





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

Receipt \_\_\_\_\_  
 Date \_\_\_\_\_  
 Rec'd By \_\_\_\_\_  
 File No. #27 94

Original  
 Do NOT Remove  
 From Office

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

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 type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input checked="" type="checkbox"/> Special Use			1022 Grand	EMF-64	Day Care Center
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

PROPERTY OWNER                       DEVELOPER                       REPRESENTATIVE

Joe Sprague	Professional Babies Inc.	Robert Traylor
Name Community Learning Center	Name	Name
3615 S. Huron Suite 206	443 North 6th	443 North 6th
Address	Address	Address
Englewood, CO 80110	Grand Junction, CO 81501	Grand Junction, CO 81501
City/State/Zip	City/State/Zip	City/State/Zip
761-0807	242-2636	242-2636
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 Director                      2-16-94  
 Signature of Person Completing Application                      Date

X R. Thompson Agent For Joe Sprague  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

General Project Report

- A. Project Description- Daycare Center
1. Location- 1022 Grand Ave. Grand Junction, CO 81501
  2. Acreage- .77 acres
  3. Proposed use- Provide daycare facilities for 50 or more children.
- B. Public Benefit- We will offer high quality daycare services much needed in the community due to recent daycare closing. Located with access to many schools business, and main thoroughfare.
- C. Project Compliance, Compatibility, and Impact
1. Adopted plans and/or policies- Special Use Permit.
    - a. The building will be compatible with the neighborhood, many single family homes, schools, church, and business areas. Playground will be added on parking lot in the back of the building. 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 for ample vehicular circulation for our service. School zone area ahead should help provide safety concerning traffic on Grand Ave.
    - c. Accessory use will be landscaped for a suitable playground according to Social Service Childcare License Department.
    - 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 have given specific instructions as to proper maintenance and code regulations. Building material will require minimum maintenance, and regular maintenance will be provided for grounds upkeep.
    - g. Use will be in compliance with all applicable regulations.
  2. Land use in surrounding area- Playground will be installed in back of building in part of existing parking lot. Use will be compatible with surrounding schools, homes, business, and main thoroughfare.

Traffic patterns are expected from Grand Ave., 10th St., and 11th St. Heaviest traffic times, estimated 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. Fire hydrants are located on each corner on Grand Ave., the most available hydrant is on SW corner of 10th and Grand Ave.
  5. Special demands on utilities only during hours of operation, if licensed for more than 50 children.
  6. No effects on public utilities are foreseen. Regular sanitation removal will be necessary.
  9. Hours of operation will be 6:30 am- 6:00 pm, Monday-Friday. We will be closed on major holidays.
  10. No signage plans as of yet.

