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Fil	le	1994-0027 Name: Professional Babies	Daycare – 1022 Grand Avenue – Special Use Permit
P r e s e n t	S c a n n e d	file because they are already scanned elsewhere on the system. To be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard check	at are not present in the scanned electronic development hese scanned documents are denoted with (**) and will klist materials, are listed at the bottom of the page.
X	X		
		*Review Sheet Summary	
	X		
X		Review Sheets	
X		Receipts for fees paid for anything	
X	X	Submitted discounts	
X	X	General project report	
		Reduced copy of final plans or drawings	
X	X	1	
		Evidence of title, deeds, easements	
X	X	1 J 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
		Public notice cards	
W		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	
X	X	Traffic studies	
^	^	110 FEW 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	
1		DOCUMENT DESCRI	PTION:
		BOCCINENT BESCHI	TION:
χI	χI	Correspondence	
		Power of Attorney - ** - Lots 24 – 32 of Block 68	
		Newspaper article – 3/6/94 – Building a good place for their kids	
X		Notice of SUP Application mail-out – 2/24/94	
	¥	Landscape plan	
	X		
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**DEVELOPMEN** PPLICATION
Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430

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Receipt	
Date	
Rec'd By	
· #27	0.4

We, the undersigned, being the owners of property situated in Mesa County,

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[] Rezone				From: To:	
[ ] Planned Development	[] ODP [] Prelim [] Final				
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
Special Use			1022 Grand	PMF-64	Day Care Center
[] Vacation					[] Right-of-Way
PROPERTY OWN	IER	Χo	EVELOPER	XF	REPRESENTATIVE
Joe Sprague	Learning Cen		sional Babies	Inc. Robert	Traylor
3615 S. Huron	-		rth 6th	443 Nor	th 6th
Address		Address		Address	
Englewood, CO City/State/Zip	80110	Grand City/State/Zip	Junction, CO	81501 Grand C City/State/Zp	Junction, CO 81501
761-0807		242-263	36	242-263	36
Business Phone No.		Business Phor	ne No.	Business Phone N	lo.
NOTE: Legal property ow	vner is owner of record	on date of subi	nittal.		
foregoing information is trand the review comments	ue and complete to the s. We recognize that	best of our knowe or our repre	wiedge, and that we assu esentative(s) must be pre	ume the responsibility to mesent at all hearings. In t	paration of this submittal, that the tonitor the status of the application he event that the petitioner is not uses before it can again be placed
Haven C.			rector		2-16-94
Signature of Person (	Completing Applica	ition			Date

#### General Project Report

- Project Description Daycare Center Α.
  - Location- 1022 Grand Ave. Grand Junction, CO 81501
  - 2. Acreage - .77 acres
  - Proposed use- Provide daycare facilities for 50 or more children.
- 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
    - 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. Landauseain 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 durind 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.
- Regular 6. No effects on public utilities are forseen. auri La Liker areak bete 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. and the framework and Asset Navie
- 10. No sinage plans as of yet.

