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File 1976-0017

Date 1/19/00

Project Name: Vida Allegre Apartments

P	S	<p>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.</p> <p>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.</p> <p>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.</p>
X	X	<p>*Summary Sheet – Table of Contents</p> <p>Application form</p>
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
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response 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 approval (pertaining to change in conditions or expiration date)
<u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u>		
X	X	Follow-Up Form
X		Review sheets
X	X	Final Application
X	X	Submission Summary Form
X		Easement and Agreement
X	X	Power of Attorney - **
X	X	List of Adjacent Property Owners
X	X	Site Plan
X	X	Letter from Patrick Gormley to Levi Lucero – 6/11/75
X	X	Letter from Jose Lucero to City – no date

Subdivision Vita Allegra Apts - PD-B
 Date Mar 9, 1976 Item # 17-26
 Petitioner Levi & Bernice Lucero

Preliminary Review Agencies Comments

Public Service requires a Water easement.

Final Review Agencies Comments

Fire Dept. - install 1 hydrant on 28 1/2 rd AT entrance TO APTMT Parking Area.



Action Taken

P.C. Approved 31 Mar 76

C.C. Approved 21 Apr 76

Comments

Subject to detached sidewalk. Show specific landscaping on final

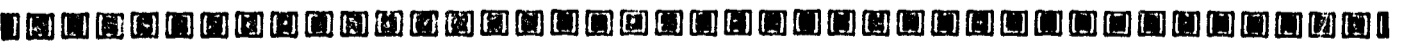
Action Taken

P.C. Approved 30 Jun 76

C.C. Approved 21 July 76

Comments

Power of attorney received for improvement dist. for street & sidewalk. Passed Subject To approval By Sanitation.



ITEMS REQUIRED FROM DEVELOPER

- Check
- Drainage
- Improvements
- Utility Agreement
- Landscaping
- Guarantee
- Title Investigation
- Covenants
- Annexation
- Other (Specify)

27-2.3 FINAL PLAT APPLICATION - City of Grand Junction

Eighteen (18) copies this application required. Numbering system corresponds with Grand Junction Development Regulations. If question not applicable, indicate by n/a.

VIDA ALEGRE APARTMENTS Fee Paid _____
 name of subdivision amount date

Name and address of land owners and/or subdividers. Developer/Contract holder

<u>Levi Lucero</u>	<u>Bernice Lucero</u>	
name	name	name
<u>1015 North 7th Street</u>	<u>725 Orchard Avenue</u>	
address	address	address
<u>242-3647</u>	<u>242-6618</u>	
business phone	business phone	business phone

A. Total Subdivision submitted x , portion _____
 Eighteen (18) copies submitted x date _____

B. Revisions to Preliminary Plat? x _____
yes no

If so, list (add attached sheets if necessary) _____

The following check list shall be completed to insure that the maps contain the essential information required by the subdivision regulations: (See regulations for detailed information).

- 27-2.3
- | | | | |
|----|--|-----|--|
| b. | (2) Scale of Map | x | |
| c. | (1) Name of Subdivision | x | |
| | (2) Date | x | |
| | (3) Legal Description of Property | x | |
| | (4) Control points, dimensions, angles, bearings | x | |
| | (5) Boundary lines, right-of-way lines, easements, ditches and lot lines with bearings and distances | x | |
| | (6) Streets and other rights-of-way - names and dimensions | x | |
| | (7) Location and Dimensions of easements | x | |
| | (8) Lots numbered and area of each lot in square feet | N/A | |
| | (9) Location and description of all monuments | x | |
| | (10) Statement of land ownership | x | |
| | (11) Dedication statement - easements, rights-of-way and public sites | x | |

- (12) Surveyor or Engineer Certification _____x_____
- (13) Appropriate certification blocks _____x_____
- (14) Clerk and Recorder Certification Block _____x_____

