Table of Contents

Fil	le	1994-0018 Name: Professional Babies	<u>- I</u>	Day	y Care Center 888 Glenwood Avenue - Conditional Use Permit		
P	S	A f '4 J 4. J 4 4					
r	c	A few items are denoted with an asterisk (*), which means the retrieval system. In some instances, items are found on the list be					
e	a	file because they are already scanned elsewhere on the system.					
S	n	be found on the ISYS query system in their designated categorie			se scanned documents are denoted with (**) and will		
e n	n e				st materials are listed at the hottom of the nage		
t	d	Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for					
		the contents of each file.					
X	X	Table of Contents					
		*Review Sheet Summary					
X	X						
X		Review Sheets					
X		Receipts for fees paid for anything					
X	X						
X	X						
		Reduced copy of final plans or drawings					
X		Reduction of assessor's map.					
		Evidence of title, deeds, easements					
Х	X						
		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					
		*Review Comments					
		*Petitioner's response to comments					
		*Staff Reports					
		*Planning Commission staff report and exhibits					
			*City Council staff report and exhibits				
		*Summary sheet of final conditions					
		DOCUMENT DESCRI	<u>IP</u>	T	ION:		
X	—т	Warranty Deed – 3/18/91	Т	Т			
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DEVELOPMENT APPLICATION

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

Receipt 93/ Date 2-2-94 Recid By _mse

File No. **218 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:

\$\int GYG - || (V - | 1 - 0 -) \forall Y\$

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
] Rezone				From: To:	
] Planned Development	[] ODP [] Preiim [] Final				
Conditional Use			888 Glenwood	PSF-8	Pay Care Center
[] Zone of Annex					
[] Text Amendment					
] Special Use					
] Vacation					[] Right-of-Way [] Easement
PROPERTY OWN	ER	×ο	EVELOPER	X	REPRESENTATIVE
Calvary Bibl	e Church	Profess Name	sional Babies	Inc. Robe	rt Traylor
629 27 1/2 R	oad	443 Nor	th 6th		North 6th
Address		Address		Address	
	CO 81506	Grand J City/State/Zp		Gran Chr(Shra/7)n	d Jct., CO 81501
The/Storn (Tin		City/Clate/2D		City/Ctate/25	
City/State/Zip 242-9121		242-263		242-	

X Tom Spor i

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

SUBMITTAL CHECKLIST

CONDITIONAL USE

Project Name: <u>Paycave Center</u> 888 Glenwood Location: DISTRIBUTION **ITEMS** City Dev. Eng.
City Utility Eng.
City Attorney
City Attorney
City Attorney
City Rommtown Dev. Auth. Five.
City Parks and Rec. DESCRIPTION 8 9 City Community Development **JOTAL REOD** Due Feb 1 for March 1 hearing SSID REFERENCE Original
Do NOT Remove From Office * VII-1 Application Fee Submittal Checklist **VII-3** Review Agency Cover Sheet* VII-3 Application Form* VII-1 1 1 1 1 1 1 1 1 8 1 1 1 1 1 1 11"x17" Reduction of Assessor's Map VII-1 ♣ Evidence of Title VII-2 · Appraisal of Raw Land Proof of noit-VII-1 Names and Addresses VII-3 Legal Description VII-2 Deed VII-1 Easement VII-2 Avigation Easement VII-1 VII-3 **WOP** General Project Report X-7 Location Map X-21 Vicinity Sketch / Site Plan !X-33

NOTES:

An asterisk in the item description column indicates that a form is supplied by the City.

BIZXII

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. Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

DRAWING STANDARDS CHECKLIST

VICINITY SKETCH/SITE PLAN

A Scale: As required B Drawing size: 111*x 17** D Notation: All non-construction text I Orientation and north arrow K Title block with names, titles, preparation and revision dates M Learnd of symbols used N Lested of abbreviations used R Neatness and leability **Title block with names, titles, preparation and revision dates M Lested of abbreviations used R Neatness and leability **Title block with names of abbreviation support of the property of the property. Total size acreage. B Zoning and existing land use of the site and adjacent property. T Location and size of water and sewer facilities in the vicinity (subdivision only). B Maior drainage courses and floodolains on or adjacent to the property. D Chief perinent information. D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevations D Prainage Information - direction of flow - spot elevatio	ITI	ΞM	GRAPHIC STANDARDS	ОК	NA
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PRE-APPLICATION CONFER TYCE

