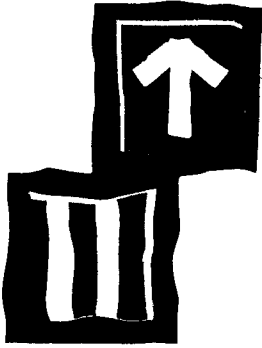


ROCKY MOUNTAIN



JOBS FOR PROGRESS, INC.

WESTERN SLOPE HEAD START PROGRAM
P.O. Box 1117 • Grand Junction, CO 81502
(303) 243-9318



NUTRITION



EDUCATION



PARENT INVOLVEMENT



SOCIAL SERVICES



HEALTH



ADMINISTRATION



City of Grand Junction
Community Development Department
250 North 5th Street
Grand Junction, CO 81502
Katherine Portner, AICP

Dear Kathy,

I'm writing to you to keep you informed on the intent of the Head Start Program concerning the building located at 220 South Thirteenth Street.

We have moved out of the 760 Winters site and are planning to utilize the 220 South 13th site as the future site in replacement of the 760 Winters Center.

Please find an enclosed map of the property. We are planning to install a complete fence around the property. We also have an appointment with the Health and Fire Department for an inspection.

If any more changes come up, we will keep you updated.

Thank you in advance for your help.

Sincerely,

Arlinda Paiz,
Director
Rocky Mountain SER Head Start

ac/dad

Rocky Mountain SER Western Slope Head Start
220 South 13th

List of property owners:

1. Charles & Margie Lopas
1261 Colorado Ave.
Grand Junction, CO
245-3878
2. Genee Davidson
1302 Colorado Ave.
Grand Junction, CO
3. 2945-133-19-016
2945-133-19-017
Smokey Valley Construction, Inc.
PO Box 40254
Grand Junction, CO 81504
4. 2945-133-18-009
Onofre L. & Patsy Arguello
1304 Ute Ave.
Grand Junction, CO 81501
5. 2945-133-13-017
Laura Roller
423 N. 18th
Grand Junction, CO 81501

79-93



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

June 22, 1993

Arlinda Paiz
Rocky Mountain SER Head Start
P.O. Box 1117
Grand Junction, CO 81502

Dear Arlinda:

Gerald Williams, City Development Engineer, and I visited 220 S. 13th Street on Friday and met with Judy Lopez about the proposal for a Head Start facility there. The property is in the process of being zoned B-1 (limited business) which allows nursery schools/preschools/daycare. However, the change in use of the property and interior remodel do require consideration of other site requirements.

A site plan must be submitted showing all existing and proposed improvements on the site, including the building, landscaping, playground, fencing and parking. One and one-half off-street parking spaces are required per employee. I understand you plan to keep the landscaped areas as they are with lawn, shrubs and trees. The parkway strip along Colorado Avenue is in weeds. I suggest you contact the City Parks Department at 244-1542 to see if trees could be planted in that area through the Street Trees Program. Also include a written description of the facility with the site plan, including hours of operation, number of children, number of employees, mode of transportation for the children and the plans for this property.

As we discussed on the phone the curb, gutter and sidewalk around the property is in poor condition and some will be required to be replaced. The following sections must be replaced:

1. All the curb, gutter and sidewalk along the property frontage on 13th Street--125'-15' (new driveway)=110'x \$25 = \$2,750
2. A section of sidewalk along Colorado Avenue with a 1" to 1 1/2" mis-joint vertically--8'x \$12 = \$96
3. Handicap ramps at the alley and onto Colorado Avenue--
2 x \$200 = \$400

All the costs indicated above are estimates. You will need to contract with someone licensed with the City to do the work.

Payment into an alley improvement fund is also required. In lieu of building the improvements, you may pay the alley improvement district cost of \$22.50 per linear foot of property along the alley--50'x \$22.50 = \$1,125.

