

Table of Contents

File 1989-0011

Name: Latin/Anglo Alliance Community Facility (Final) – Special Use – 1333 N. 23rd St.

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department 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 provided.</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	Table of Contents			
		Review Sheet Summary			
		Application Form			
		Review Sheets			
		Receipts for fees paid for anything			
		*Submittal checklist			
X	X	*General project report			
		Reduced copy of final plans or drawings			
X		Reduction of assessor's map.			
		Evidence of title, deeds, easements			
X	X	*Mailing list to adjacent property owners			
		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 non-bound reports			
		Traffic studies			
		*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	Action Sheet	X	X	Parking space diagram
X		Review Sheet			
X	X	Review Sheet Summary			
X	X	Site Plan			
X		Development Application – 2/16/89			
X	X	Planning Clearance from 6/16/82 - **			
X		From letters from citizens opposed of the special use (only one is selected to scan)			
X		Handwritten Notes to file			
X	X	Letter from Kathy Portner to Mike Archuleta, Latin Anglo Alliance, Inc. re: Approval of the special use permit with conditions – 3/10/89			
X	X	Letter from Mike Archuleta to Kathy Portner re: proposed changes in the conditions set forth – 3/14/89			
X		Letter from Carlos Nichols and Agnes Nichols to rescind requirement of having a 6 Foot fence requirement – 5/24/89			
X	X	Letter from Kathy Portner to Mike Archuleta re: no fence required – 6/1/89			
X		Contract to Buy and Sell Real Estate – 12/14/88			
X	X	Letter from Katherine Portner to Louis Martinez, Lain Anglo Alliance re: Fiesta Dinner will be allowed under the Special Use Permit – 7/24/91			

IMPACT STATEMENT/PROJECT NARRATIVE

This is a proposal for a Special Uses permit for the Latin Anglo Alliance. This proposal is for the property described as Lots 18, 19, 20 Block 1 Arcadia Village Refiling (also known as 1333 N.23rd Street). This proposal will have little if any impact on the existing neighborhood. Almost all of our functions are the same type as the church presently at this location. This is an existing building and has been compatible with the neighborhood in the past and should not change. This facility meets the criteria for a community facility based on its cultural, educational and recreational basis as stated below.

The Latin Anglo Alliance was started in 1956 to help facilitate a better understanding and cooperation between the Anglo and the Hispanic community. Our main goal is the education of our youth. The Latin Anglo Alliance presently gives a \$1,000.00 and a \$500.00 scholarship to two outstanding Hispanic students graduating from High School in Mesa County. Along with these are lesser amounts of \$150.00 per semester of college, for a total of \$5400.00 per year in scholarships. We also help needy families in Mesa County with money for food, clothing, medical, rent, and utility assistance. We have also donated money to provide a van to transport youth for work on the Riverfront Project, as well as money for other community projects.

Our general meetings are held on the third Saturday of the month from about 6:00 P.M. to 10:30 P.M. with attendance of 25 to 50 people. Board meetings are on the first Tuesday of the month from about 7:00 P.M. to 10:00 P.M. with attendance of about 15 people. Our facility will be open for public meetings and gatherings with time and attendance varying.

Cultural activities such as the Mexican Folklorico dance group, which practices in our present building from 6:00 P.M. to 8:00 P.M. (twice during the week) presently on Mondays and Wednesdays, take place at our facility. We also have clogging dance practices on Thursdays from 6:00 P.M. to 9:00 P.M. Another proposal has been made for Ballroom dancing practices has been made. These classes contain about 25 people.

Dinners and breakfasts are planned for fundraisers at various times of the day and evening. Our Fiesta dinner in September is from 11:00 A.M. to 2:00 P.M. and from 5:00 P.M. to 8:00 P.M. We serve up to about 500 people but not all at the same time.

There will be uses for social events on weekends with various times and different attendance rates.

Use by the Resource Center Inc. for classes and meetings from time to time. There is also the possibility of usage by the Job Service Center, Mesa College, School District 51 and other entities for various activities and classes they may have, with attendance varying.

There is a possibility that the Headstart Program may want to use our facility in the future. Attendance not known at this time.

A special consideration to be addressed is our bingo. This is held one night per week, presently on Sunday nights. The time is from 5:00 P.M. to 10:30 P.M. with attendance from 40 to 80 people and with new building may even be greater.

All this will take effect immediately upon closing and completion of sale. There might be a need for minor remodeling but it will not affect our schedule.

