

PROJECT NARRATIVE

The property is located at 1310 Ute Avenue, Grand Junction, Colorado. We would like to have the property rezone to allow us to reside in the up-stairs apartment. The apartment up-stairs does not have any kitchen facilities; which will not be needed, due to the fact that we will be eating at the restaurant downstairs. The zone is C-2 (Heavy Commercial) would like to have rezone to PC (Planned Commercial).

Two parking spaces will be reserved in the back of the building; parking spaces #15 and #16.

The Fire Department has required 5/8" sheetrock on ceiling of the kitchen in the 1st floor; which is presently there. They also have requested a solid core door at the end of the stairway. The door has been included in the remodeling plans.

We would like to move in as soon as the City approves the rezonning.

Original
Do NOT Remove
From Office

Challenger Enterprises
220 S. 13th Street
Grand Junction, CO 81501
#30 84

Gibson Constance A.
237 S. 13th Street
Grand Junction, CO 81501
#30 84

Lorentzen Terry J. #30 84
1307 Colorado Avenue
C/o Modern Savings & Loan
235 N. 7th St.
Grand Junction, CO 81501

Boyce Jesse R. Jr. and
Elizabeth H. #30 84
1253 Ute Avenue
P. O. Box 2207
Grand Junction, CO 81502

Rees Irene V.
1317 Colorado Avenue
2653 Paradise Ct. #30 84
Grand Jct., CO 81501

Boyce Jesse L. Jr.
and Elizabeth H. #30 84
1261 Ute Avenue
P. O. Box 2207
Grand Junction, CO 81502

Edward Thomas F.
1327 Colorado Avenue
Box 33 #30 84
Franktown, CO 80116

Boyce Jesse L. Jr. #30 84
and Elizabeth H.
310 South 12th Street
P. O. Box 2207
Grand Junction, CO 81502

Clevenger Vera E.
1304 Ute Avenue
Grand Junction, CO 81501
#30 84

Sims Nellie #30 84
1301 Ute Avenue
Grand Junction, CO 81501

Carter Etta C.
1330 Ute Avenue
Grand Junction, CO 81501

Robinson Lynn #30 84
S. & L. Carolann
1315 Ute Avenue
Grand Junction, CO 81501

Lopas Charles
1261 Colorado Avenue
Grand Jct., CO 81501
#30 84

Abrahamson, Jon F.
DBA Challenger Ent. #30 84
1331 Ute Avenue
P. O. Box 2966
Grand Junction, CO 81502

Allee Elsie T. #30 84
1240 Ute Avneue
Grand Junction, CO 81501

Colo. West Regional Mental
Helath Center #30 84
1321 Ute Avenue
P. O. Box 1580
Glenwood Speings, CO 81601

Taylor Owens S. #30 84
Anita I.
1242 Ute Avenue
Grand Junction, CO 81501

PATRY ARQUELLO
1310 UTE AVE.
G.J., CO 81501
#30 84

Bertley Gary Robert and
Michelle Renee #30 84
225 So. 13th Street
Grand Junction, CO 81501

GRAND JUNCTION PLANNING DEPT.
559 White Ave., Room #60
Grand Junction, CO 81501
#30 84