Date: 1/25/94 Conference Attendance: Karen Proposal: VanCare Center Location: 888 Glenwood	severson, Kristen Asl	ibeck			
Tax Parcel Number: Review Fee: #360 (Fee is due at the time of submittal.	Make check payable to the City of	of Grand Junction.)			
Recording fees required? Half street improvement fees required Revocable Permit required? State Highway Access Permit required	d? Sidewalks Accessible for Plan of Parks and Recreation? Report of non-profit or: d?	Estimated Amount: 2.5% value raw land Estimated Amount: Estimated Amount:			
Applicable Plans, Policies and Guidelines					
Located in identified floodplain? FIRM panel #					
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 O Drainage O Floodplain/Wetlands Mitigation O Other Related Files:	O Screening/Buffering Landscaping Availability of Utilities	Land Use Compatibility Traific Generation O Geologic Hazards/Soils			
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.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

VELVA V CARNES
212 COUNTRY CLUB PARK
GRAL JUNCTION, CO 81503-1611

2945-114-19-021 NEWTON L KOSER 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

#18-94

XXX-PARCEL-XXX XXXXXXXXJOINT NAMEXXXXXXXXXXXX XXXXXXXXSTREETXXXXXXXXXXXXXXXXXXX XXXXXXXXCITYXXXXXXXXX,XSTXZIPXXX ***LABEL PROGRAM*** ml_lab YEAR 94 BEGINNING PARCEL 2945-114-17-00 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

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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 FHYLLIS 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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2360 S GARFIELD ST
DENVER, CO 80210-5 5
2945-114-19-023
JOHN L MOSS
JUDY A
2519 I RD
GRAND JUNCTION, CO 81505-9532
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18-94

MEWTON L. KUSER

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XXX-PARCEL-XXX
  XXXXXXXJOINT NAMEXXXXXXXXXXXXXX
  XXXXXXXCITYXXXXXXXXX,XSTXZIPXXX
  XXXXXXXXXXXXXXXXXXXXXXXXXXXXXX
  ***LABEL PROGRAM***
               94
  BEGINNING PARCEL 2945-114-17-000
  ENDING PARCEL 2945-114-17-010
  BEGINNING ABSTRACT 0100
  EMPINE VECTEVEL 6666
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
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 875 BUNTING AVE
 GRAND JUNCTION, CO 81501-3013
2945-114-17-009
 AUGUST
        PANTUSO
 M NNA
 887 BUNTING AVE
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GRAND JUNCTION, CO 81501-3013

- GEORGE G JOUFLAS 1275 CANNELL AVE GRAND JUNCTION, CO \$201-3021

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

#18-94

XXX-PARCEL-XXX XXXXXXXJOINT NAMEXXXXXXXXXXXX XXXXXXXXCITYXXXXXXXXX,XSTXZIFXXXX ***LABEL PROGRAM*** ml_lab@ls 94 BEGINNING PARCEL 2945-114-17-01 ENDING PARCEL 2945-114-17-021 BEGINNING ABSTRACT 0100 EMBINE ARCTRACT GOOD 2945-114-17-018 JERROLD T LYNCH 867 BUNTING AVE

2945-114-17-014

MARY E BERRY

ETAL

836 GLENWOOD AVE

GRAND JUNCTION, CO 81501-3072

GRAND JUNCTION, CO 81501-3013

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

· #18-94

XXX-FARCEL-XXX

MILDRED V

825 GLENWOOD AVE

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

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 FL APT 215
GRAND JUNCTION, CO 81506-1909

TY40-114-19-009

JUDY D CANNING

28507 HIGHWAY 40

DINOSAUR, CO 81610-705

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

#18-94

YEAR 94
BEGI 'ING PARCEL 2945-114-22-06
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

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

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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

#18-94

MICHAEL L HINES

DEAL J

PO BOX 771676

STEAMBOAT SPRINGS, CO 80477-167

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

2945-114-20-014

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 FO BOX 1207 ASPEN, CO 81612-1207

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

#18-94

- 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 forseen 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 maintanence, regular maintenance will be provided for ground upkeep.
 - q. 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., Cannel 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 forseen. 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

Original
Do NOT Remove
From Office

SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

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

Original
Do NOT Remove
From Office

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