EMPIRE LAND & DEVEL. CO.
2049 I ROAD
FRUITA, CO. 81521

STANDARD INSURANCE CO.
ATTEN. TAXATION & AUDITING
P.O. BOX 711
PORTLAND, OR. 97207

RAYMOND PHIPPS
P.O. BOX 3360
GRAND JUNCTION, CO 81502

STANDARD INSURANCE CO.
P.O. BOX 711
PORTLAND, OR 97207

VARLIN D. BROWN
1363 N. 22ND
GRAND JUNCTION, CO 81501

ROGER B. CHOSVIG &
LAVONNE R. PATRICK
1353 N.22ND
GRAND JUNCTION, CO 81501.

DORTHY M. HESSLER &
MICHAEL L. MARONVILLE
1343 N. 22ND
GRAND JUNCTION, CO. 81501

JAMES & MARLIS F. MACKLEY
125 BOOKCLIFF AVE.
GRAND JUNCTION, CO 81501

ROBERT G JOPLIN & CHERYL
A. & MICHAEL E. KELLEY
5845 E. CARITA
LONG BEACH, CA 90808

JEFFREY K. KILMER
1335 GUNNISON AVE.
GRAND JUNCTION, CO 81501

WILLIAM GULLIFORD
730 UTE AVE.
GRAND JUNCTION, CO 81501

ROYAL R. & TRELA F. ROSS
1370 N. 22ND
GRAND JUNCTION, CO 81501

DALTON K. & WANDA L. FOSTER
1360 N. 22ND
GRAND JCT. CO 81501

DAVID V. & DIXIE A.
CHRISTENSEN
3330 NORWALK
GRAND JCT. CO 81506

CLARENCE E. & ETHEL A.
WILKINS
1340 N. 22ND
GRAND JCT. CO 81501

KIDDIE PARK
6TH & ROOD
GRAND JCT. CO 81501

CHARLES J. DEROSIERS
2643 F $\frac{1}{2}$ ROAD
GRAND JCT. CO 81506

LEW E. & LEN E. WUNDERWALD
VALGENE BLACKBURN
2714 DELMAR DRIVE
GRAND JCT. CO 81506

CHARLES J. & IRENE I.
DEROSIERS
2643 F $\frac{1}{2}$ ROAD
GRAND JCT. CO 81506

JERRY R. & HELEN S. GOULD
P.O. BOX 143
KILA, MT 59920

CRAIG S. & LEONA THOMPSON
2344 BUNTING AVE.
GRAND JCT. CO 81501

CHARLES J. & IRENE I.
DEROSIERS
2643 F $\frac{1}{2}$ ROAD
GRAND JCT. CO 81506

FIRST NATIONAL BANK NORTH
P.O. BOX 906
GRAND JCT. CO 81502

C.T. & C.R. CULVER
2331 BUNTING
GRAND JCT. CO 81501

LOUIS B. ANDREATTA
2335 BUNTING
GRAND JCT. CO 81501

SHARLEE A. HITTLE
1428 N. 23RD
GRAND JCT. CO 81501

JAMES D. HAMILTON
126 GLADE PARK ROAD
GRAND JCT. CO 81503

INTRA WEST BANK OF
GRAND JCT. TRUSTEE
P.O. BOX 908
GRAND JCT. CO 81501

DOROTHY J. MCFARLAND
540 PEACE DRIVE
GRAND JCT. CO 81504

F. MALDONADO JR.
110 TEXAS
GRAND JCT. CO 81501

Original
Do NOT Remove
From Office

BEVERLY BOROUGHS
1362 N. 23RD
GRAND JCT. CO 81501

EVA H. ALLEN & JILL J.
KISSEL
1354 N. 23RD
GRAND JCT. CO 81501

AGNES A. JOHNSON &
MILDRED B. BURKHALTER
1346 N. 23RD
GRAND JCT. CO 81501

CYNTHIA L. CASTONGUAY
1332 N. 23RD
GRAND JCT. CO 81501

GENE & FAYE FILES
2364 HILL COURT
GRAND JCT. CO 81501

LEONA ROSALIE SINCLAIR
1411 N. 23RD
GRAND JCT. CO 81501

ROBERT FRANKLIN WHITE
1401 N. 23RD
GRAND JCT. CO 81501

ALZO L. JONES
1373 N. 23RD
GRAND JCT. CO 81501

ESTHER A. LEWIS
1363 N. 23RD
GRAND JCT. CO 81501

CARLOS A. NICHOLS
1353 N. 23RD
GRAND JCT. CO 81501

PROPERTY OWNERS WITHIN 200 FT. RADIOUS OF 1333 N. 23RD PROPERTY - (EASTGATE CHURCH OF CHRIST).

