Table of Contents

File	1984	-0030	

Project Name: La Mexicana Restaurant - RezoneC2 to PB - Final Plan

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P	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some
r e	c a	instances, not all entries designated to be scanned by the department are present in the file. There are also documents
s	n	specific to certain files, not found on the standard list. For this reason, a checklist has been provided.
e	n	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick
n	e	guide for the contents of each file.
t	d	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	Table of Contents
X	X	Review Sheet Summary
X	-1	Application form
X		Review Sheets
		Receipts for fees paid for anything
	-1	*Submittal checklist
x	X	*General project report
H		Reduced copy of final plans or drawings
		Reduction of assessor's map
X		Evidence of title, deeds
	X	
		Public notice cards
		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)
<u> </u>		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*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)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X	X	Action Sheet
		Development Summary
		Parking Plan Notice of Public Hearing
X	_	2 ND Floor Plan
X	X	Planning Commission Minutes - ** - 11/27/84
X	X	Site Plan
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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 upstairs apartment. The apartment upstairs 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

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

Rees Irene V. 1317 Colorado Avenue 2653 Paradise Ct. 0 84 Grand Jct., CO 81501

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

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

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

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

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

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

Bertley Gary Robert and Michelle Renee #30 84 225 So. 13th Street Grand Junction, CO 81501 237 S. 13th Street Grand Junction, CO 81501 #30 84 Boyce Jesse R. Jr. and Elizabeth H. 1253 Ute Avenue #30.84 P. 0. Box 2207 Grand Junction, CO 81502

Gibson Constance A.

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

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

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

Robinson Lynn S. & L. Carolann #30 8 1315 Ute Avenue Grand Junction, C0 81501

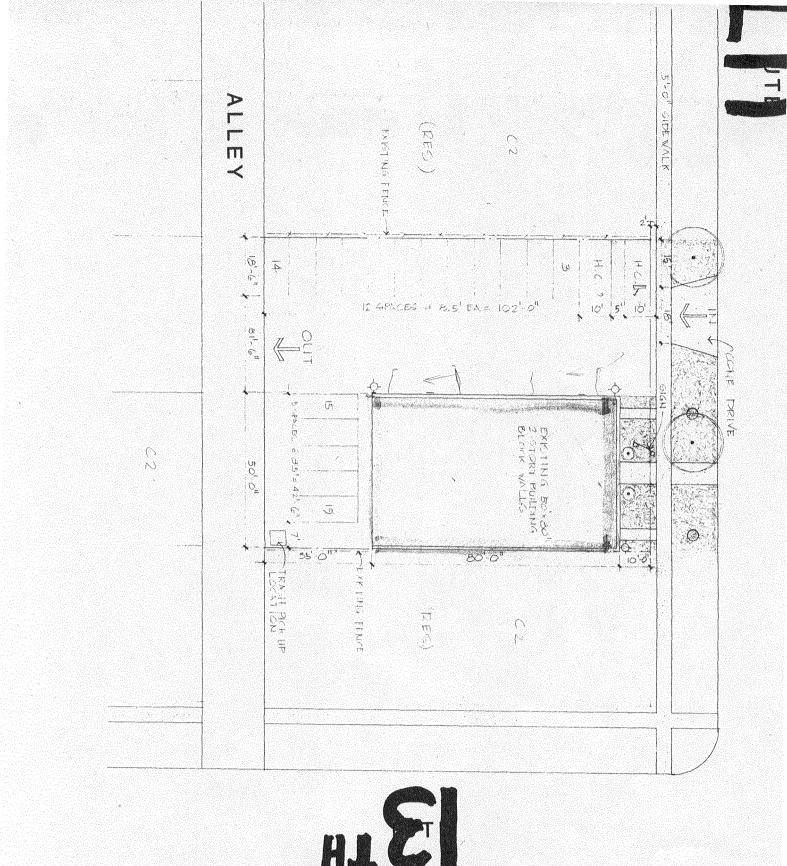
Abrahamson, Jon F. DBA Challenger Ent. #30 84 1331 Ute Avenue P. O. Box 2966 Grand Junction, CO 81502

