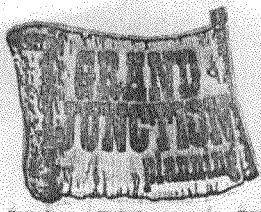




A



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

Date Rec. \_\_\_\_\_

Received By \_\_\_\_\_

056 91

# DEVELOPMENT APPLICATION

We, the undersigned, Being the owners of property situated in Mesa County, State of Colorado, as described on the attached legal description form do hereby petition this:

Original  
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From Office

Type of Petition	Sq.Ft	Phase	Common Location	Zone	Type of Usage
<input type="radio"/> Subdivision Plat/Plan		<input type="radio"/> Minor <input type="radio"/> Major			
<input type="radio"/> Rezone				Frm <input type="checkbox"/> To <input type="checkbox"/>	
<input type="radio"/> Planned Development		<input type="radio"/> ODP <input type="radio"/> Prelim <input type="radio"/> Final			
<input checked="" type="radio"/> Conditional Use			1510 N. 17th		Headstart - Preschool
<input type="radio"/> Hwy-Oriented Development				H.O.	
<input type="radio"/> Text Amendment					
<input type="radio"/> Special Use					
<input type="radio"/> Vacation					<input type="radio"/> Right-of-way <input type="radio"/> Easement

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Grand Junction Baptist Church  
Daniel C. Hooper, Pastor/Pres.

RMSR Western Slope Head Start Program

Arlinda Paiz, Director

Name

Name

Name

2897 North Ave.

845 Grand Avenue

845 Grand Avenue

Address

Address

Address

Grand Junction, Co. 81501

Grand Junction, CO 81501

Grand Junction, CO 81501

City/State

City/State

City/State

243-3321

(303) 243-9318

(303) 243-9318

Business Phone #

Business Phone #

Business Phone #

Note: Legal property owner is owner of record on date of submittal.

