



DEVELOPMENT APPLICATION
 Community Development Department
 250 North 5th Street Grand Junction, CO 81501
 (303) 244-1430

Receipt 931
 Date 2-2-94
 Rec'd By MP
 File No. 118 94

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We, the undersigned, being the owners of property situated in Mesa County,
 State of Colorado, as described herein do hereby petition this:

2945-114-17-024

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			<i>888 Glenwood</i>	<i>RSF-8</i>	<i>Daycare Center</i>
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER DEVELOPER REPRESENTATIVE

<u>Calvary Bible Church</u>	<u>Professional Babies Inc.</u>	<u>Robert Traylor</u>
Name	Name	Name
<u>629 27 1/2 Road</u>	<u>443 North 6th</u>	<u>443 North 6th</u>
Address	Address	Address
<u>Grand Jct., CO 81506</u>	<u>Grand Jct., Co 81501</u>	<u>Grand Jct., CO 81501</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>242-9121</u>	<u>242-2636</u>	<u>242-2636</u>
Business Phone No.	Business Phone No.	Business Phone No.

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

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

X Karen C. Severson 1-28-94
 Signature of Person Completing Application Date

X Tom Spore
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

CONDITIONAL USE

Location: 888 Glenwood

Project Name: Daycare Center

ITEMS

DISTRIBUTION

DESCRIPTION: **18 94**

*Due Feb 1 for
March 1 hearing*

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SSID REFERENCE

- City Community Development
- City Dev. Eng.
- City Utility Eng.
- City Property Agent Police
- City Attorney
- City G.J.P.C. (8 sets)
- City Downtown Dev - Auth. Fire
- City Parks and Rec.
- County Planning - Building
- Walker Field

15 TOTAL REQD.

3 1/2 x 11

ITEMS	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent Police	City Attorney	City G.J.P.C. (8 sets)	City Downtown Dev - Auth. Fire	City Parks and Rec.	County Planning - Building	Walker Field
● Application Fee \$350	VII-1	1									
● Submittal Checklist	VII-3	1									
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1
● Evidence of Title	VII-2	1				1					
● Appraisal of Raw Land <i>Proof of non-profit</i>	VII-1	1		X			X				
● Names and Addresses	VII-3	1									
● Legal Description	VII-2	1									
○ Deed	VII-1	1				1	1				
○ Easement	VII-2	1	1	1	1	1					
○ Avigation Easement	VII-1	1		1	1						
○ ROW	VII-3	1	1	1	1	1					
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1
● Location Map	IX-21	1									
● Vicinity Sketch / <i>Site Plan</i>	IX-33	1	1	1	1	1	8	1	1	1	1

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

DRAWING STANDARDS CHECKLIST

VICINITY SKETCH/SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
A	Scale: As required		
B	Drawing size: 11" x 17"		
D	Notation: All non-construction text		
I	Orientation and north arrow		
K	Title block with names, titles, preparation and revision dates		
M	Legend of symbols used		
N	List of abbreviations used		
R	Neatness and legibility		
SECTION VIII			

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ITEM	FEATURES	OK	NA	
1	Location and boundaries of the site. (See Comment 1.)			
2	Existing and proposed on-site and adjacent streets, alleys, ROWs, and easements.			
3	Site geographic relationship to collector or arterial roads.			
4	Legal description of the property.			
5	Total site acreage.			
6	Zoning and existing land use of the site and adjacent property.			
7	Location and size of water and sewer facilities in the vicinity (subdivision only).			
8	Major drainage courses and floodplains on or adjacent to the property.			
9	Other pertinent information.			
ADDITIONAL INFORMATION	10	Drainage information - direction of flow - spot elevations		
	11	Building footprint		
	12	Existing/proposed landscaping/playground		
	13	Existing/proposed parking - 1 1/2 spaces per employee & adequate pick-up/drop-off area		
	14	indicate traffic flow		
	15	Fences - location and height		

COMMENTS

1 For a vacation or revocable permit application, boundaries must be monumented.

PRE-APPLICATION CONFERENCE

Date: 1/25/94

Conference Attendance: Karen Severson, Kristen Ashbeck

Proposal: Daycare Center

Location: 888 Glenwood

Tax Parcel Number:

Review Fee: \$350

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?

✓ Adjacent road improvements required? Sidewalks, Accessible Ramps, Alley - FPA

Area identified as a need in the Master Plan of Parks and Recreation?

