Table of Contents

File	e	1975-0011						
Da	te	1/25/00 Pro	Project Name: La Villa Grande Nursing					
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file. Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.						
X	X	*Summary Sheet - Table of Contents						
		Application form						
X	X	Receipts for fees paid for anything						
		*Submittal checklist						
		*General project report						
		Reduced copy of final plans or drawings						
		Reduction of assessor's map						
		Evidence of title, deeds						
	_	*Mailing list						
_		Public notice cards						
		Record of certified mail Legal description						
	\dashv	Appraisal of raw land						
	-	Reduction of any maps – final copy						
	\dashv	*Final reports for drainage and soils (geotechnical reports	<u> </u>					
	_	Other bound or nonbound reports						
		Traffic studies						
	$\neg \uparrow$	Individual review comments from agencies						
		*Consolidated review comments list						
		*Petitioner's response to comments	se to comments					
		*Staff Reports						
		*Planning Commission staff report and exhibits						
		*City Council staff report and exhibits						
	_	*Summary sheet of final conditions *Letters and correspondence dated after the date of final	<u> </u>		val (nartaining to shange in conditions or			
		expiration date)	ap	oro	var (pertaining to change in conditions or			
1		•	DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:					
X	X	Follow-Up Form						
X	X	Ordinance No. 1632 - **						
X		City Council Agenda for 10/15/75						
X		American Land Title Ins. Policy						
X		Deeds of Trust						
X	X	Power of Attorney - **						
X		Preliminary Map						
X	X	Letter from Katherine Portner to Bob Reece, Amer. Title Co. re: special use permit, added after file was compiled – 12/27/93						
			-					

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 P1	at				
		·			
LOCATION <u>26 3/4 and Pa</u>	tterson Road				
		PHONE NO.			
		bmitted			
Application:		Plats: 18 each			
	Progress C	hart			
Reviewing Agencies (s	ee attached form)	Sign Posted			
Notice to Adjacent Pr	operty Owners				
	Commission:				
Action Taken:					
City Council:					
Astion Takon					
PUBLICATION DATES:	7 day s	1			
	7 days	2			
	•				

DATE COMPLETED:

	Petitioner William E. Colso	on ecac
	Preliminary Review Agencies Comments	Final Review Agencies Comments
Eng.		
0	- Correct dedication of Wellingington.	No objections from Review AGENCIES
	P.S Requires 10 easement	
	P.S Requires 10'easement	
	Comment by drainage of stract.	
	district.	
•		
]
]
]
	Action Taken	P.C. Passen
		7
	C.C. Passed	C.C
	Comments	Comments
	PASSED COUNCIL 2-JUL-75	
	CONTINGENT ON DESOLUTION	
	above problems.	
]
]] (40) (40) (40) (40) (40) (40) (40) (40)
	Check Utility Agr	RED FROM DEVELOPER reement Title Investigation reement Covenants Annexation Other (Spec
	CAK DIGINATE LANGS AND TO	



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

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 Multifamily, 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,

Katheren M. Portm Katherine M. Portner Planning Supervisor