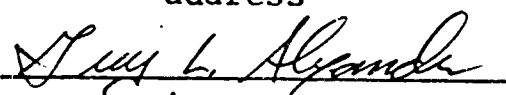
Supporting Documents

- 27-2.3 c. (13) Copy of certificate of title with list of all mortgages, judgments, liens, easements, contracts and agreements of record. _____x_____
- (14) Proof of easement dedication _____x_____
- d. (1) Improvements Guarantee _____x_____
- (2) Composite Utility Plan _____N/A_____

The following check list shall be completed to insure that design standards required by the subdivision regulations are met. (See regulations for complete details)

- 27-3.1 Site Considerations _____N/A_____
- 27-3.2 Streets, Alleys and Easements _____N/A_____
- 27-3.3 Blocks _____N/A_____
- 27-3.4 Lots _____N/A_____
- 27-3.5 Sidewalks _____N/A_____
- 27-3.6 Irrigation systems and design _____N/A_____
- 37-3.7 Public Sites Reservations and Dedications _____N/A_____

This application completed by:

Guy L. Alexander
 name
 WESTERN ENGINEERS, INC.
 588 24½ Road-P.O. Box 571
 Grand Junction, Colorado 81501
 address

 signature

 name

 address

 6/14/76
 date

FILING FOR PDB
(PLANNED DEVELOPMENT BUSINESS)

PROPERTY OWNER: Levi and Bernice Lucero

I TITLE: VIDA ALEGRE APARTMENTS

a) Zoning: Parcel "A" .85 acres C-1 2943-073-00-154
Parcel "B" 1.45 acres R-1-D 2943-073-00-094

b) Legal Description: Parcel "A" and "B"

The North 275 feet of the East Quarter of the Southeast Quarter of the Southeast Quarter of the Southwest Quarter and the East half of the Northeast Quarter of the Southeast Quarter of the Southwest Quarter except the North 450 feet thereof, Section 7, Township 1 South, Range 1 East of the Ute Meridian, in the City of Grand Junction.