2945-124-26-001
EMPIRE LAND & DEVELOPMENT COMPANY
2049 I ROAD
FRUITA, CO 81521

2945-124-26-002
STANDARD INSURANCE COMPANY
ATTENTION: TAXATION & AUDITING
P.O. BOX 711
PORTLAND, OR 97207

2945-124-26-003
RAYMOND PHIPPS
BOX 3360
GRAND JUNCTION, CO 81502

2945-124-26-004
STANDARD INSURANCE COMPANY
P.O. BOX 711
PORTLAND, OR 97207

2945-124-18-002
VARLIN D. BROWN
1363 N. 22ND
GRAND JUNCTION, CO 81501

2945-124-18-003
ROGER B. CHOSVIG & LAVONNE R. PATRICK
1353 N. 22ND
GRAND JUNCTION, CO 81501

2945-124-18-006
DOROTHY M. HESSLER &
MICHAEL L. MARONVILLE
1343 N. 22ND
GRAND JUNCTION, CO 81501

2945-124-18-007
JAMES & MARLIS F. MACKLEY
125 BOOKCLIFF AVENUE
GRAND JUNCTION, CO 81501

2945-124-18-010
ROBERT G. JOPLIN & CHERYL A. &
MICHAEL E. KELLEY
5845 E. CARITA
LONG BEACH, CA 90808

2945-124-19-008
JEFFREY K. KILMER
1335 GUNNISON AVENUE
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DALTON K. & WANDA L. FOSTER
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2945-124-19-017
CLARENCE E. & ETHEL A. WILKINS
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KIDDIE PARK
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2945-124-19-131
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2945-124-20-015
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VALGENE BLACKBURN
2714 DELMAR DRIVE
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2945-124-20-014
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GRAND JUNCTION, CO 81506