# employees?

#27 94

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2945-141-32-015 2945-141-32-009 HARRY H BERGMAN JAMES L BISHOP S A ASCHENBRENNER-M E PILGRIM HORRICE A 1050 OURAY AVE 1004 OURAY AVE GRAND JUNCTION, CO 81501-3332 GRAND JUNCTION, CO 81501-3332 2945-141-32-016 2945-141-32-010 WILLIAM HOOFER RANDY K PHILLIS ROBERT HOOFER DEBRA A LOCKAS-104 PARK DR # F 1666 RIVER CITY WAY SACRAMENTO. CA 95833-1847 GRAND JUNCTION, CO 81501-2069 2945-144-02-003 2945-141-32-011 HELEN M WILLIAMS MARY A FLYNN 1025 GRAND AVE 201 TEXAS AVE GRAND JUNCTION, CO 81501-2171 GRAND JUNCTION, CO 81501-3427 2945-144-02-004 2945-141-32-013 SIEVERT CARL FOOL. MURNADINE LORA L RHODES LOUISE 1035 GRAND AVE 1163 OURAY AVE GRAND JUNCTION, CO 81501-3333 GRAND JUNCTION, CO 81501-3427 2945-141-40-007 2945-144-02-005 JOHN T AUDINO WILLIAM A TRINE ETAL C/O WAKEFIELD PROP MNGMNT 955 OURAY AVE PO BOX 220A GRAND JUNCTION, CO 81501-3329 GRAND JUNCTION, CO 81502-2206 2945-141-40-008 2945-144-02-006 FRANCES L FLYNN WILLIAM A TRIME 959 DURAY AVE ETAL C/O-WAKEFIELD PROP MIGMINT GRAND JUNCTION, CO 81501-3329 FO\_BOX 2206 GRAND JUNCTION, CO 81502-2206 2945-141-40-978 2945-144-02-007 MESA DEVELOPMENTAL SERVICES ERIN E ISIS PO BOX 1390 ROBERT K PASTIRIK GRAND JUNCTION, CO 81502-1390 1055 GRAND AVE GRAND JUNCTION, CO 81501-3427 2945-144-02-008 2945-144-02-016 WAYNE FRIDE KILGORE, BENNY G. GENNA 732 WEDGE DR. 2000 ORCHARD AVE GRAND JUNCTION, COLORADO 81506-1867 GRAND JUNCTION, CO 81501-6759 2945-144-02-009 2945-141-33-016 PENNEY C HILLS ANTWINE, KARL & JAN 444 N 11TH ST 960 OURAY AVE. GRAND JUNCTION, CO 81501-3318 GRAND JUNCTION, COLORADO 81501-3330 2945-141-41-003 ROBIN L STEVENS 1017 OURAY AVE GRAND JUNCTION, CO 81501-3331 2945-141-41-005 DOMALD F BISHOP MARY 1037 OURAY AVE GRAND JUNCTION, CO 81501-3331 2945-141-41-006 ROY J ALTHAN KATHY J 1041 OURAY AVE GRAND JUNCTION, CO 81501-3331 2945-141-41-007 CHARLES E FREEMAN 1057 OURAY AVE GRAND JUNCTION, CO 81501-3331

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÷	PAULETTA J 325 N 10TH ST GRAND JUNCTION. CO 81501-3413	U	J	1042 WHITE AVE GRAND JUNCTION. CO 81501-3447
	2945-144-03-011 KATHRN CHRISTIAN	C	J	2945-144-02-015 LINDA S HILL VIRGINIA H HILL
	960 WHITE AVE GRAND JUNCTION, CO 81501-3445	C	J	1040 WHITE AVE GRAND JUNCTION, CO 81501-3447
	2945-144-03-013 BRADLEY W CRAWSHAW	C	J	2945-144-02-017 DALE L <u>GUND<del>ELLS</del></u> KATRI <del>NA</del>
	7701 CAMINITO LEON APT E-102 CARLSBAD, CA 92009-8652	C	J	#4KNOWN
•	2945-144-03-014 ROYCE C GIRSON / 202 NORTH AVE # 202	U	J	2945-144-02-931 MESA COUNTY F O BOX 20000-5014
	GRAND JUNCTION, CO 81501-7540	U	J	GRAND JUNCTION, CO 81502
	2945-144-03-015 JONATHAN E JONES JACQUE	U	)د	2945-144-03-005 JERRY D OTERO THERESA V
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	2945-141-41-002 MARJORIE A MILLER 1009 OURAY AVE	U	J	2945-141-32-013 MURNADINE SIEVERT LORA L RHODES
a•	GRAND JUNCTION, CO 81501-3331	U	J	1163 OURAY AVE GRAND JUNCTION, CO 81501-3333
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	2945-141-41-004 LOLA HAMPTON H HAMPTON & LOUISE SNYDER	U	J	2945-141-41-011 LEE MARGARET CROW 1042 GRAND AVE
	1029 OURAY AVE GRAND JUNCTION, CO 81501-3331	C	J	GRAND JUNCTION, CO 81501-3458
	2945-144-02-011 WILLIAM R DORSEY BONNIE	U	J	2945-141-41-012 CLOWELL F STACY ROBERTA L
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2740-141-41-003

# 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 3year-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 babysitting 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

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

CITY UTILITY ENGINEER

2/22/94

Bill Cheney

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**

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

No other comment.