c) Nature of Request: Change the R-1D Zoning classification to PDB-

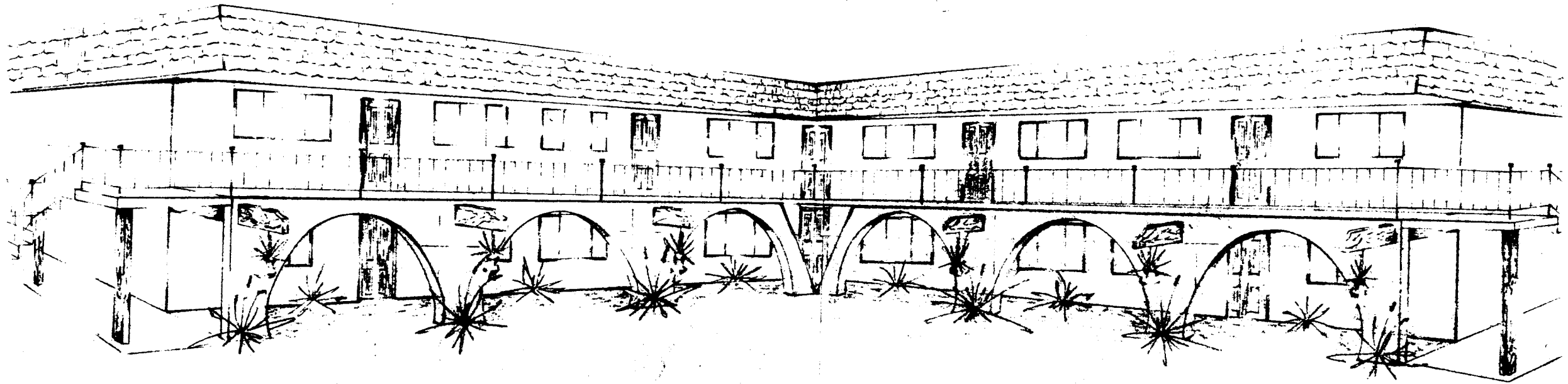
II CHARACTER OF PLANNED DEVELOPMENT

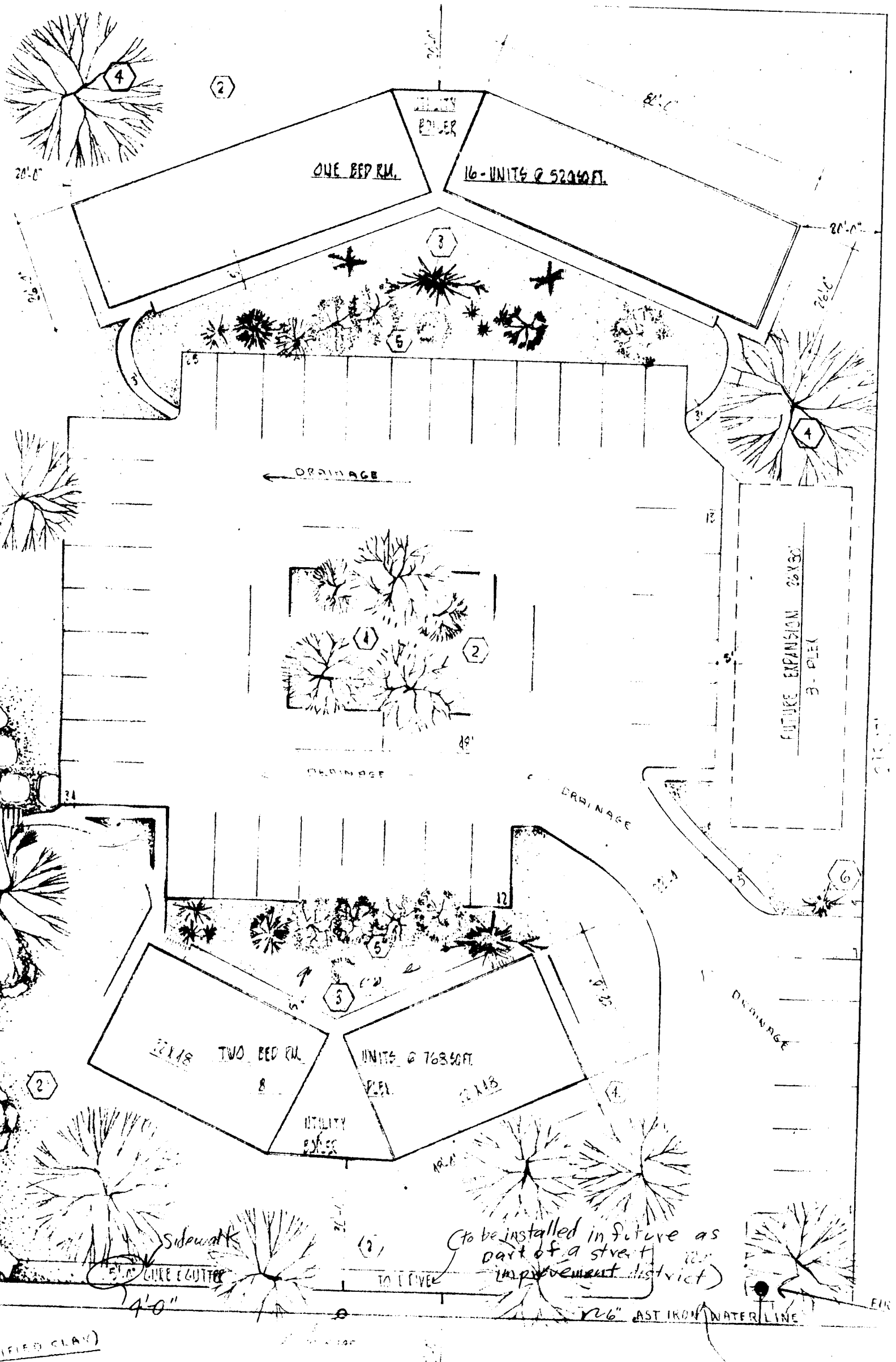
Phase I: Twenty-four (24) Apartments - Sixteen - one bedrooms and Eight - two Bedrooms. Design will be spanish with the utilization of the present natural landscaping.