#27 94

# employees?

Original  
Do NOT Remove  
From Office

2945-141-32-015  
HARRY H BERGMAN  
S A ASCHENBRENNER-M E PILGRIM  
1050 OURAY AVE  
GRAND JUNCTION, CO 81501-3332

2945-141-32-016  
WILLIAM HOOPER  
ROBERT HOOPER  
1666 RIVER CITY WAY  
SACRAMENTO, CA 95833-1847

2945-144-02-003  
MARY A FLYNN  
1025 GRAND AVE  
GRAND JUNCTION, CO 81501-3427

2945-144-02-004  
CARL POOL  
LOUISE  
1035 GRAND AVE  
GRAND JUNCTION, CO 81501-3427

2945-144-02-005  
WILLIAM A TRINE  
ETAL C/O WAKEFIELD PROP MNGMNT  
PO BOX 2206  
GRAND JUNCTION, CO 81502-2206

~~2945-144-02-006  
WILLIAM A TRINE  
ETAL C/O WAKEFIELD PROP MNGMNT  
PO BOX 2206  
GRAND JUNCTION, CO 81502-2206~~

2945-144-02-007  
ERIN E ISIS  
ROBERT K PASTIRIK  
1055 GRAND AVE  
GRAND JUNCTION, CO 81501-3427

2945-144-02-008  
WAYNE PRIDE  
GENNA  
2000 ORCHARD AVE  
GRAND JUNCTION, CO 81501-6759

2945-144-02-009  
PENNEY C HILLS  
444 N 11TH ST  
GRAND JUNCTION, CO 81501-3318

2945-141-32-009  
JAMES L BISHOP  
NORRICE A  
1004 OURAY AVE  
GRAND JUNCTION, CO 81501-3332

2945-141-32-010  
RANDY K PHILLIS  
DEBRA A LOCKAS-  
104 PARK DR # F  
GRAND JUNCTION, CO 81501-2069

2945-141-32-011  
HELEN M WILLIAMS  
201 TEXAS AVE  
GRAND JUNCTION, CO 81501-2171

2945-141-32-013  
MURNADINE SIEVERT  
LORA L RHODES  
1163 OURAY AVE  
GRAND JUNCTION, CO 81501-3333

2945-141-40-007  
JOHN T AUDINO  
M  
955 OURAY AVE  
GRAND JUNCTION, CO 81501-3329

2945-141-40-008  
FRANCES L FLYNN  
959 OURAY AVE  
GRAND JUNCTION, CO 81501-3329

2945-141-40-978  
MESA DEVELOPMENTAL SERVICES  
PO BOX 1390  
GRAND JUNCTION, CO 81502-1390

2945-144-02-016  
KILGORE, BENNY G.  
732 WEDGE DR.  
GRAND JUNCTION, COLORADO 81506-1867

2945-141-33-016  
ANTWINE, KARL & JAN  
960 OURAY AVE.  
GRAND JUNCTION, COLORADO 81501-3330

2945-141-41-003  
ROBIN L STEVENS  
1017 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-005  
DONALD F BISHOP  
MARY  
1037 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-006  
ROY J ALTMAN  
KATHY J  
1041 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-007  
CHARLES E FREEMAN  
E  
1057 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-144-03-006  
WILLIAM G PAYNE  
945 GRAND AVE  
GRAND JUNCTION, CO 81501-3426

2945-144-03-007  
CLAYTON H DOTTER  
ETAL  
955 GRAND AVE  
GRAND JUNCTION, CO 81501-3426

2945-144-03-008  
GLENN S SHEPHERD  
PAULETTA J  
325 N 10TH ST  
GRAND JUNCTION, CO 81501-3413

2945-144-03-011  
KATHRN CHRISTIAN  
960 WHITE AVE  
GRAND JUNCTION, CO 81501-3445

2945-144-03-013  
BRADLEY W CRAWSHAW  
7701 CAMINITO LEON APT E-102  
CARLSBAD, CA 92009-8652

2945-144-03-014  
ROYCE C GIBSON  
202 NORTH AVE # 202  
GRAND JUNCTION, CO 81501-7540

2945-144-03-015  
JONATHAN E JONES  
JACQUE  
954 WHITE AVE  
GRAND JUNCTION, CO 81501-3445

2945-141-41-001  
FLORENCE COLMAN  
THOMAS COLMAN  
1003 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-002  
MARJORIE A MILLER  
1009 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-003  
ROBIN L STEVENS  
1017 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-004  
LOLA HAMPTON  
H HAMPTON & LOUISE SNYDER  
1029 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-144-02-011  
WILLIAM R DORSEY  
BONNIE  
1030 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-014  
JERRY I SMITH  
1050 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-010  
EMERY EDWARD CONNORS  
LINDA KAY  
1018 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-012  
PAUL W BALLARD  
ANN  
1038 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-013  
WILLIAM W HAWTHORNE  
SUE  
1042 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-015  
LINDA S HILL  
VIRGINIA H HILL  
1060 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-017  
DALE L GUNNELLS  
KATRINA  
UNKNOWN

2945-144-02-931  
MESA COUNTY  
P O BOX 20000-5014  
GRAND JUNCTION, CO 81502

2945-144-03-005  
JERRY D OTERO  
THERESA V  
1851 J 6 RD  
FRUITA, CO 81521-9349

2945-141-32-012  
LAWRENCE HANSEN  
JACQUELINE  
1028 OURAY AVE  
GRAND JUNCTION, CO 81501-3332

2945-141-32-013  
MURNADINE SIEVERT  
LORA L RHODES  
1163 OURAY AVE  
GRAND JUNCTION, CO 81501-3333

2945-141-41-008  
KATHERINE B PRINCE  
1059 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-011  
LEE MARGARET CROW  
1042 GRAND AVE  
GRAND JUNCTION, CO 81501-3458