Original
Do NOT Remove
From Office

11

AVENUE

5'-0" SIDE WALK

REGIE DRIVE

IN

SIGN

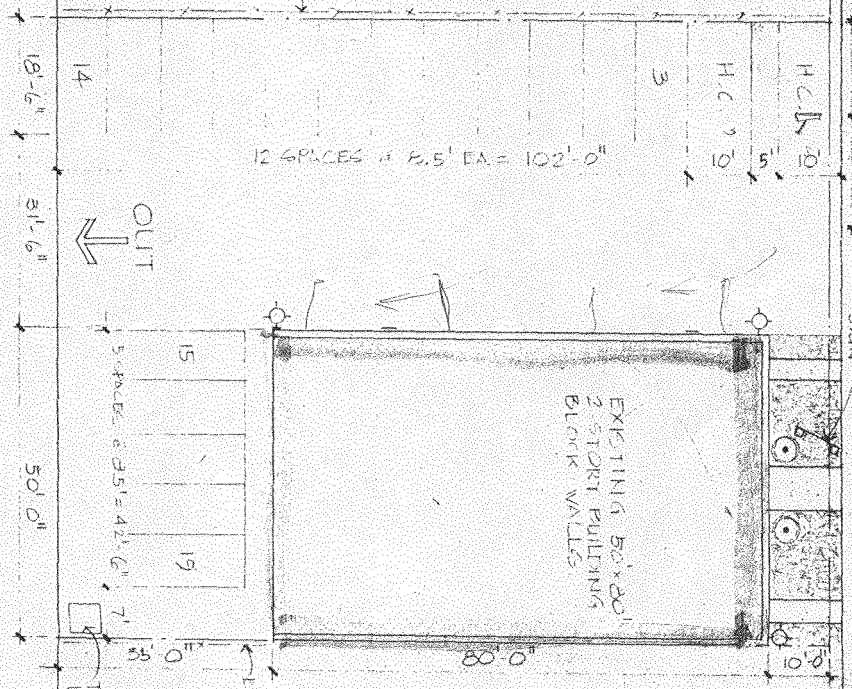


C2

(RES)

EXISTING FENCE

12 SPACES @ 8.5' EA = 102'-0"



ALLEY

C2

13TH

(RES)

C2

EXISTING FENCE

TRAIL PICK UP LOCATION

OUT

18'-6" 31'-6"

14

15

19

7'

4'

5'

5'-0" FACE @ 35' = 42'-6"

80'-0"

42'-6"

102'-0"

18'-6"

31'-6"

50'-0"

12 SPACES @ 8.5' EA = 102'-0"

EXISTING FENCE

TRAIL PICK UP LOCATION

OUT

EXISTING BUILDING 2 STORY BUILDING BLOCK WALLS

80'-0"

42'-6"

102'-0"

18'-6"

31'-6"

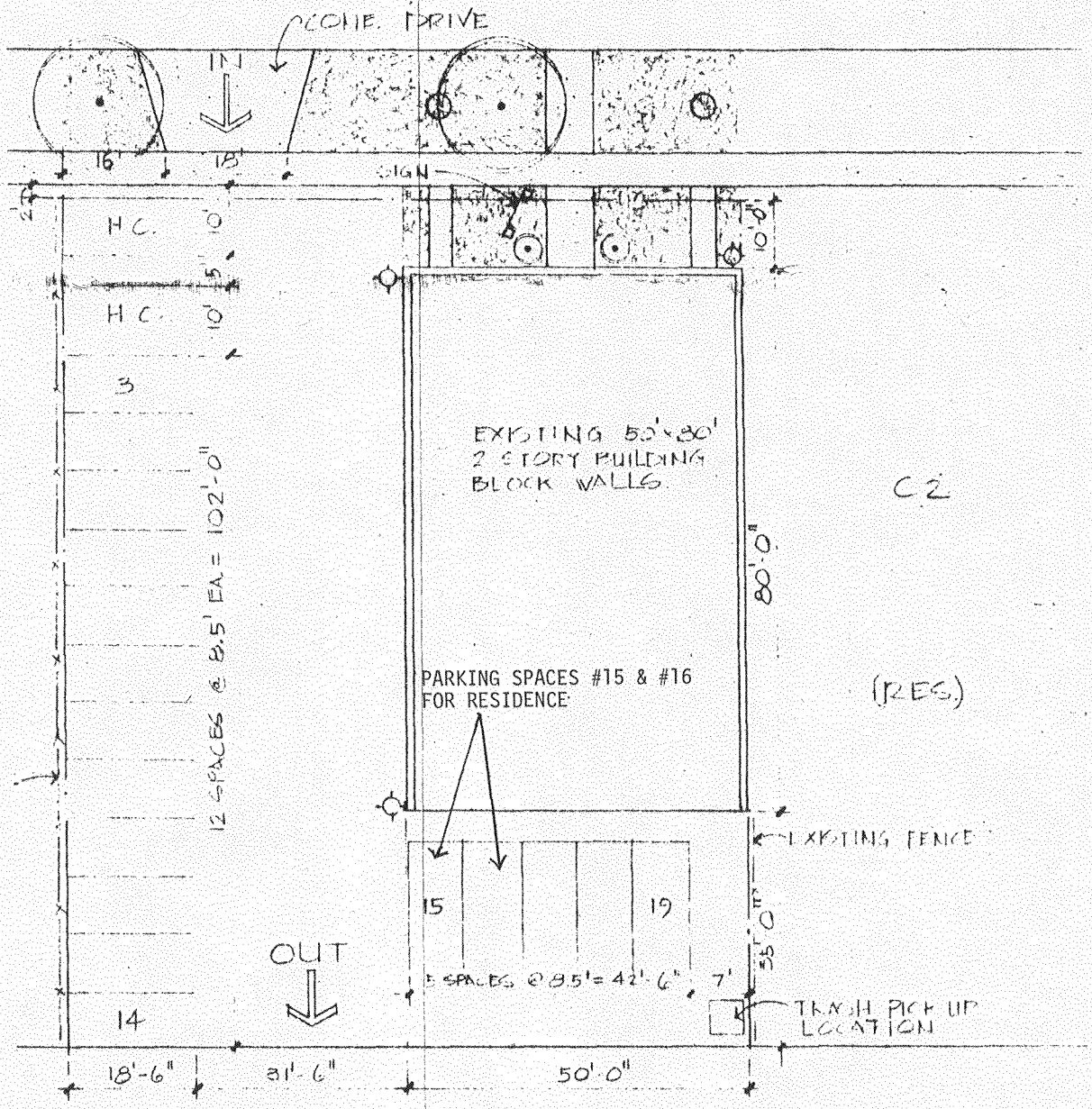
50'-0"