✓ Parks and Open Space fees required? Proof of non-profit or: Estimated Amount: 2.5% value raw land

Recording fees required? Estimated Amount:

Half street improvement fees required? Estimated Amount:

Revocable Permit required?

State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone. Area of Influence?

Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

☒ Access/Parking

○ Drainage

○ Floodplain/Wetlands Mitigation

○ Other

○ Screening/Buffering

☒ Landscaping

☒ Availability of Utilities

☒ Land Use Compatibility

☒ Traffic Generation

○ Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

X Melanie Matheson Signature(s) of Petitioner(s) Robert Trajor Signature(s) of Representative(s)

2945-114-19-021
NEWTON L KOSEK
2360 S GARFIELD ST
DENVER, CO 80210-5615

2945-114-19-023
JOHN L MOSS
JUDY A
2519 I RD
GRAND JUNCTION, CO 81505-9532

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2945-114-15-014
LESTER L LANDRY
ROBIN D BLEVINS & RENE LANDRY
1311 CANNELL AVE
GRAND JUNCTION, CO 81501-3023

2945-114-15-015
LOUISE K BARSLUND
PHYLLIS I
874 BUNTING AVE
GRAND JUNCTION, CO 81501-3014

2945-114-15-016
CLARENCE B SHAW
VIOLET I
864 BUNTING AVE
GRAND JUNCTION, CO 81501-3014

2945-114-15-017
KENNETH N BULLEN
A K
854 BUNTING AVE
GRAND JUNCTION, CO 81501-3014

2945-114-15-018
JANET E MUYSKENS
844 BUNTING AVE
GRAND JUNCTION, CO 81501-3014

2945-114-15-019
RICHARD S BROADHEAD
M
834 BUNTING AVE
GRAND JUNCTION, CO 81501-3014

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XXXXXXXXXXJOINT NAMEXXXXXXXXXXXXXXXXX
XXXXXXXXXXSTREETXXXXXXXXXXXXXXXXXXXXX
XXXXXXXXXXCITYXXXXXXXXXX,XSTXZIPXXX
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LABEL PROGRAM ml_lab
YEAR 94
BEGINNING PARCEL 2945-114-17-000
ENDING PARCEL 2945-114-17-010
BEGINNING ABSTRACT 0100
ENDING ABSTRACT 9999

2945-114-17-003
JONNI J MCFADDEN
& JAVERNICK, NEVA E & JOHN A
825 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-004
DONALD B HOISINGTON
GENEVA N
833 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-006
ALBERT GARCIA
ELOY G
853 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-007
DEAN EDWARD BENNETT
DALE NORMAN C/O VERNA A BENNETT
859 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-008
A M HAHNEWALD
F M
875 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-000

2945-114-19-023
JOHN L MOSS
JUDY A
2519 I RD
GRAND JUNCTION, CO 81505-9532

18-94

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XXXXXXXXXXSTREETXXXXXXXXXXXXXXXXXX
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LABEL PROGRAM ml_label
YEAR 94
BEGINNING PARCEL 2945-114-17-000
ENDING PARCEL 2945-114-17-010
BEGINNING ABSTRACT 0100
ENDING ABSTRACT 0000

2945-114-17-003
JONNI J MCFADDEN
& JAVERNICK, NEVA E & JOHN A
825 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-004
DONALD B HOISINGTON
GENEVA N
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GRAND JUNCTION, CO 81501-3013

2945-114-17-006
ALBERT GARCIA
ELOY G
853 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-007
DEAN EDWARD BENNETT
DALE NORMAN C/O VERNA A BENNETT
859 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-008
A M HAHNEWALD
F M
875 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-009
AUGUST PANTUSO
ANN M
887 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

GEORGE G JOUFLAS
1275 CANNELL AVE
GRAND JUNCTION, CO 81501-3021

#18-94

2945-114-17-005
DOROTHY JEAN ROBBINS
264 CASTLE GLEN RD
WALNUT CREEK, CA 94595-2603

#18-94

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YEAR 94
BEGINNING PARCEL 2945-114-17-011
ENDING PARCEL 2945-114-17-021
BEGINNING ABSTRACT 0100
ENDING ABSTRACT 0000