2945-124-20-113
JERRY R. & HELEN S. GOULD
P.O. BOX 143
KILA, MT 59920

2945-124-20-012
CRAIG S. & LEONA E. THOMPSON
2344 BUNTING AVENUE
GRAND JUNCTION, CO 81501

2945-124-24-001
CHARLES J. & IRENE I DEROSIERA
2643 F $\frac{1}{2}$ ROAD
GRAND JUNCTION, CO 81506

2945-124-24-002
2945-124-24-003
2945-124-24-006
FIRST NATIONAL BANK NORTH
P.O. BOX 906
GRAND JUNCTION, CO 81502

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2945-124-00-015
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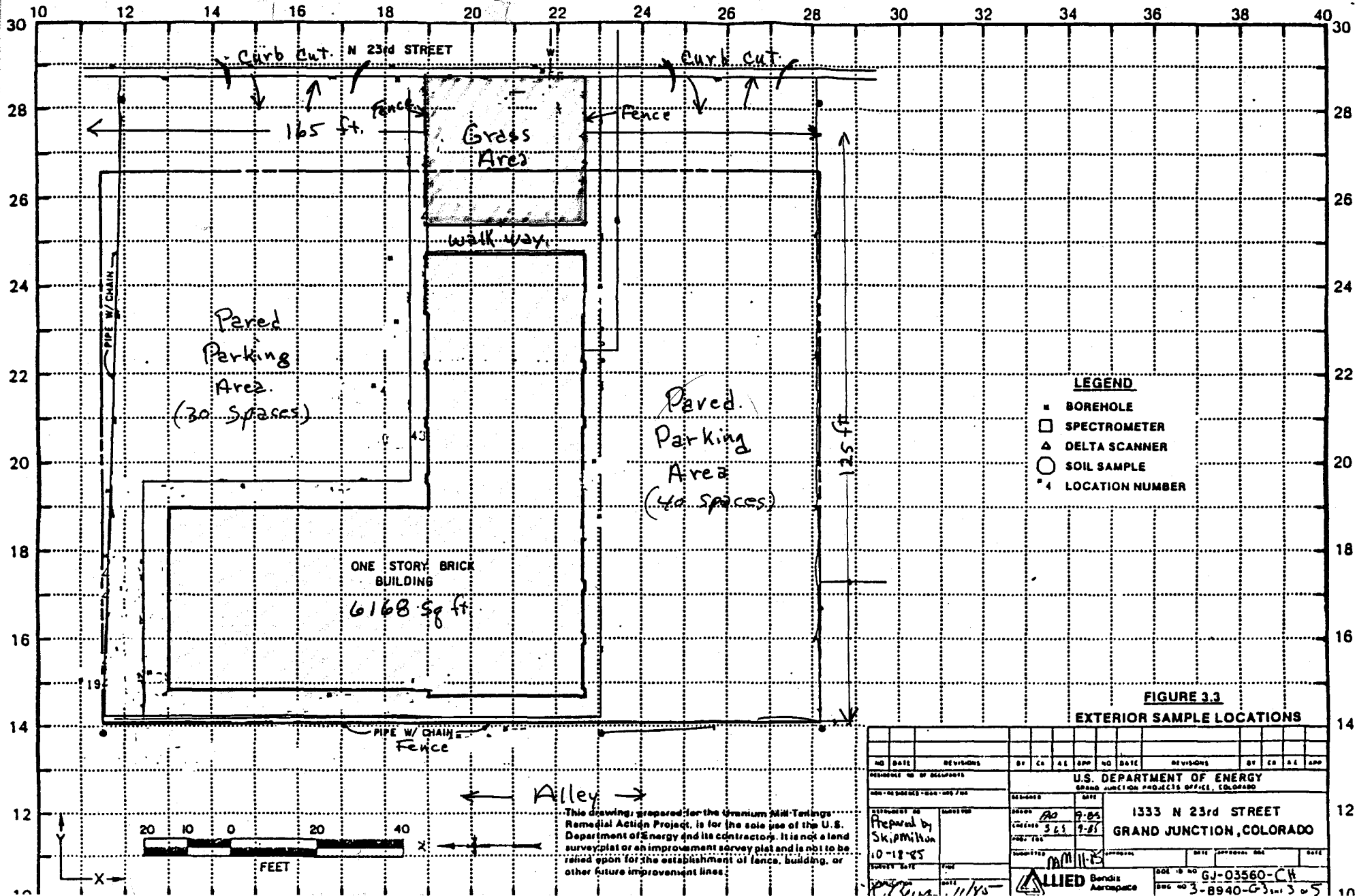
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1373 N. 23RD
GRAND JUNCTION, CO 81501

2945-124-19-13
ESTHER A. LEWIS
1363 N. 23RD
GRAND JUNCTION, CO 81501

2945-124-19-015
CARLOS A. NICHOLS
1353 N. 23RD
GRAND JUNCTION, CO 81501



Original

This drawing, prepared for the Uranium Mill Tailings Remedial Action Project, is for the sole use of the U.S. Department of Energy and its contractors. It is not a land survey plat or an improvement survey plat and is not to be relied upon for the establishment of fence, building, or other future improvement lines.