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

PATEY ATGUELLO 1310 Ute Ave. G.J., CO 81501

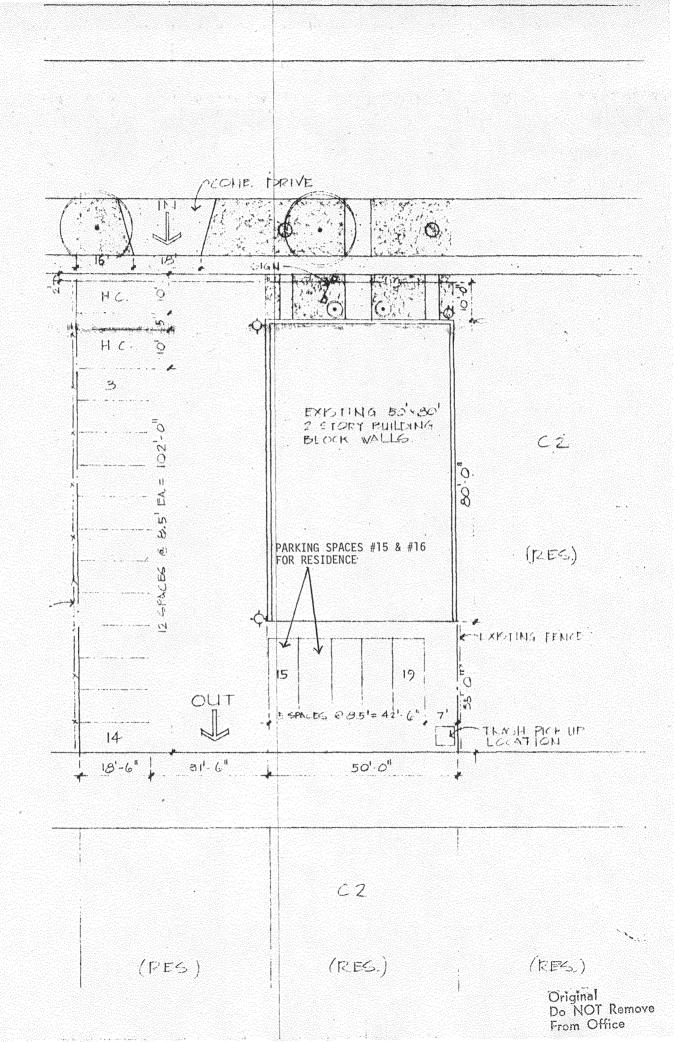
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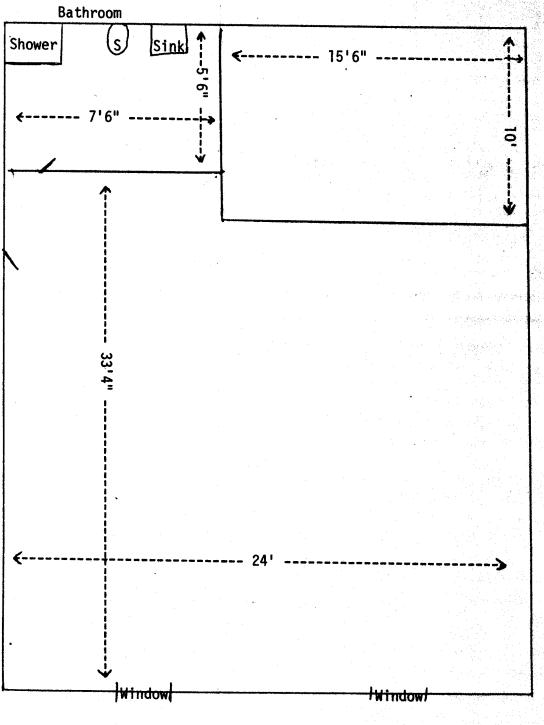
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AVE



1 Ute Avenue 2nd Floor - Apartment

-ALLEY-



- UTE AVENUE -

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development summary



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		NO *	TECHNICAL REQUIREMENTS	SATISFIED	NOT SATISFIEL	
Complies with adopted policies	x		Streets/Rights Of Way	x		
Complies with adopted criteria			Water/Sewer	X		
Meets guidelines of Comprehensive Plan	x		Irrigation/Drainage	x		
			Landscaping/Screening	x		
			Other: parking	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.

FILE NO	#30-84 TITLE H	EADING
ACTIVITY -	PETITIONER - LO	CATION - PHASE - ACRES Location: 1310 Ute Avenue
Petitione	r: Patsy Arguel	10
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PETITIONER	ADDRESS 927 Co	Norado Avenue, #3 Grand Junction, CO 81501
	n/a	
DATE REC.	AGENCY	COMMENTS
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 sepa- rations 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 depen- ding on the extent of remodel.
11/9/84	Development Dept.	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 resi- dence is being requested.
	1	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 com- patible with the surrounding area and meets our rezone criteria
11/9/84	Fire Dept.	The Grand Junction Fire Department has no objections to this rezone. Building must meet Uniform Fire and Building Code re- quirements 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 MEXICANARESTAURANT AT 1310 UTE AVENUE, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL."
		6-0 TO APPROVE.

31/13/64

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	Comprehensive Planning					
	G.J. Dept. of Energy					
	Walker Field					
	School District					
	Water (Ute, Clifton)					
	Sewer Dist. (FV, CGV, OM) Mountain Bell					
	State Highway Dept.					
	State Geological					
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