2945-141-41-012  
CLOWELL F STACY  
ROBERTA L  
3169 STANFORD CT  
GRAND JUNCTION, CO 81504-6023

2945-141-41-013  
JUDY L SMITH  
1060 GRAND AVE  
GRAND JUNCTION, CO 81501-3460



2945-141-32-009  
JAMES L BISHOP  
NORRICE A  
1004 OURAY AVE  
GRAND JUNCTION, CO 81501-3332

2945-141-32-010  
RANDY K PHILLIS  
DEBRA A LOCKAS-  
104 PARK DR # F  
GRAND JUNCTION, CO 81501-2069

2945-141-32-011  
HELEN M WILLIAMS  
201 TEXAS AVE  
GRAND JUNCTION, CO 81501-2171

2945-141-32-013  
MURNADINE SIEVERT  
LORA L RHODES  
1163 OURAY AVE  
GRAND JUNCTION, CO 81501-3333

2945-141-40-007  
JOHN T AUDINO  
M  
955 OURAY AVE  
GRAND JUNCTION, CO 81501-3329

2945-141-40-008  
FRANCES L FLYNN  
959 OURAY AVE  
GRAND JUNCTION, CO 81501-3329

2945-141-40-978  
MESA DEVELOPMENTAL SERVICES  
PO BOX 1390  
GRAND JUNCTION, CO 81502-1390

2945-144-02-016  
KILGORE, BENNY G.  
732 WEDGE DR.  
GRAND JUNCTION, COLORADO 81506-1867

2945-141-33-016  
ANTWINE, KARL & JAN  
960 OURAY AVE.  
GRAND JUNCTION, COLORADO 81501-3330

2945-141-32-015  
HARRY H BERGMAN  
S A ASCHENBRENNER-M E PILGRIM  
1050 OURAY AVE  
GRAND JUNCTION, CO 81501-3332

2945-141-32-016  
WILLIAM HOOPER  
ROBERT HOOPER  
1666 RIVER CITY WAY  
SACRAMENTO, CA 95833-1847

2945-144-02-003  
MARY A FLYNN  
1025 GRAND AVE  
GRAND JUNCTION, CO 81501-3427

2945-144-02-004  
CARL POOL  
LOUISE  
1035 GRAND AVE  
GRAND JUNCTION, CO 81501-3427

2945-144-02-005  
WILLIAM A TRINE  
ETAL C/O WAKEFIELD PROF MNGMNT  
PO BOX 2206  
GRAND JUNCTION, CO 81502-2206

2945-144-02-006  
WILLIAM A TRINE  
ETAL C/O WAKEFIELD PROF MNGMNT  
PO BOX 2206  
GRAND JUNCTION, CO 81502-2206

2945-144-02-007  
ERIN E ISIS  
ROBERT K PASTIRIK  
1055 GRAND AVE  
GRAND JUNCTION, CO 81501-3427

2945-144-02-008  
WAYNE PRIDE  
GENNA  
2000 ORCHARD AVE  
GRAND JUNCTION, CO 81501-6759

2945-144-02-009  
PENNEY C HILLS  
444 N 11TH ST  
GRAND JUNCTION, CO 81501-3318

Original  
Do NOT Remove  
From Office

#27 94

2945-144-03-006  
WILLIAM G PAYNE  
945 GRAND AVE  
GRAND JUNCTION, CO 81501-3426

2945-144-03-007  
CLAYTON H DOTTER  
ETAL  
955 GRAND AVE  
GRAND JUNCTION, CO 81501-3426

2945-144-03-008  
GLENN S SHEPHERD  
PAULETTA J  
325 N 10TH ST  
GRAND JUNCTION, CO 81501-3413

2945-144-03-011  
KATHRN CHRISTIAN  
960 WHITE AVE  
GRAND JUNCTION, CO 81501-3445

2945-144-03-013  
BRADLEY W CRAWSHAW  
7701 CAMINITO LEON APT E-102  
CARLSBAD, CA 92009-8652

2945-144-03-014  
ROYCE C GIBSON  
202 NORTH AVE # 202  
GRAND JUNCTION, CO 81501-7540

2945-144-03-015  
JONATHAN E JONES  
JACQUE  
954 WHITE AVE  
GRAND JUNCTION, CO 81501-3445

2945-144-02-010  
EMERY EDWARD CONNORS  
LINDA RAY  
1018 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-012  
PAUL W BALLARD  
ANN  
1038 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-013  
WILLIAM W HAWTHORNE  
SUE  
1042 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-015  
LINDA S HILL  
VIRGINIA H HILL  
1060 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-017  
DALE L GUNNELLS  
KATRINA  
UNKNOWN

2945-144-02-931  
MESA COUNTY  
P O BOX 20000-5014  