12 SPACES @ 8.5' EA = 102'-0"

EXISTING FENCE

TRAIL PICK UP LOCATION

OUT



C2

(RES.)

C2

(RES.)

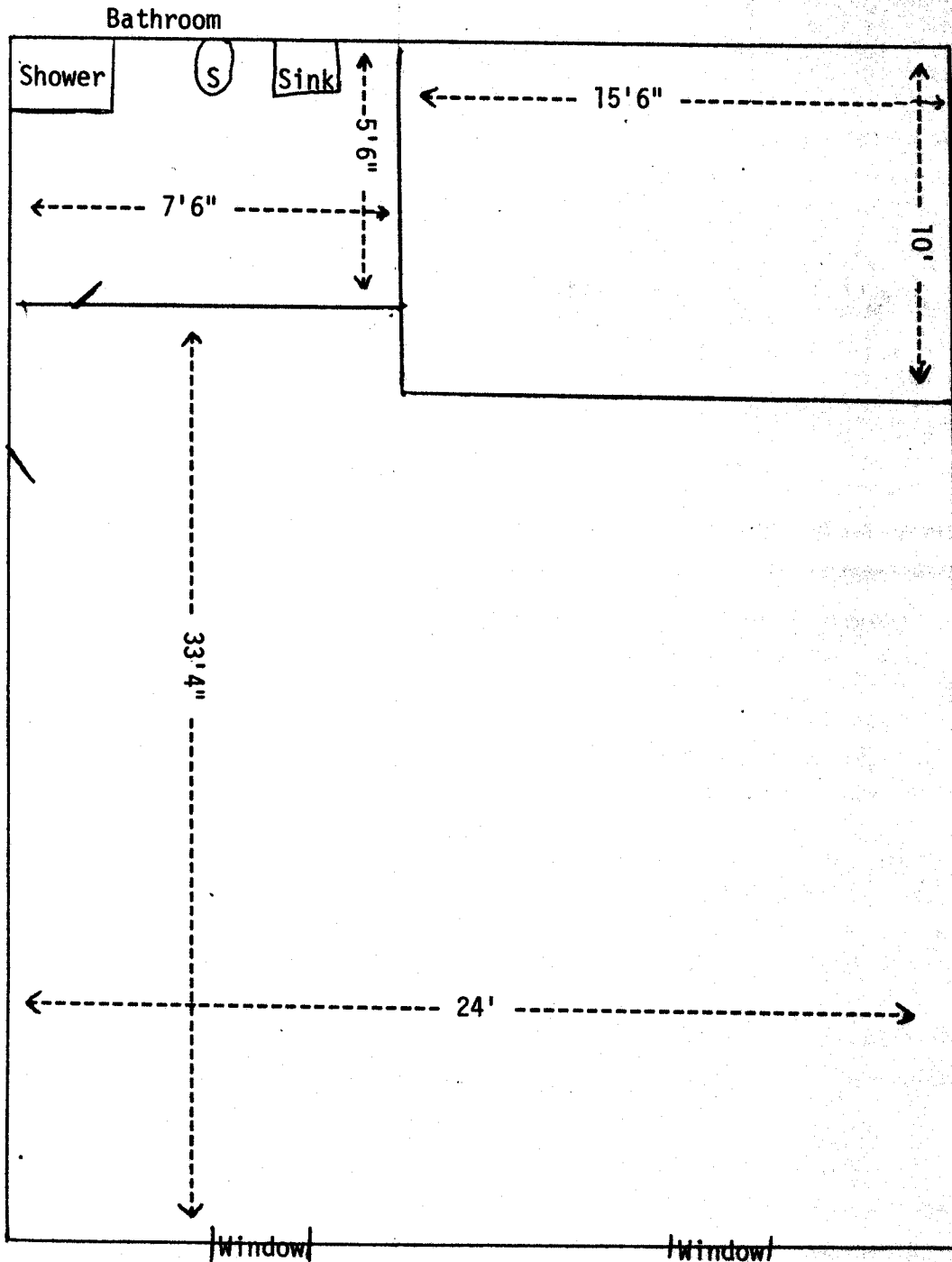
(RES.)

