comply with our requirements. If you have any questions, please call our office.

04/17/90 Grand Jct Police Dept

No problems noted.

04/18/90 Building Dept

No objections. We have met with the Smiths and have inspected the buildings located at 1159 Grand Avenue. The Smiths are aware of our requirements.

04/17/90 Grand Jct D.D.A.

We have no concerns.

04/25/90 Utilities Engineer

Water - An adequate water supply is available from both 12th Street and Grand Avenue. There should already be service to this address.

Sewer - Sewer is available in the alley between Grand and White through a new 8" PVC pipe. The E.Q.U. for the proposed usage will need to be adjusted to 1.08. There should already be sewer service to this address.

04/18/90 Grand Jct Property Agent

Will curb cut in alley at 12th Street accommodate 2-way traffic? For smoother traffic flow and safety of the children, I suggest day care staff advise the parents to enter from one end of the alley and exit the other. I suggest that the chain link fence along 12th Street and Grand Avenue should be high enough to prevent footballs, kickballs, etc., from going into the street.

Proposed gravel for circular driveway will likely be tracked onto alley and 12th Street. Recommend this area be paved with asphalt or concrete.

04/27/90 City Attorney

No additions, suggestions, or comments at this time. Special Use seems appropriate.

05/01/90 Grand Jct Planning Dept

The proposal for a preschool/childcare facility at 1159 Grand Avenue does not require a rezone but a Conditional Use. Therefore, approval would be for a childcare facility only and no other business uses.

Childcare facilities are appropriate in residential areas if made compatible. The proposed facility would retain the residential character of the structure. Potential adverse impacts of the proposal have been mitigated through the review process.

The proposed site design protects the adjacent residential uses.

Adequate public facilities exist to service the development.

There is a community need for childcare facilities in this area.

The proposal is not in conflict with the 12th Street or Grand Avenue Corridor Guidelines.

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

MAY 02 1990

May 2, 1990

Ken and Toni Smith
289 Pinon Street
Grand Junction, CO. 81503

RE: Written response for special
use for Childcare Business
1159 Grand Avenue; File # 19-90

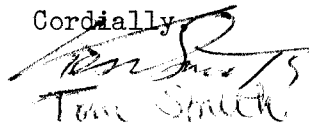
City Engineer:

With your concern of the concrete incinerator at 1159 Grand Avenue it has been removed by the Grand Junction Street Maintenance Dept. on May 2, 1990.

With your concern of the gravel driveway at 1159 Grand Avenue, we have contacted a distributor for a dust control surface, of chip and seal that which the city uses on their street surfaces.

In regards to your concern on the alley improvements, we have contacted Tim Woodmansee, and have received the details on how to improve the alley.

Cordially

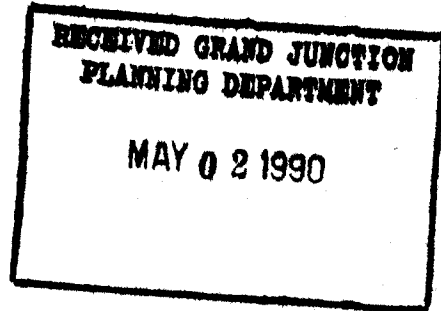


Ken and Toni Smith

May 2, 1990

Ken and Toni Smith
289 Pinon Street
Grand Junction, CO. 81503

RE: Written response for special
use for Childcare Business
1159 Grand Avenue; File # 19-90




Grand Junction Property Agent:

We have discussed with Tim Woodmansee the intended traffic flow of entering from the Eleventh Street entrance, dropping off in the circular driveway and exiting with the Twelfth Street traffic flow.

With your concern in regards to the fence, we have observed other childcare fences and they have the same height of fence as we do. We have talked with Tim Woodmansee with your concerns and he has no problem with the existing fence.

With your concerns on a gravel driveway, we have contacted a distributor for a dust control surface, of chip and seal that the city uses on their street surfaces.

Cordially,


Ken and Toni Smith



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

May 4, 1990

Ken and Toni Smith
289 Pinon Street
Grand Junction, CO 81503

Dear Ken and Toni:

This letter will serve as official notice that a Special Use Permit for a Day Care Center at 1159 Grand Avenue, as proposed in File #19-90, has been approved. All requirements of the Building and Fire Departments must be met and Parks and Open Space Fees paid prior to occupancy.

A chip and seal treatment for the parking and driveway area is acceptable. Initial treatment should begin prior to occupancy. We understand you will pursue formation of an alley improvement district sometime in the next few years. To facilitate better traffic flow, please instruct your clients to enter the alley from 11th Street and exit onto 12th Street. A sign permit obtained by a licensed sign contractor will be required for the proposed signage.

We feel the proposed child care facility will be compatible with the neighborhood and serve an important community need. Thank you for your cooperation through this process. Good luck in your new location.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

/kp
xc: File #19-90