GRAND JUNCTION, CO 81502

2945-144-03-005  
JERRY D OTERO  
THERESA V  
1851 J 6 RD  
FRUITA, CO 81521-9349

#27 94

Original  
Do NOT Remove  
From Office

2945-141-41-001  
FLORENCE COLMAN  
THOMAS COLMAN  
1003 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-002  
MARJORIE A MILLER  
1009 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-003  
ROBIN L STEVENS  
1017 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-004  
LOLA HAMPTON  
H HAMPTON & LOUISE SNYDER  
1029 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-144-02-011  
WILLIAM R DORSEY  
BONNIE  
1030 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-144-02-014  
JERRY I SMITH  
1050 WHITE AVE  
GRAND JUNCTION, CO 81501-3447

2945-141-41-003  
ROBIN L STEVENS  
1017 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-005  
DONALD F BISHOP  
MARY  
1037 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-006  
ROY J ALTMAN  
KATHY J  
1041 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-007  
CHARLES E FREEMAN  
E  
1057 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-32-012  
LAWRENCE HANSEN  
JACQUELINE  
1028 OURAY AVE  
GRAND JUNCTION, CO 81501-3332

2945-141-32-013  
MURNADINE SIEVERT  
LORA L RHODES  
1163 OURAY AVE  
GRAND JUNCTION, CO 81501-3333

2945-141-41-008  
KATHERINE B PRINCE  
1059 OURAY AVE  
GRAND JUNCTION, CO 81501-3331

2945-141-41-011  
LEE MARGARET CROW  
1042 GRAND AVE  
GRAND JUNCTION, CO 81501-3458

2945-141-41-012  
CLOWELL F STACY  
ROBERTA L  
3169 STANFORD CT  
GRAND JUNCTION, CO 81504-6023

2945-141-41-013  
JUDY L SMITH  
1060 GRAND AVE  
GRAND JUNCTION, CO 81501-3460

Original  
Do NOT Remove  
From Office

#25 94



*Sentinel 3/6/94*

# Building 'a good place for their kids'

## Parents create day-care center to fill a need

Nancy Lofholm  
Daily Sentinel

Karen Hayashi and Robert Traylor stood ankle-deep in gravel Saturday morning, tossing shovelfuls of rock around a swing set in the parking lot of a former Grand Junction church.

This labor isn't normal weekend work for Traylor, a lawyer, and Hayashi, a lender with Colorado National Bank. They are here because they want their 3-year-old daughter, Julie, to have a safe, happy place while they are at work.

Traylor and Hayashi, along with about 10 other couples, took the day-care dilemma in their hands by forming a nonprofit, parent-run day-care cooperative.

The parents have spent the last several weeks cleaning and revamping the old First Church of the Nazarene at 1022 Grand Ave. so it can open March 14 as Bright Beginnings day-care center.

"We're not going to be a baby-sitting service. We want



Christopher Tomlinson/Daily Sentinel

Robert Traylor moves gravel one shovel at a time at the site of a new playground parents are building at the old First Church of

commitment from parents. They are expected to be involved in their child's care," said Sunshine Maskovich, who along with her husband, Dr. Paul Maskovich, has been involved in the nonprofit day-care project since they

moved to Grand Junction six months ago.