2945-114-17-018
JERROLD T LYNCH
867 BUNTING AVE
GRAND JUNCTION, CO 81501-3013

2945-114-17-014
MARY E BERRY
ETAL
836 GLENWOOD AVE
GRAND JUNCTION, CO 81501-3072

2945-114-17-015
PAULA B LOSHBAUGH
GRETCHEN
824 GLENWOOD AVE
GRAND JUNCTION, CO 81501-3072

2945-114-17-016
STANLEY C FORREST
BARBARA L
814 GLENWOOD AVE
GRAND JUNCTION, CO 81501-3072

2945-114-17-017
GEO T RYAN
MARY ANN
804 GLENWOOD AVE
GRAND JUNCTION, CO 81501-3072

2945-114-17-021
HOWARD W ROBERTS
LISA A
866 GLENWOOD AVE
GRAND JUNCTION, CO 81501-3072

XXX-PARCEL-XXX
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LABEL PROGRAM ml_label
YEAR 94
BEGINNING PARCEL 2945-114-19-007
ENDING PARCEL 2945-114-19-012
BEGINNING ABSTRACT 0100
ENDING ABSTRACT 0000

2945-114-19-003
JOHN D MOORE
MILDRED V
825 GLENWOOD AVE
GRAND JUNCTION, CO 81501-3071

2945-114-19-004
RUSSELL K PARRY
GLORIA L
835 GLENWOOD AVE
GRAND JUNCTION, CO 81501-3071

2945-114-19-012
DON ADAMS
CLARA
900 NORTH AVE
GRAND JUNCTION, CO 81501-3105

2945-114-19-011
BUD R BLANEY
LEE ANN
1635 MAPLE CT
GRAND JUNCTION, CO 81505-1582

2945-114-19-005
JOHN L MOSS
JUDY A
2519 I RD
GRAND JUNCTION, CO 81505-9532

2945-114-19-006
JOHN L MOSS
JUDY A
2519 I RD
GRAND JUNCTION, CO 81505-9532

2945-114-19-007
JOHN L MOSS
JUDY A
2519 I RD
GRAND JUNCTION, CO 81505-9532

2945-114-19-010
FANNIE R SUSMAN
601 HORIZON PL APT 215
GRAND JUNCTION, CO 81506-1909

2945-114-19-007
JUDY D CANNING
28507 HIGHWAY 40
DINOSAUR, CO 81610-9705

2945-114-19-008
PARTICIA L ROBINSON
PO BOX 523
MEEKER, CO 81641-0523

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LABEL PROGRAM
YEAR 94
BEGINNING PARCEL 2945-114-22-00
ENDING PARCEL 2945-114-22-019
BEGINNING ABSTRACT 0100
ENDING ABSTRACT 9999