1510 N. 17th Street  
Zoning Site RSF-8

1510 N. 17th Street  
Zoning Site RSF-8  
From 1510 N. 17th Street

PHOTOCOPIES



ENTRANCE TO BUILDING ON 17th STREET



SIDE VIEW OF BUILDING AND PARKING LOT

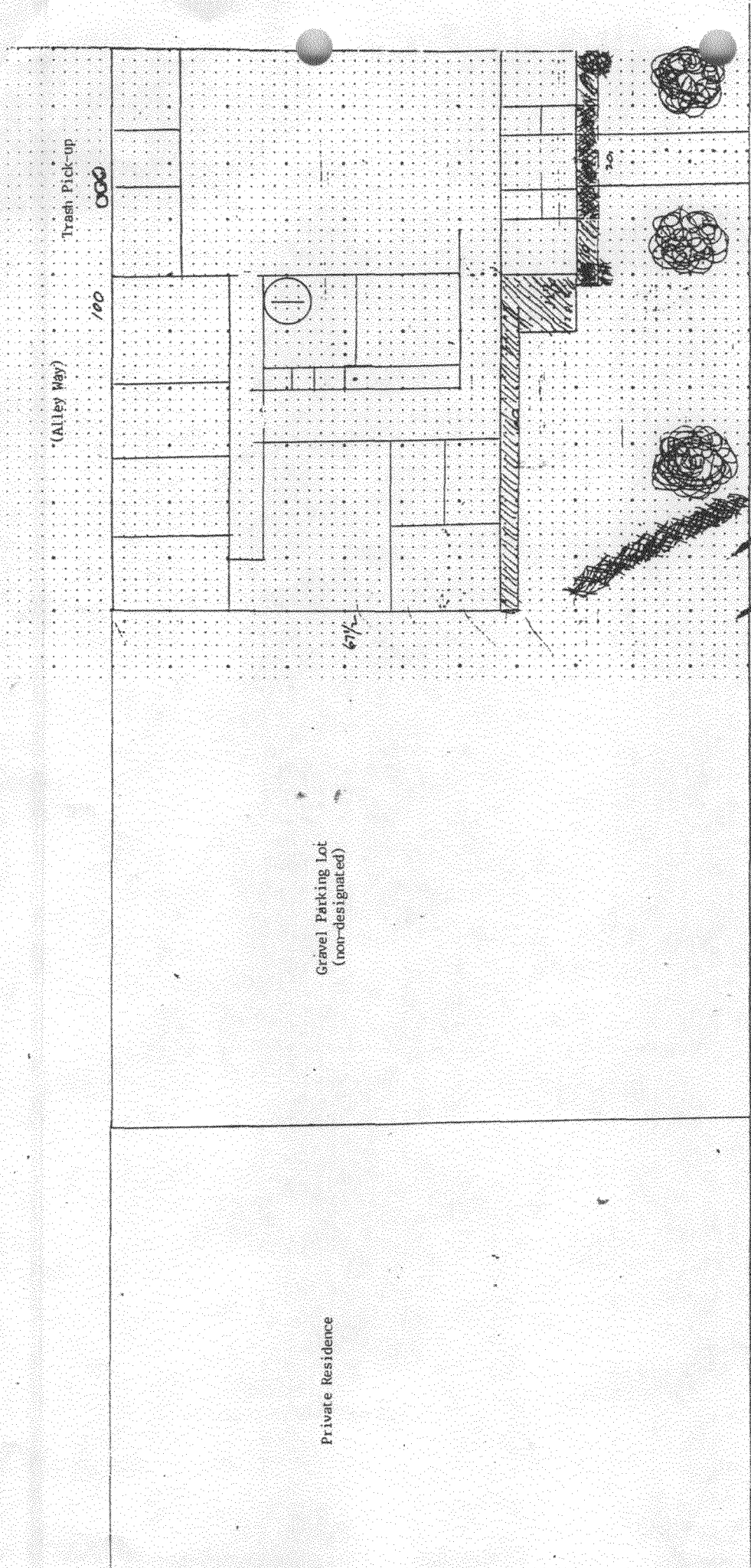
1510 N. 17th Street

Zoning Site RSF-8

(All measurements approximate)

Total Building Area

7,250



(Alley Way)

Trash Pick-up

100

Gravel Parking Lot  
(non-designated)

Private Residence

Parking Lot Entry

17th Street

#56 91

Original  
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WALL HEIGHT 14' AVG APPRAISER TW CONDITION \_\_\_\_\_ 19 \_\_\_\_\_ ADDRESS \_\_\_\_\_ (A)Z(C)ARD \_\_\_\_\_ OF \_\_\_\_\_ CARDS \_\_\_\_\_