The effort to form the center actually began nearly two years ago, when some parents got together to look at the possibility of opening a day-care center

the Nazarene at 1022 Grand Ave. About 11 couples started the renovations after they were unable to find adequate child care.

because there were so few options available for infants and toddlers.

At that time two Kinder Haus centers and Hilltop Hospital's day-care center closed or stopped offering care for infants

and toddlers.

But the effort kicked into overdrive recently, when the Tender Heart Pre-School and Day Care Center at Unity Church closed with only several days' notice

See Day care, page 2B

# REVIEW COMMENTS

Page 1 of 2

FILE #27-94

TITLE HEADING: Special Use Permit - Day Care  
Center in RMF-64

LOCATION: 1022 Grand Avenue

PETITIONER: Professional Babies, Inc.

PETITIONER'S ADDRESS/TELEPHONE: 443 North 6th Street  
Grand Junction, CO 81501  
242-2636

PETITIONER'S REPRESENTATIVE: Robert Traylor

STAFF REPRESENTATIVE: Kristen Ashbeck

---

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS  
IS REQUIRED.**

---

**CITY UTILITY ENGINEER**  
**Bill Cheney**

**2/22/94**  
**244-1590**

---

WATER - 6" cast iron looped line in Grand Avenue. Adequate fire protection to the north side of the structure may be an issue.

SEWER

1. New line installed in the alley north of the structure in 1989.
2. Present E.Q.U. for address adequate for 50 children - 2 E.Q.U.

No other comment.

**GRAND JUNCTION FIRE DEPARTMENT**  
**George Bennett**

**2/22/94**  
**244-1400**

---

No requirements at this time. We have met with the parties involved and advised them of the requirements for a day-care center.

**MESA COUNTY BUILDING DEPARTMENT**  
**Bob Lee**

**2/23/94**  
**244-1656**

---

As this is a change in use the building shall be made to comply with all the requirements of the building code for the new use. We have toured the building with representatives of Professional Babies and they are aware of our requirements.

**GRAND JUNCTION POLICE DEPARTMENT**  
**Mark Angelo**

**2/28/94**  
**244-3587**

---

I have talked to Captain Currie about the possibility of a day care next to the Community Learning Center - we both have a problem with placing a child day care center next to a facility where juveniles with problems are placed. It may not necessarily be the juveniles housed at the facility, but it could be friends and associates that could cause problems. If the facility has to be there, the following is recommended:

Along the back, a 6' wooden privacy fence of a 6' chain link fence with some type of screen covering the fence. There has been some transient activity in the alleys where they go through the trash. The children, for their safety, should be sheltered from this. It also prevents someone from reaching over the fence from the alley. To prevent someone from entering the fenced area from the west side, remove the gate. It is too easy for someone to not be seen approaching from between the two buildings.

It may not hurt to extend the height of the fence to 6' along the west side. From a public safety standpoint, I don't think you would want to have a large number of kids between 2 buildings if there was a fire. maybe you could put a double gate on the west side to get the kids out of the fenced area quicker and away from the buildings.

Some other recommendations: make sure the lights over the doors work. Install a lock protector plate over the outside of the doors and pin the hinges.

If the west windows are not going to be opened for ventilation, secure them shut with carriage bolts and nuts.

When other day care facilities have been burglarized, they have TV's, VCR's, money and other types of audio equipment taken. Make sure and do an inventory of your valuable items including computer equipment - listing make, model and serial number.

If possible lock the items to their carts with a metal bar over the item and a good padlock.

**CITY DEVELOPMENT ENGINEER**  
**Jody Kliska**

**2/28/94**  
**244-1591**

---

1. It appears this will trigger the requirement for escrow of alley improvement funds @ \$22.50/foot, or Power of Attorney.
2. Driveway arrows on-sites appear to be reversed. This should be corrected. Provide signing for counter clockwise on-site circulation.
3. Verify handicap spaces meet ADA/City dimension/signing requirements.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**Kristen Ashbeck**

**3/1/94**  
**244-1437**

---

See attached comments and red-lined drawing.