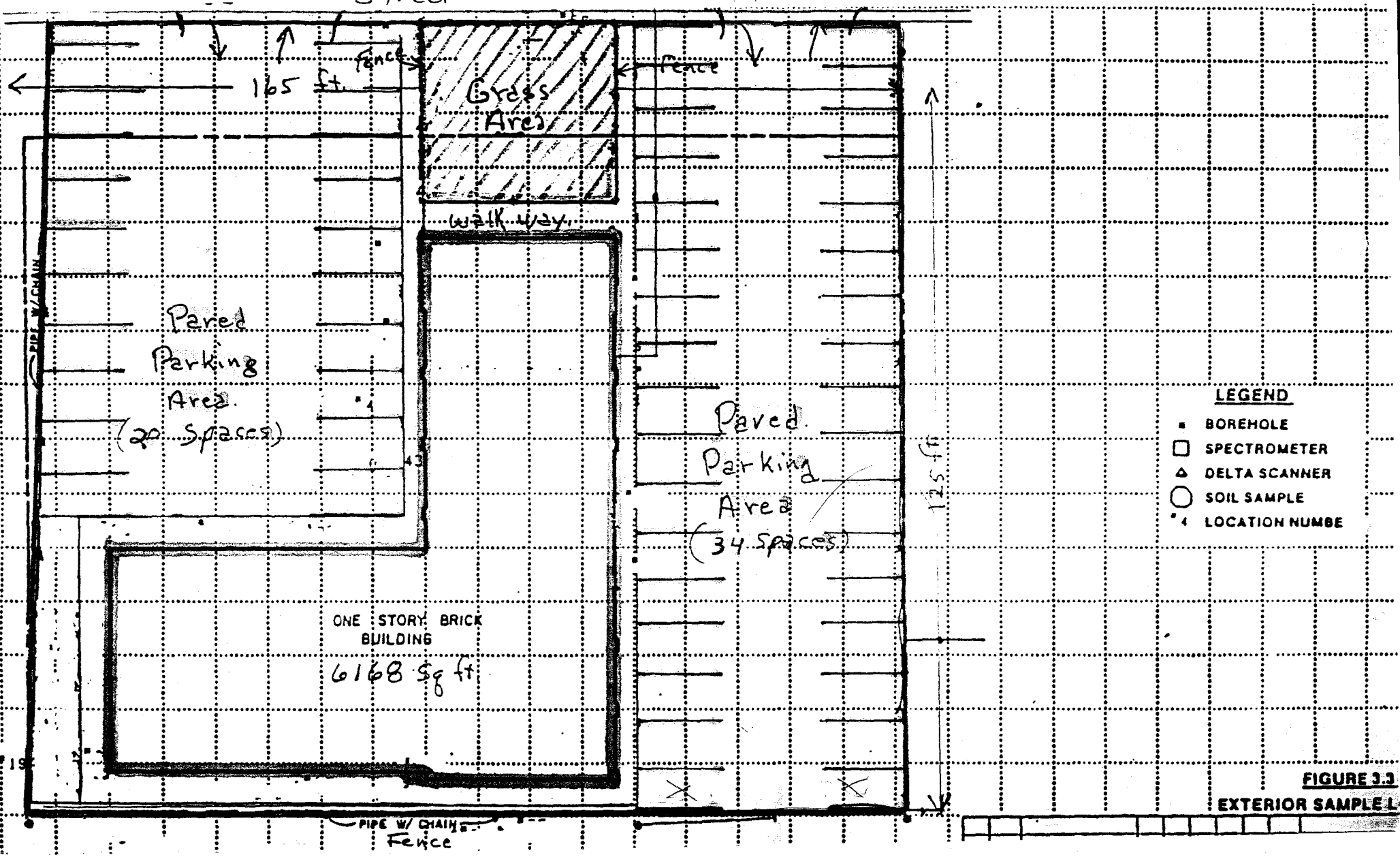


FIGURE 3.3
EXTERIOR SAMPLE 1

2/22/89 Alzo Jones - 1373 N. 23rd
Opposed to it - vehemently

2/23/89 Wanda Foster - 1360 N. 22nd
Has no objection if its orderly, doesn't get out of hand,
& does not have a liquor license (or liquor)

2/23/89 Mrs. James Mackley - owns 1333 N. 22nd - rental
Liquor is main concern - will they have liquor
license for special events.
Parking is not adequate - church used church parking

2/22/89 Ethel & Clarence Wilkins - 1340 N. 22nd
Concerned about drinking on premises
Not adamantly opposed.

2/27/89 Anon - concerned about traffic / parking

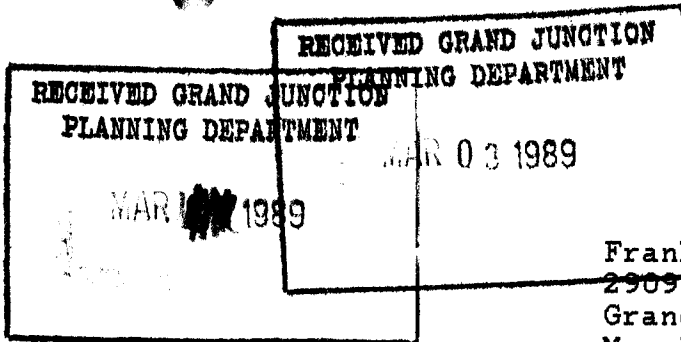
2/27/89 Mrs. Floyd (Dorris) Stratton 2150 Kennedy - opposed to
the facility. Have traffic problem, feels that
traffic will increase. Parking also a problem

3/1/89 John Krayjoki 2141 Elm
Fact finding - was clearing up rumors

3/2/89 Esther Lewis 1363 N. 23rd
Some neighbors aren't calling because its cold & dry
feels it will have a very negative impact on the neighborhood.
They'll be parking on the street, the streets too narrow
and busy already. Emergency vehicles couldn't
get through. The police will be coming alot.