STORIES 1 DATE 10/87 REWORK 19 \_\_\_\_\_ BLDG NO \_\_\_\_\_ (AAA)PARCEL NO \_\_\_\_\_

1 FOUNDATION						6 FLOORS						9 HEATING & COOLING						11 PLUMBING					
Grade	Quantity	Unit Cost	Cost	Grade	Quantity	Unit Cost	Cost	Grade	Quantity	Unit Cost	Cost	Grade	Quantity	Unit Cost	Cost								
A Concrete		AU		A Concrete				4 F.A., A.C., Vnt. Cen.				A 3 Fix. Bath											
B Block				On Grade	12850 <sup>#</sup>			5 Hot Water Rad.				B 3 Fix. Same Stock											
E Bsmf. Exc.				Reinf.				6 Hot Water Bsbd				C 2 Fix. Bath	6	EASE									
				Twin Tee				7 H. Wat Bsbd w/A.C.				D 2 Fix. Same Stock											
				Elevated Slab				8 Evaporative Coolers	12850 <sup>#</sup>			E Lavatory											
				B Wood Framing				9 Wall Mntd. A.C.				F Toilet											
2 EXTERIOR WALLS								10 Central A.C.				G Urinal											
A Frame				C Steel Joists								H Shower											
B 8" Block				D Covering								I Sink	1	BASE									
C 12" Block												M Water Heater	1	BASE									
D Face Brick	560 <sup>LF</sup>																						
3 WINDOWS						7 INTERIOR FINISH						12 OTHER BLDG. ITEMS											
METAL						No. of Units No. of Rooms						Code											
A Double Hung				A Apartment Bldgs.				See 10/98				AVERAGE C CHURCH											
B Casement				B Office Bldgs.				June '85				BASE COST	51.86										
C Sliding				C Banks - S & L								DEDUCT PKG A/C	-5.30										
D Fixed Sash				D Stores								FORCED AIR HEAT	+2.90										
E Store Front				1 Super Market								EVAP AIR	+1.63										
F Add'l Items				2 Retail Store									51.09										
4 STRUCTURAL						E Restnt-Tavern																	
A Steel		Fir		F Mil., Mil., Motor Mil.								WALL HGHT	1.945										
B Reinf. Concrete				G Auto Agency								AREA MULT	1.076										
C Wood Timber				1 Showroom & Office									49.54										
				2 Service Area																			
				H Medical Clinics																			
				I Nursing Homes																			
5 ROOF		GRAVEL / ASPHALT		J Theaters								OPEN PORCH	51.86 x .14 = 12.96	170 <sup>#</sup>	12.96	2203							
1 Flat		W/ BUILT-UP		K Garages & Whse.								CONCRETE	1.65 x 80% = 1.32	1200 <sup>#</sup>	1.32	1584							
A Wood Joist																							
B Steel Deck				B ELECTRICAL																			
C Lam. Beam																							
D Reinf. Concrete																							
2 Trussed						9 HEATING & COOLING						REMARKS (FAE) ON IMPS.											
A Bowstring				A Apartment - Hotel				QUALITY M <sup>2</sup> G						SUBTOTAL									
B Triangle or Howe				B Office				DA Year Constructed 1945/1969	120 ARCH. FEE	%	640376												
C Truss				D Stores				DB Adjusted Age (Effective) 1955	TOTAL R.C.N.	1.973													
3 Pitched L - M - H				E Restnt - Tavern				Economic Life 45 YRS	LOCAL AREA FACTOR	1.03													
A Laminated				1 Forced Air				Normal Percent Good	(HAM) ADJ. R.C.N.	641778													
B Wood				2 F.A. w/A.C.				DE Condition Percent	ADJUSTED % GOOD	48													
C Galv. Iron				3 F.A., A.C., Vnt. Ind.				DF Functional Percent	R.C.N.L.D.	308053													
								DG Economic Percent	Cost Sq. Ft.	R.C.N.													
								Adjusted Percent Good 48	Cost Sq. Ft.	R.C.N.L.D.													

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### IMPACT STATEMENT

Head Start is applying for a conditional use permit to operate a pre-school at 1510 N. 17th Street.

See attachment for title/title commitment.

Legal description of property at 1510 N. 17th:

- A. A portion of lots 1 through 5, Block 3, Elmwood Subdivision.
- B. Zoning site RSF-8

Names and addresses of adjacent property owners within 200 feet. (See Attachment).

### DEVELOPMENT SCHEDULE NARRATIVE

No development scheduled. Possible occupancy September 16, 1991.

### PROJECT NARRATIVE

It shall be the primary purpose of the Rocky Mountain SER Western Slope Head Start Program to provide a wide range of services and activities to eligible low-income children that will enable them to achieve a higher degree of social competence. The range of these services include, but is not limited to:

- (1) Educational Services, (2) Health Services, (3) Nutritional Services, (4) Social Services and Parent Related Services.

These services will contribute to the families reaching its' full potential.

Head Start is a federally funded child development program serving 4-year olds. The Head Start Program operates under annual grants from the Department of Health, Education and Welfare/Administration for Children, Youth and Families.

The children who will utilize this facility come from 7th Street from North Avenue to Patterson Road to 29 Road and



from 29 Road to Patterson to 30 Road and C Road. This location will be more centralized for the children coming from these areas.

### PLAN OF OPERATION

To use the annex building that is unattached to the former Grand Junction Baptist Church, located at the North side of the sanctuary.

This center site will provide office space for the Head Start Office staff. Two rooms will be used for classrooms.

We will provide services to 36 children four (4) days a week, Monday through Thursday, Friday being a planning day for teachers. Eighteen (18) children will attend the A.M. session and 18 children will attend the P.M. session. Each session will last 3 1/2 hours. There will be a teacher and aide in each classroom session, thus covering the appropriate teacher/child ratio.

The approximate time schedule for classes is as follows:

A.M. Class - 8:00 a.m. - 11:30 a.m.

P.M. Class - 12:00 noon - 3:30 p.m.

Main Hall - will be used for children and parent activities.