# SUBMITTAL CHECKLIST

## SPECIAL USE

Location: 1022 Grand

Project Name: Daycare Center

ITEMS		DISTRIBUTION														
DESCRIPTION	SSID REFERENCE												TOTAL REQ'D.			
		City Community Development	City Dev. Eng	City Utility Eng	City Property Agent Police	City Attorney	City Downtown Dev. Auth. Fire	City Parks and Rec	County Planning Building	Walker Field						
● Application Fee \$270	VII-1	1														
● Submittal Checklist*	VII-3	1														
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title <i>or lease agreement</i>	VII-2	1				1										
● Appraisal of Raw Land <i>- Profit</i>	VII-1	1		X			X									
● Names and Addresses <i>non-profit</i>	VII-3	1														
● Legal Description	VII-2	1		1												
○ Deed	VII-1	1		1	1											
○ Easement	VII-2	1	1	1	1	1	1									
○ Avigation Easement	VII-1	1			1	1										
○ ROW	VII-3	1	1	1	1	1	1									
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1														
● Vicinity Sketch / <i>Site Plan</i>	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1

not ready

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.

PRE-APPLICATION CONFERENCE

Date: 2/11/94
Conference Attendance: Kristen Ashbeck, Karen Severson
Proposal: Day Care Center
Location: 1022 Grand Avenue

Tax Parcel Number:
Review Fee: \$270
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
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, Screening/Buffering, Land Use Compatibility, Drainage, Landscaping, Traffic Generation, Floodplain/Wetlands Mitigation, Availability of Utilities, Geologic Hazards/Soils, Other

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.

PROFESSIONAL BABIES, INC.
By Melanie Matheson (President) Robert Traylor, atty.
Signature(s) of Petitioner(s) Signature(s) of Representative(s)







- SALES
- LEASING
- MANAGEMENT
- MARKETING
- ACQUISITION
- DEVELOPMENT
- CONSULTING

February 16, 1994

To Whom It May Concern:

Joe Sprague, as owner and landlord of property located at 1022 Grand Ave., is aware that Professional Babies, Inc., a non-profit organization, wishes to lease the property. The purpose the tenant intends to use the property for will be a Day Care Center.

BRAY COMMERCIAL

A handwritten signature in black ink, appearing to read "R. D. Thompson".

R. D. Thompson  
Agent for Joe Sprague

Alpine Bank Building  
225 North Fifth St.  
Suite 1020  
Grand Junction,  
Colorado 81501  
303/241-2909  
FAX 303/241-6223

#27 94

Original  
Do NOT Remove  
From Office



March 16, 1994

Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

Professional Babies, Inc.  
Karen E. Severson, Director  
443 North 6th Street  
Grand Junction, Colorado 81501

Dear Karen,

By this letter, the City of Grand Junction Community Development Department is granting approval of a Special Use Permit for Bright Beginnings Day Care Center to operate in the existing structure located at 1022 Grand Avenue. This approval is subject to the following conditions:

- 1) Sign parking to indicate one-way circulation.
- 2) Placement of play area fencing per approved Site Plan.
- 3) Due to parking requirements, a maximum of 6 employees shall be allowed on site at any one time.
- 4) A maximum of 50 children is permitted unless an additional Plant Investment Fee is paid to the City.

In addition, the Professional Babies, Inc. Board should consider the safety concerns brought out by comments from the Grand Junction Police Department. City staff will make a site visit within the next few weeks to ensure that the requirements of items 1 and 2 have been completed.