**GRAND JUNCTION FIRE DEPARTMENT** 

2/22/94

George Bennett

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

2/23/94

Bob Lee

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.

#### FILE #27-94 / REVIEW COMMENTS / page 2 of 2

## 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 <u>has</u> 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

3/1/94

Kristen Ashbeck 244-1437

See attached comments and red-lined drawing.

	•	SPECIAL USE						
Location: 1022 Grand		Project Name: Daycare Center						
ITEMS		DISTRIBUTION						
DESCRIPTION #27 94 Original	SSID REFERENCE	City Community Development City Dev. Eng. City Hulliy Eng. City Property Agent Police City Attorney City Barks and Rec. County Plemeing- Polifoling Walker Field Walker Field  7 TOTAL RECID.						
Do NOT Remove From Office	SSID RE	City Commun     City Dev. En     City Hullity En     City Attorney     City Parks at     City Parks at     County Plants     County P						
Submittal Checklist*  Review Agency Cover Sheet*  Application Form*  11"x17" Reduction of Assessor's Map	VII-3 VII-3 VII-1 VII-1							
● Names and Addresses  ● Legal Description  ○ Deed	VII-1 VII-3 VII-2 VII-1							
O Avigation Easement O ROW  O General Project Report  Lecation Map	VII-1 VII-3 X-7 IX-21							
TICHTY GREET, STEP TO								

NOTES:

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

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.

3)

### PRE-APPLICATION CONFERENCE

Date: 1194 Conference Attendance: 106 Proposal: Day Cave Cente Location: 1062 Gran	en Ashbeck, Kaven v od Avenue	Severson				
Tax Parcel Number:  Review Fee: \$\frac{1}{270}\$  (Fee is due at the time of submittal.)	Make check payable to the City of	f Grand Junction.)				
Additional ROW required?  Adjacent road improvements required Area identified as a need in the Mast Parks and Open Space fees required?  Recording fees required?  Half street improvement fees required Revocable Permit required?  State Highway Access Permit require	er Plan of Parks and Recreation?  1?	Estimated Amount:  Estimated Amount:  Estimated Amount:				
Applicable Plans, Policies and Guidel	ines					
Located in identified floodplain? FIR Located in other geohazard area?	RM panel #					
Located in established Airport Zone? Avigation Easement required?		of Influence?				
	ittention as needing special attent	paration and design, the following "checked" ion or consideration. Other items of special				
O Access/Parking O Drainage O Floodplain/Wetlands Mitigation O Other Related Files:		<ul><li>Cland Use Compatibility</li><li>Traffic Generation</li><li>Geologic Hazards/Soils</li></ul>				
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	E-APPLICATION CONFE	RENCE				

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)

# DRAWING STANDARDS CHECKLIST

VICINITY	SKETCH	/SITE	PLAN
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ΙT	EM	GRAPHIC STANDARDS	ОК	NA							
	A	Scale: As required		<del>-</del>							
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	D	Notation: All non-construction text		<del>                                     </del>							
	T	Orientation and north arrow									
	K	Title block with names, titles, preparation and revision dates	1	<del></del>							
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ITE	=M	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).									
IAL INFORMATION	8	Major drainage courses and floodolains on or adjacent to the property.									
ΑŢ	9	Other pertinent information.	1	!							
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		COMMENTS									

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

MAY 1993

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From Office



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

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

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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,

Kristen Ashbeck

Planner