Kitchen - will be used to provide a breakfast for A.M. children. The P.M. children will have their meal catered from our Head Start kitchen.

### TRAFFIC ANALYSIS

The traffic impact to the area will be kept at a minimum. There are seven (7) office staff members. The children who will be attending the 1510 N. 17th Street site will be transported by our Head Start bus, thus again keeping the traffic to a minimum.

The bus will also be used to transport children on field trips and to the Rocket Park for outside play, thus keeping the noise levels down.

The parking lot at the North side of the building will provide ample parking for staff, parents or any visitors who might visit the classrooms and offices.

Head Start will provide adult and children insurance to ensure the protection of those on the building premises. We will also carry insurance to cover content of the building. We will comply with all health and safety code requirements.



Zoning for 1510 N. 17th and Adjacent Property

Church - RS F-8

Residential - RSF-8

PROPERTY OWNERS:

116 95#

2945-123-24-002  
Hedlund, Kathleen C.  
1635 Elm Avenue  
Grand Junction, CO 81501

2945-123-24-003  
Keller, Randel P.  
1657 Elm Avenue  
Grand Junction, CO 81501

2945-123-24-004  
Britton, William S. & Linda  
1728 N. 18th Street  
Grand Junction, CO 81501

2945-123-09-003  
Cockrum, Geary W. & J. L.  
1530 N. 18th Street  
Grand Junction, CO 81501

2945-123-09-035  
Gockrum, Geary W. & Jennie L.  
1530 N. 18th Street  
Grand Junction, CO 81501

2945-123-09-036  
Frank, James W. & Anne  
1535 N. 19th Street  
Grand Junction, CO 81501

2945-123-09-037  
Nierman, Raymond H. & Ida E.  
2335 Houston Avenue  
Grand Junction, CO 81501

2945-123-26-027  
Angleton, Charles W. & Bonnie  
1441 N. 18th Street  
Grand Junction, CO 81501

2945-123-26-001  
Watts, Karl - c/o Richard Watts  
592 East Valley Court  
Grand Junction, CO 81501

2945-123-26-003  
Chambers, Melvin H.  
Bernice & Robert E. Chambers  
1727 Elm Avenue  
Grand Junction, CO 81501

2945-123-26-004  
Warren, Gladys E.  
1420 N. 17th Street  
Grand Junction, CO 81501

2945-123-26-005  
Forbes, Paul W. & Janet L.  
1421 N. 18th Street  
Grand Junction, CO 81501

2945-123-08-016  
Maurin, Edward E. & L. J.  
1610 N. 17th Street  
Grand Junction, CO 81501

2945-123-08-017  
Lance, Orville E. & D. O.  
1620 N. 17th Street  
Grand Junction, CO 81501

2945-123-08-18  
Matthews, Genevieve  
1625 N. 18th Street  
Grand Junction, CO 81501

2945-123-08-19  
Ouret, Paul M. & Patricia A.  
1615 N. 18th Street  
Grand Junction, CO 81501

2945-123-08-020  
Chandler, Wilma II  
571 Grand Valley Drive  
Grand Junction, CO 81501

2945-123-09-025  
Fisher, Jackie & Kenneth J.  
1630 N. 18th Street  
Grand Junction, CO 81501

2945-123-09-026  
Hahn, Herbert A. & Ann K.  
308 S. Redlands Road  
Grand Junction, CO 81503

2945-123-09-027  
Waid, Louise R.  
1620 N. 18th Street  
Grand Junction, CO 81501

2945-123-09-030  
Freidenberger, Jacob F.  
1610 N. 18th Street  
Grand Junction, CO 81501

2945-123-09-031  
Gandel, Harvey & Betty  
4374 Elieen Street.  
Grand Junction, CO 81501

2945-123-07-010  
Porter, Mary A.  
1650 N. 16th Street  
Grand Junction, CO 81501

2945-123-07-011  
Anderson, Helen C.  
1703 N. 17th Street  
Grand Junction, CO 81501

2945-123-07-012  
Harbotte, Jack P.  
Grand Junction, CO 81501  
"No Other Address"

2945-123-07-013  
Paxton, Blaine R. & Ruby  
1640 N. 16th Street  
Grand Junction, CO 81501

2945-123-07-014  
Goemmel, Paleaa  
1635 N. 17th Street  
Grand Junction, CO 81501