(RES.)

Original
Do NOT Remove
From Office

13 Ute Avenue
2nd Floor - Apartment

-ALLEY-



- UTE AVENUE -

Original
Do NOT Remove
From Office

development summary



File # 30-84 Name La Mexicana Date 12/10/84

PROJECT LOCATION: 1310 Ute Avenue

PROJECT DESCRIPTION: This is a request for a rezone to Planned Business (PB) and final plan to allow the owners to live upstairs of the allowed restaurant. The owners and petitioners are Leroy and Patsy Arguello.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	NO *	TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
				SATISFIED	NOT SATISFIED *	SATISFIED	NOT SATISFIED *
Complies with adopted policies	X		Streets/Rights Of Way	X			
Complies with adopted criteria	X		Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X		Irrigation/Drainage	X			
			Landscaping/Screening	X			
			Other: <u>parking</u>	X			

* See explanation below

The existing zone, C-2 (Heavy Commercial) does not allow residential uses. The City will be proposing a text amendment to allow a residence and business in certain non-residential zones if certain criteria are met.

STATUS & RECOMMENDATIONS:

The Grand Junction Planning Commission and City Council reviewed the conditional use for the restaurant earlier this fall. All technical aspects have been met. No adverse comments were received.

Planning Commission Action

The Grand Junction Planning Commission recommended approval on November 27, 1984 for the rezone and final plan.

REVIEW SHEET SUMMARY

FILE NO. #30-84 TITLE HEADING Rezone and final C-2 to Planned Commercial DUE DATE 11/9/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Location: 1310 Ute Avenue

Petitioner: Patsy Arguello

PETITIONER ADDRESS 927 Colorado Avenue, #3 Grand Junction, CO 81501

ENGINEER n/a

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
11/1/84	Building Dept.	The City/County Building Department has no problems with this request. The current building codes allow the "residential" use along with the "business" use with no fire resistive separations between the separate occupancies. Occupant loads shall not exceed those allowed for B-2 occupancies described in the 1982 Uniform Building Code. A building permit is required for the change in building code use and for modifications made to the structure. State licensed architect may be required depending on the extent of remodel.
11/9/84	Development Dept.	<p>The City recently reviewed a Conditional Use request for this property. This is a request to allow a residential use to be located in the same facility. Our current zoning regulations do not allow any residential in a Heavy Commercial (C-2) zone. Thus, the application for a rezone for the restaurant and residence is being requested.</p> <p>Given this department reviewed the previous request and all other review agency comments will be accommodated for, we have no objection to the rezone to Planned Commercial. It is compatible with the surrounding area and meets our rezone criteria.</p>
11/9/84	Fire Dept.	The Grand Junction Fire Department has no objections to this rezone. Building must meet Uniform Fire and Building Code requirements for this type of occupancy.
11/9/84	Transportation Engineer	I do not have any problems with the rezone.

MOTION: "MR. CHAIRMAN, ON ITEM #30-84, REZONE C-2 TO PB; IN CONSIDERATION OF THE REZONE, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

6-0 TO APPROVE.

MOTION: "MR. CHAIRMAN, ON ITEM #30-84, CONSIDERATION OF A FINAL PLAN FOR LA MEXICANA RESTAURANT AT 1310 UTE AVENUE, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."

6-0 TO APPROVE.

sent 11/13/84