Max & Natalie Levensgood - 2160 Kennedy
parking and traffic problems. on Sun. mornings,
cars are parked on both sides of 23rd.
Concerned about noise

- public usage limited to 8-11:00
 - large dinners?
 - liquor license?
- Bingo - til 11:00 & occasional other times
special events
- fence along alley



Frank Dagley
2909 Ronda Lee
Grand Junction, Co
March 2, 1989

Kathy Porter
Grand Junction Planning Dept.
250 North 5th Street
Grand Junction, Colorado

I have been asked to describe some of the uses of the property at 1133 North 23rd Street in Grand Junction when it was the location of the Northeast Christian Church. I became associated with Northeast in 1974 and from that time until 1982 when we sold it to the Eastgate church the activities were normal 'church' functions:

We had worship services on Sunday morning and Sunday evening.

On wednesdays there were Youth activities and some bible studyies and a few related classes.

There were normal office and counseling activities during the other weekdays.

A weight watchers group called TOPS meet there once a week for the last few years.

If I can be of any further assistance you may call me during the working hours at 248-1741.

Elder's Chairman

Frank Dagley



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

March 10, 1989

Mike Archuleta
Latin Anglo Alliance, Inc.
P.O. Box 1734
Grand Junction, CO 81502

RE: File #11-89, Special Use Permit

Dear Mike:

Your request for a Special Use Permit at 1333 N. 23rd for the Latin Anglo Alliance, Inc. has been reviewed. We have classified this use under the Cultural/Educational/Recreational Facilities in the Use/Zone Matrix (Figure 4-3-4 of the Zoning and Development Code). As such, most of the uses proposed in the project narrative would be appropriate uses for a community facility in a residential zone.

The site has been used for church purposes in the past. A letter from the Eastgate Church of Christ dated March 2, 1989, describes the variety of uses at this site in the past. Those included church activities as well as activities of other groups and organizations. Approval of the Special Use Permit for the Latin Anglo Alliance with the following conditions should not impact the neighborhood any more than a church use.

- A 6' privacy fence is required along the north and west property lines.
- Some type of parking barrier is required along the south property line.
- The parking lots must be striped in conformance with City parking regulations.
- Occupancy of the building may not exceed 156 persons at any given time (based on the available 52 off-street parking spaces).
- Hours of operation shall not exceed 8:00 a.m. to 11:00 p.m.
- A liquor licence shall not be allowed for the site.

Mike Archuleta
March 10, 1989
Page 2

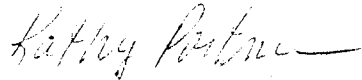
Approved uses of the building are:

- General functions of the Latin Anglo Alliance including board meetings, dance practice and other meetings and gatherings of the organization.
- Small breakfasts and dinners planned for members and their guests. The large Fiesta dinner will not be allowed at this site.
- Weekend social events for members and guests.
- Bingo on Sunday evenings, 5 p.m. to 10:30 p.m.
- Occasional use for other classes and meetings.

Use of this site for day care/preschool would require a separate review and approval through the Conditional Use process. The proposed use of the building by the Resource Center for UMTRA project applications would not be appropriate at this site.

The petitioner should be aware of a high level of concern by the neighbors. Uses of the site should be kept compatible with a residential neighborhood.

Sincerely,



Kathy Portner
Planner

/kp

xc: File #11-89

LATIN ANGLO ALLIANCE
760 WINTERS AVENUE
GRAND JUNCTION, COLO.
(303) 242-5620

March 14, 1989

Kathy Portner
Grand Junction Planning Dept.
250 North Fifth Street
Grand Junction, Co 81501-2668

RE: File #11-89, Special Use Permit

Dear Kathy:

These are proposed changes in the conditions set forth by the Planning Department for the Special Uses Permit for the Latin Anglo Alliance.

- ___ A 6' privacy fence on the North side property line only.
- ___ Occupancy of the building shall be determined by the Fire Code Standards. 3-2
- ___ Hours of operation shall be from 8:00 a.m. to 11:00 p.m. excepting maintenance and preparation time before and after functions..
- ___ Strike out reference to liquor license. (Shall be determined by liquor codes and permit process.)
- ___ Small breakfasts and dinners planned for members and their guests. (Strike out reference to the Fiesta dinner.)
- ___ Bingo in the evenings, from 5:00 p.m. to 11:00 p.m.