Phase II Mexican food restaurant with approximately 2600 square feet and a seating capacity of 100 persons. The restaurant will include Lounge, Restaurant and Patio Dining. This will also utilize the present natural landscaping.

I NAME & ADDRESS OF ADJACENT PROPERTY OWNERS

1. North: Clarence J. Jr. and Phyllis A. Buckley
1360 Grand Avenue
vacant land - Zoned R-1-D
Schedule No. 2943-073-00-169
2. South: Clarence Files
Shurcare Furniture
1.30 Acres - Zoned C-1
631 - 26 $\frac{1}{2}$ Road
Schedule No. 2943-073-00-155
3. East: 28 $\frac{1}{2}$ Road
4. West: Andrew and Connie Gonzales
Older home approx. 2 acres - Zoned R-1-D
2843 Elm Avenue. Schedule No. 2943-073-00-095
Phone 243-9030
5. West: Ray W. and Joyce Toy Sue Quan
Older home - 1.20 acres - Zoned C-1
Schedule No. 2943-073-00-153
1904 Orchard Phone 242-7836



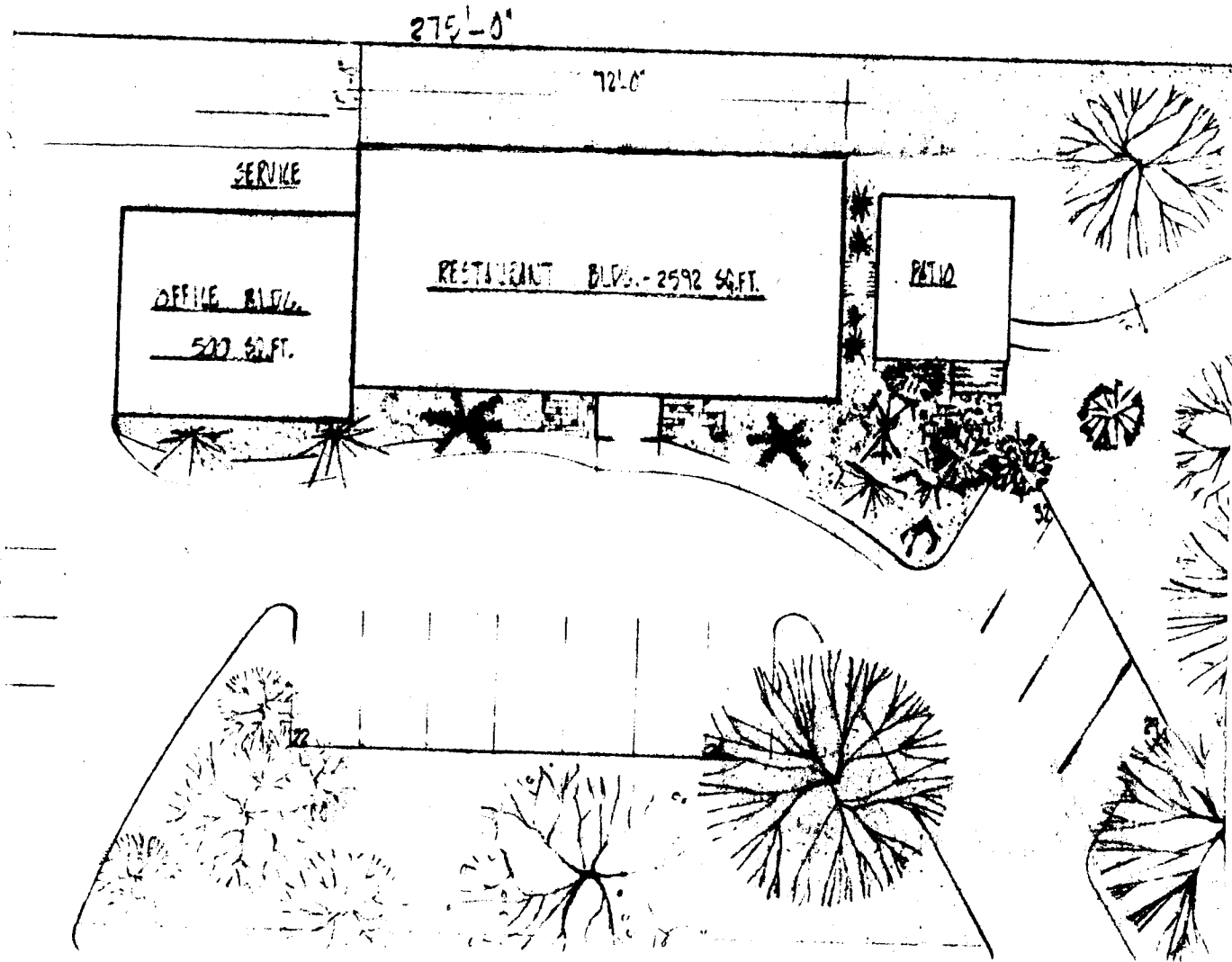


show existing

units @ 520 sq ft

NOTE:

NORTH 1.44 ACRES
P.D.B.



June 11, 1975

Mr. Levi Lucero
725 Orchard Avenue
Grand Junction, Colorado 81501

Dear Mr. Lucero:

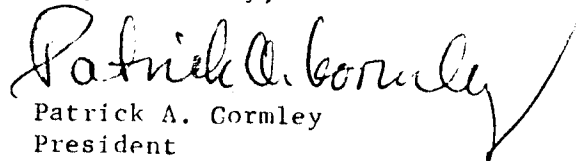
This letter is Mesa Federal Savings' indication of interest in your apartment project at 509 28½ Road. We understand that you are contemplating building twenty units on a tract of ground that you own at that site.

We believe that the area could support apartment units and that considering the close location of shopping and other facilities, that this should be a successful project.

We also understand that you contemplate a possible commercial development on a portion of the property and we would at least consider financing such a project at some date in the future.