2945-114-22-004
ARVEL BARTLETT
RR 3 BOX 443
IDABEL, OK 74745-9550

2945-114-22-001
RITA M ROLD
955 BUNTING AVE
GRAND JUNCTION, CO 81501-3015

2945-114-22-013
MICHAEL D FOSTER
KAREN K
1122 CANNELL AVE
GRAND JUNCTION, CO 81501-3020

2945-114-22-014
MARTIN A WENGER
CAROL MARILYN
1132 CANNELL AVE
GRAND JUNCTION, CO 81501-3020

2945-114-22-015
LEONARD D PEPPER
I J
1142 CANNELL AVE
GRAND JUNCTION, CO 81501-3020

2945-114-22-016
PHYLLIS M CARROLL
1220 CANNELL AVE
GRAND JUNCTION, CO 81501-3022

2945-114-22-017
CLARK L CARROLL
JEANNE R
1240 CANNELL AVE
GRAND JUNCTION, CO 81501-3022

2945-114-22-019
KAREN HAYASHI TRAYLOR
TRUSTEE
780 ELM AVE
GRAND JUNCTION, CO 81501-3028

2945-114-22-002
RAYMOND H NIERMAN
I E
1225 HOUSTON AVE
GRAND JUNCTION, CO 81501-3037

2945-114-22-003
RAYMOND H NIERMAN
IDA E
1225 HOUSTON AVE
GRAND JUNCTION, CO 81501-3037

2945-114-22-000
CLARON E RUPE
B J
1145 HOUSTON AVE
GRAND JUNCTION, CO 81501-3037

2945-114-22-006
CLARON E RUPE
B J & A R CHENEY
1145 HOUSTON AVE
GRAND JUNCTION, CO 81501-3037

2945-114-22-012
HOWARD SHEVLIN
HELENE Y
936 NORTH AVE
GRAND JUNCTION, CO 81501-3159

2945-114-22-009
EDWARD JAROS
CHERYL
2808 MESA AVE
GRAND JUNCTION, CO 81501-4916

2945-114-22-010
EDWARD L JAROS
2808 MESA AVE
GRAND JUNCTION, CO 81501-4916

2945-114-22-011
EDWARD L JAROS
2808 MESA AVE
GRAND JUNCTION, CO 81501-4916

2945-114-22-007
KENNETH A HEITT
MARGARET S
2239 RIMROCK RD
GRAND JUNCTION, CO 81503-1179

2945-114-22-018
CHERYL K COX
L L THOMAS
2720 1/2 RINCON DR
GRAND JUNCTION, CO 81503-2235

2945-114-22-008
SHARON L ARMOUR
ETAL
2889 F RD
GRAND JUNCTION, CO 81506-6069

2945-114-20-014
MICHAEL L HINES
DEAN J
PO BOX 771676
STEAMBOAT SPRINGS, CO 80477-1676

2945-114-20-012
L R NEUBAUER
B M
922 BUNTING AVE
GRAND JUNCTION, CO 81501-3016

2945-114-20-016
SETH C HUNT
SETH CLAYTON HUNT
1340 CANNELL AVE
GRAND JUNCTION, CO 81501-3024

2945-114-20-008
RHEDA V MASLYK
LAWRENCE P
1335 HOUSTON AVE
GRAND JUNCTION, CO 81501-3041

2945-114-20-009
MARY K WHITE
1325 HOUSTON AVE
GRAND JUNCTION, CO 81501-3041

2945-114-20-010
GLEN T MILLER
E L
1315 HOUSTON AVE
GRAND JUNCTION, CO 81501-3041

2945-114-20-013
ANNETTE L CURTIS
PO BOX 3823
GRAND JUNCTION, CO 81502-3823

2945-114-20-011
BERYL ARTHUR ERICKSON
MARY ELIZABETH
PO BOX 1207
ASPEN, CO 81612-1207

2945-114-20-015
STEPHEN Z CLARK
NICOLE A - TRUSTEES
1282 MORU PL
HILO, HI 96720

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- A. Project Description- Daycare Center
1. Location- 888 Glenwood Ave. Grand Junction, CO 81501
 2. Acreage- .38 acres
 3. Proposed Use- Provide daycare facilities for up to 75 children.
- B. Public Benefit- We will offer high quality day care services much needed in the community due to recent daycare closing. We will be improving the building and the surrounding grounds area. Will raise the property value of neighboring area. Located with access to many schools, Business, and main thoroughfare.
- c. Project Compliance, Compatibility, and Impact
1. Adopted plans and/or policies- Conditional Permit Use.
 - a. The building will be compatible with the neighborhood, many single family homes, schools, church, and some business areas. Appearance will be upgraded, playground will be added on existing empty lot. Noise contributed will consist of sound of children playing. Traffic will increase during drop-off and pick-up times, estimated during 8:00-9:00am and 5:00-6:00pm.
 - b. Large parking area allows ample vehicular circulation for our service. On street parking is available as well, not causing an overflow of traffic on streets. No safety concerns are foreseen with side street traffic.
 - c. Accessory use will be landscaped for suitable playground according to Social Service Childcare License Department. Trees already in existence will provide adequate shade area required.
 - d. Adequate public service is available and on site. No impact or reduction of services to the area will occur.
 - e. Other complimentary uses, close to schools, area business and main thoroughfare.
 - f. Building and fire inspector already given specific instructions as to proper maintenance and code regulations. Building material will require minimum maintenance, regular maintenance will be provided for ground upkeep.
 - g. Use will be in compliance with all applicable regulations.
 2. Land use in surrounding area- Playground will be installed in existing vacant lot. Use will be compatible with surrounding schools, homes, business, and main thoroughfare.
 3. Traffic patterns are expected from, North Av., 7th Av., Cannell Av., and Glenwood Av. Heaviest traffic is expected during drop-off and pick-up times, estimated during 8:00-9:00am, and 5:00-6:00pm.
 4. Availability of utilities is sufficient for 50 children, additional 1 EQU is needed if licensed for 75 children. Fire hydrants are located on corner of Cannell and Bunting, as well as on Glenwood and 800 block.
 5. Special demands on utilities only during hours of operation, if licensed for 75 children.
 6. No effects on public facilities are foreseen. Regular sanitation removal will be necessary.
 9. Hours of operation will be Monday-Friday, 6:30am-6:00pm. We will be closed weekends and major holidays.
 10. No signage plans as of yet.

#18 94

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TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL LINE
SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Lots 10 & 11, Block 3, Rose Park Subdivision
Grand Junction, Mesa County, Colorado 81501

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