Sincerely,

Mike Archuleta

Mike Archuleta
Pres.- LAA



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

March 16, 1989

Mr. Mike Archuleta
Latin-Anglo Alliance, Inc.
P.O. Box 1734
Grand Junction, CO 81502

RE: Request for Amendment, File #11-89, Special Use Permit

Dear Mike:

I have reviewed your request of March 14, 1989 to amend the conditions of approval on the special use permit for the Latin-Anglo Alliance. You may consider the following as an addendum to the March 10, 1989 letter of approval from Kathy Portner. All other terms and conditions of that letter are still in force.

1. The hours of operation shall be 8:00 a.m. to 11:00 p.m. The hours of operation refer to public use of the facility and do not prohibit maintenance, clean-up, food preparation, or similar operations at other hours.
2. Bingo is permitted evenings from 5:00 p.m. to 11:00 p.m.
3. Special events liquor licenses shall require all necessary City approvals.
4. Occasional small breakfasts, lunches or dinners for members and guests are an acceptable use. The Fiesta dinner, as described in the project narrative, or an equivalently-sized event, is approved for one time only on a trial basis. If this event does not create adverse impacts on the neighborhood, an amendment requesting future events will be considered. This department shall be notified of the date and time of the event.
5. The request to increase occupancy to the maximum permitted by the Fire Code is denied. Occupancy shall be limited to 156 persons at any given time. If additional off-street parking is obtained, this limit may be increased in accordance with the required parking ratio.

6. A six foot privacy fence shall be required along the north side of the property only. Adequate sight distance shall be maintained as per Section 5-3-2 of the Zoning and Development Code.
7. This approval has been evaluated under the criteria established in Section 4-8 of the Code. It is the applicant's responsibility to ensure that the provisions of these criteria are maintained. This department reserves the right to re-review this application if additional mitigation of adverse impacts is required.

Sincerely,



Karl G. Metzner
Director of Planning

KGM/tt

xc: File #11-89



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

June 1, 1989

Mike Archuleta
Latin-Anglo Alliance, Inc.
P.O. Box 1734
Grand Junction, CO 81502

Dear Mike:

In response to the letter dated May 24, 1989 from the Nichols, property owners at 1353 N. 23rd St., we will not require a 6 foot privacy fence along the north side of the Latin Anglo Alliance building at this time. If at some point the fence is deemed necessary to mitigate adverse impacts to the neighborhood, it will be required.

Sincerely,

A handwritten signature in cursive script that reads "Kathy".

Kathy Portner
Planner

/kp
xc: File #11-89

REVIEW SHEET SUMMARY

FILE NO. 11-89 TITLE/HEADING Special Use for Latin-Anglo Alliance, Inc. DUE DATE 3/3/89

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Mike Archuleta

Location: 1333 North 23rd Street Grand Junction, CO 81501

PETITIONER ADDRESS 1313 Glenwood, #1 Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

2/21/89	Fire Dept.	Our office doesn't have a problem with this use. A walk-through will need to be conducted to ensure fire safety is being met within the building.
3/01/89	Building Dept.	The proposed use of this building is not a change in use. The building was formerly used as an A-3 occupancy which is an assembly building with an occupant load not to exceed 300. All future remodeling will require a building permit.
3/02/89	Public Works	No objections.
3-09-89	Police	No problems noted as long as sufficient parking spaces are available and the events do not go too late into the night since it is a residential area.

*Hand - delivered
3/1/89*



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

July 24, 1991

Louis Martinez
Latin Anglo Alliance
P.O. Box 1734
Grand Junction, CO 81502

Dear Mr. Martinez:

This is in response to your inquiry about the Fiesta Dinner to be held at the Latin Anglo Alliance building at 1333 N. 23rd Street, Grand Junction. The Special Use approval for the facility as amended in the letter dated March 16, 1989 in File #11-89 allowed for the Fiesta Dinner to be held on a trial basis. The approval goes on to say that if the event does not create adverse impacts on the neighborhood, future events will be considered. To my knowledge there were no complaints about the dinner from the neighborhood. Therefore, the Fiesta Dinner as described in the Project Narrative (File #11-89) will be allowed under the Special Use Permit. If in the future the event creates adverse impacts on the neighborhood that portion of the Special Use Permit will be reconsidered.

If liquor is to be served, a special events liquor license is required. Contact the City Clerk's office at 244-1511 for further information. Good luck with this year's event.

Sincerely,

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

Katherine M. Portner
Senior Planner