Please submit to us complete plans, specifications, and improvement surveys along with the necessary financial statements. Upon receipt of these, plus an MAI appraisal, we will be happy to submit your application to our board of directors and determine whether a financing package is feasible.

Very sincerely,


Patrick A. Gormley
President

PAG/jw



ECONOMIC - BUSINESS DEVELOPMENT CONSULTANTS

Regional Offices in

Durango, Colo.
Grand Junction, Colo.
Alamosa, Colo.
Sub-Contract office in Salt Lake City, Utah

777 MAIN AVE. P.O. BOX 1909
DURANGO, COLORADO 81301

303-247-2862

Business Management Services

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Finance
Insurance
Legal
Loan Packaging
Management
Management Training
Marketing - Study
Merchandising
Ownership Training
Personnel
Procurement
Production
Sales Planning
Site Selection
Taxes

Jose U. Lucero
120 Texas
Grand Junction, Colorado 81501

TO WHOM IT MAY CONCERN:

I have reviewed the project plans for the "Vida Alegre" Planned Development Business and find that it is a project which is feasible and for which financing can be obtained.

The Mexican restaurant itself will provide a more attractive atmosphere along with authentic mexican cuisine that is not being provided by the existing businesses. Further, the Mexican food business is the fastest growing sector of the restaurant business in the country.

A handwritten signature in dark ink, appearing to read "JUL", is written above the typed name.

Jose U. Lucero
Associate Director