Please do not hesitate to contact me if you have questions regarding this Special Use Permit.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck  
Planner

Alley

48' chain link fence

48' chain link fence

Playground Area

sand box  
gravel area w/  
swings & play  
ground equipment  
asphalt

Lots 24-32  
Block 68  
City of GJ

.77 acres

Existing  
Building

Parking  
Lot  
15 spaces  
1-3 ratio  
employee  
per space

RMF-64

Entrance

pick-up  
drop-off  
only

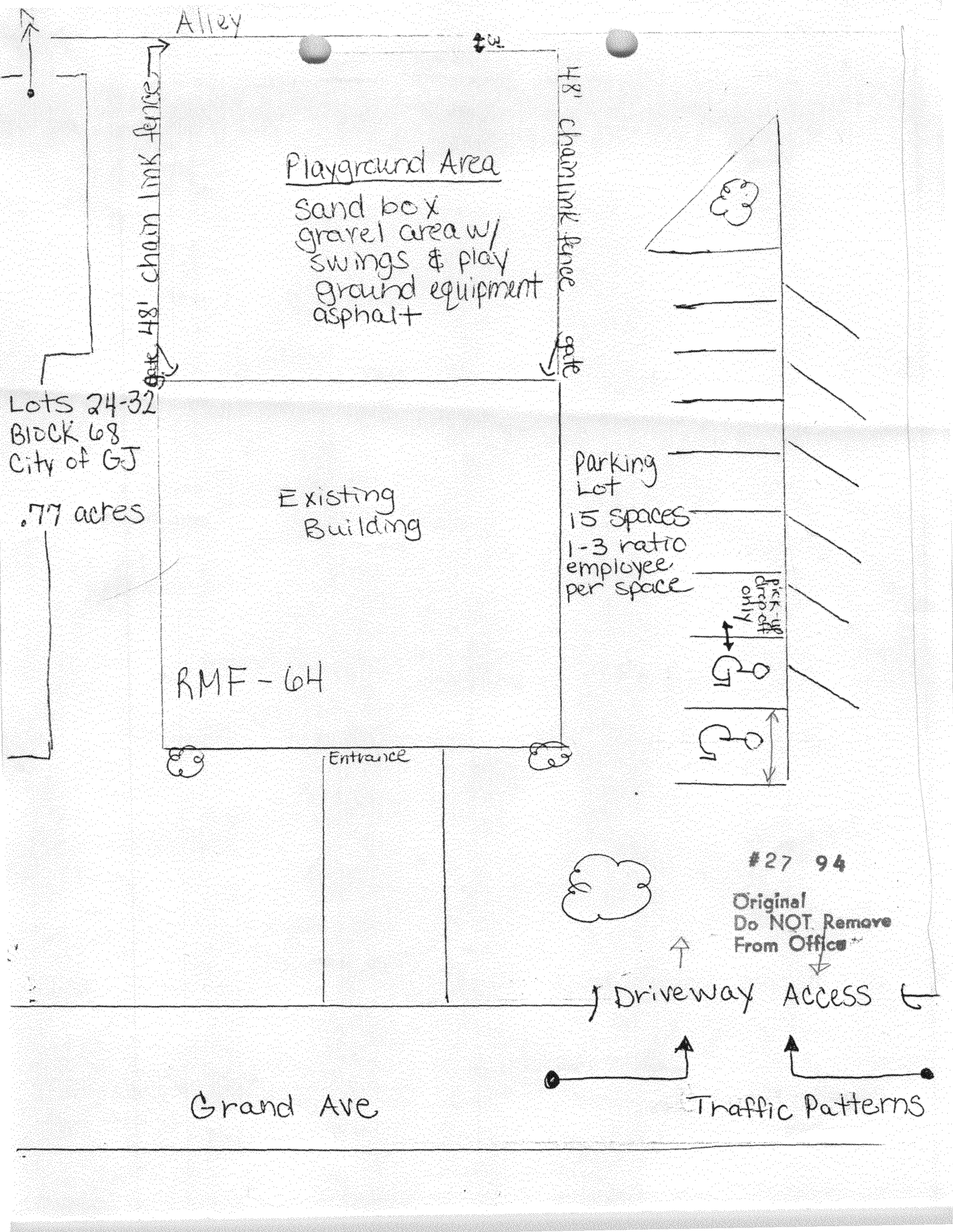
#27 94

Original  
Do NOT Remove  
From Office

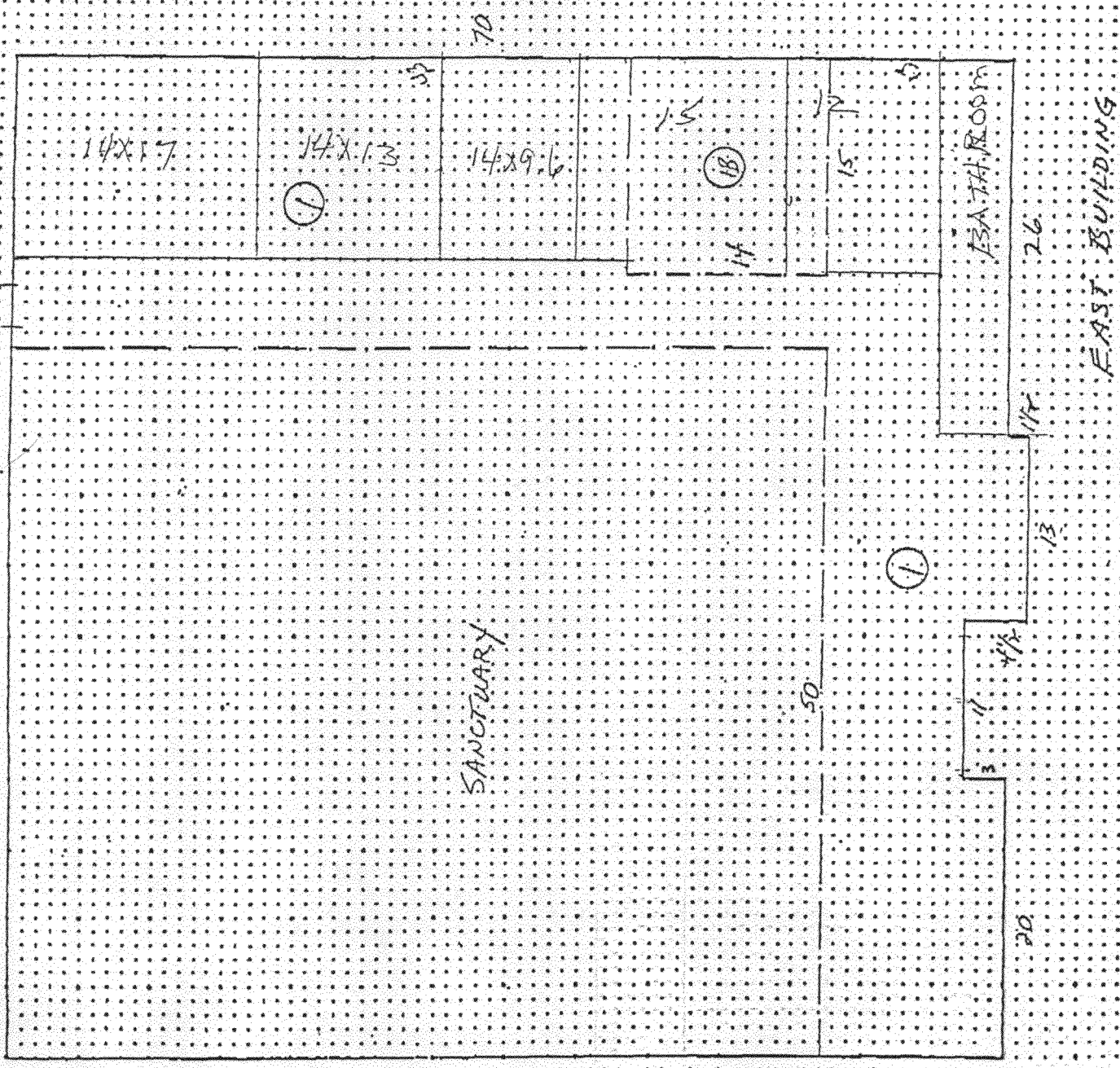
Driveway Access

Grand Ave

Traffic Patterns



CARD 3 OF 54



B3MT  
 $14 \times 15 = 210 \text{ A}$   
 1ST Floor  
 $70 \times 70 = 4900 \text{ A}$   
 $- 3 \times 11 = (33)$   
 $114 \times 13 = 19$   
 4886 A  
 TOTAL = 5096 A

27 94

Original Do NOT Remove From Office