2945-123-07-015  
Seventh Day Adventist Association  
Trustee E. E. Brown  
1630 N. 16th Street  
Grand Junction, CO 81501

2945-123-07-016  
Cope, Harold R. & B. J.  
1625 N. 17th Street  
Grand Junction, CO 81501

2945-123-07-017  
Huff, Leonard  
Diane C. Watts  
1620 N. 16th Street  
Grand Junction, CO 81501

**Zoning for 1510 N. 17th and Adjacent Property**

**Church - RS F-8**

**Residential - RSF-8**

**PROPERTY OWNERS:**

2945-123-07-019

Leshner, Carl E.

Grand Junction, CO 81501

"No Other Address"

2945-123-07-020

Back, Daryl

P. O. Box 855

Clifton, CO 81520

ROCKY MOUNTAIN

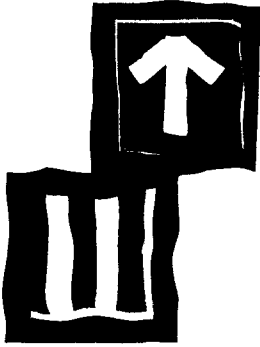


JOBS FOR PROGRESS, INC.

WESTERN SLOPE HEAD START PROGRAM

P.O. Box 1117 • Grand Junction, CO 81502

(303) 243-9318



NUTRITION



EDUCATION



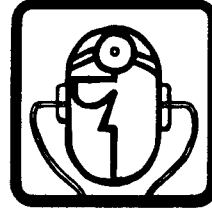
PARENT INVOLVEMENT



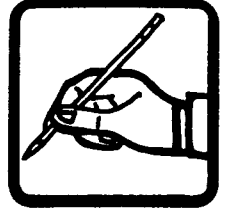
SOCIAL SERVICES



HEALTH



ADMINISTRATION



August 2, 1991

TO WHOM IT MAY CONCERN:

The building at 1510 N. 17th Street contains fluorescent lighting as well as regular overhead lighting.

The building was inspected by the Fire Department and the Grand Junction Building Department on August 2, 1991 per arrangement by the Rocky Mountain SER Western Slope Head Start Program in accordance with requirements set forth in order to obtain a Conditional Use Permit for this property.

Sincerely,

Arlinda Paiz, Director  
RMSER Western Slope Head Start

AP:mkd

56 91

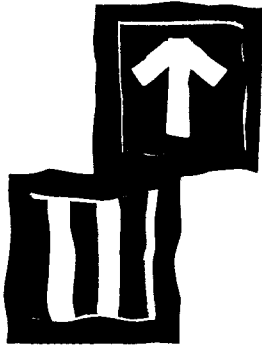
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ROCKY MOUNTAIN



**JOBS FOR PROGRESS, INC.**

WESTERN SLOPE HEAD START PROGRAM  
P.O. Box 1117 • Grand Junction, CO 81502  
(303) 243-9318



NUTRITION



EDUCATION



PARENT INVOLVEMENT



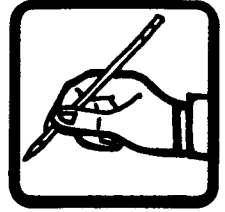
SOCIAL SERVICES



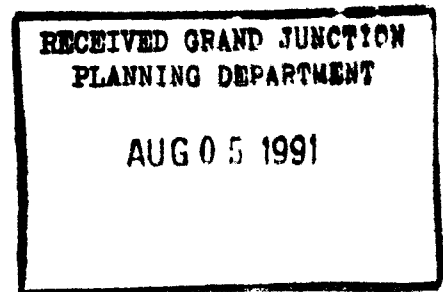
HEALTH



ADMINISTRATION



August 5, 1991



City of Grand Junction  
Community Development Department  
c/o Katherine Portner  
250 N. 5th Street  
Grand Junction, CO 81501

Dear Kathy:

After much consideration, we would like to withdraw our application for the conditional use permit for 1510 N. 17th Street. The site would make wonderful offices for our staff, but is not ideal for our classrooms.

Thank you for your cooperation in helping us with all our questions.

Sincerely,

Arlinda Paiz, Director  
RMSER Western Slope Head Start

AP:mkd

