

FOLLOW-UP FORM FOR:

Right-of-way Vacation
Text Change
Rezoning

Preliminary Plat
Final Plat
Minor Subdivisions

Bulk Development
Conditional Use
PUD

ITEM LAV VILLA GRANDE NURSING HOME

DATE RECEIVED 5-12-75 ITEM # 11-75

REQUEST Preliminary Plat

LOCATION 26 3/4 and Patterson Road

PETITIONER William E. Colson et al

ADDRESS P. O. Box 2476 PHONE NO. _____

Information Submitted

Fee Submitted \$215.00

Application: _____ Plats: 18 each

Progress Chart

Reviewing Agencies (see attached form) Sign Posted _____

Notice to Adjacent Property Owners _____

Planning Commission: _____

Action Taken: _____

City Council: _____

Action Taken: _____

PUBLICATION DATES: 7 days 1. _____

7 days 2. _____

DATE COMPLETED: _____

Subdivision LA Villa GRANDE

Date 5-12-75

Item # 11-75

Petitioner William E. Colson et al

Preliminary
Review Agencies Comments

Final
Review Agencies Comments

Eng. - Correct dedication of
Wellington.

No objections from
Review Agencies.

P.S. - Requires 10' easement
around property. See
comment by drainage
district.

Action Taken

P.C. Passed

C.C. Passed

Comments

Passed Council 2-Jul-75
contingent on resolving
above problems.

Action Taken

P.C. Passed

C.C. _____

Comments

- O.K. Check
- O.K. Drainage
- O.K. Improvements
- O.K. Utility Agreement
- N/A Landscaping
- N/A Guarantee
- O.K. Title Investigation
- N/A Covenants
- N/A Annexation
- _____ Other (Spec

additional signatures

Sharon Clatter



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

December 27, 1993

Bob Reece
1st American Title Company

RE: La Villa Grande Care Center, 2501 Little Bookcliff Avenue

Dear Mr. Reece:

The property located at the north-west corner of Wellington Avenue and Little Bookcliff Avenue is zoned RMF-64 (Residential Multi-family, 64 units per acre). Rest Homes, Nursing Homes, Sanitariums and Convalescent Facilities require a Special Use Permit in that zone. I can find no record that a Special Use Permit was ever issued for La Villa Grande Care Center, or any other care center at that location. If a Special Use Permit was never granted, the center is a non-conforming use. As such, it can continue to operate as it has in the past in compliance with section 4-9-1 of the Zoning and Development Code (see attached).

If you have further questions, you can contact me at 244-1446.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Supervisor



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