I hope these additional costs do not make your project unworkable. The property owner should be aware that these requirements would apply no matter what was going into the building if there was any remodeling done that required a building permit. Please submit your site plan and project description as soon as possible so we can complete our review. You'll have to have our approval prior to getting a building permit. There will be a \$5.00 fee for our review. Please call me at 244-1446 if you have any questions.

Sincerely,



Katherine M. Portner
Planning Supervisor

Enclosure



Baca's Concrete 243-3169
2772 1/2 Lexington Ct.
Grand Jct Co 81503

PROPOSAL AND ACCEPTANCE

PROPOSAL SUBMITTED TO <u>Rocky Mountain SFR Heart Start</u>		PHONE	DATE <u>7/9/93</u>
STREET <u>P.O. Box 1117</u>		JOB NAME <u>Concrete Removal + Replacement</u>	
CITY, STATE AND ZIP CODE <u>Grand Jct Co 81502</u>		JOB LOCATION <u>220 S. 13th</u>	
ARCHITECT	DATE OF PLANS	JOB PHONE	

We hereby submit specifications and estimates for:

Curb + walk removal + replacement,

Baca's Concrete will provide all labor and material needed to complete job.

Job will consist of 155 Ln. Ft of New curb + walk # 2 wheelchair ramps and walk leading to building. Placement of concrete will be according to city specifications.

We Propose hereby to furnish material and labor — complete in accordance with above specifications, for the sum of:

Five Thousand Five Hundred dollars (\$ 5,500.00)

Payment to be made as follows:

upon completion of job, no later than 30 days after job is started

All material is guaranteed to be as specified. All work to be completed in a workman-like manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature Sam Baca

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance _____ Signature _____



PROPOSAL SUBMITTED TO: Arlinda P. z		
ADDRESS: P.o. Box. 1117		
CITY, STATE & ZIP CODE: Grand Junction Colo. 81505.		
JOB LOCATION: 220 S. 13th.		
PHONE: 243-9318	DATE: 7-20-93	

We hereby submit specifications and estimates for:

<u>ITEM #</u>	<u>DESCRIPTION</u>	<u>APPROX. QUANTITY</u>
1.	Cut, Excavate, and Remove existing Concrete (1) Concrete Sidewalk approx.....	130'X 5'
	(1) Concrete Curb & Gutter approx.....	120'X 2'
	(2) Concrete Sidewalks for placement of (2) Concrete Handicaps.	Standard
2.	Shape, and Compact existing Roadbase, apply extra Roadbase if needed.....	800 Sq. Ft.
3.	Form, Pour, Finish areas above for a Total price of.....	\$ 4,525.00

The total price includes Labor Material, and Equipment to perform work above.

The above work to be completed in a substantial and workmanlike manner for the sum of

AS STATED ABOVE ***** dollars (\$ *****)

Payment to be made as follows: Thirty Days Upon Completion

A late charge of 18% per annum on the outstanding balance may be imposed upon all past due payments. Customer agrees to pay all costs of collection and a reasonable attorneys fee if the account becomes delinquent and is referred for collection.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance.

Authorized Signature Anthony Valverde

Note: This proposal may be withdrawn by us if not accepted within 30 days.

Acceptance of Proposal - The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Signature _____

Date of Acceptance: _____

Signature _____

Reyes Construction

523 1/2 Sara Ln.
Clifton, CO 81520
434-2796

Contact by _____

PROPOSAL SUBMITTED TO Arlinda Paiz	PHONE 243-9318	DATE 7-13-93
STREET P. O. Box 1117	JOB NAME	
CITY, STATE AND ZIP CODE Grand Junction, CO. 81502	JOB LOCATION 220 S. 13th Street	

We hereby submit specifications and estimates for:

Removal & replacement of sidewalk & handicap ramps
of 165 L. ft.

Removal & replacement of 150 L. ft. of Curb & Gutter
including concrete & labor ----- \$ 4,150.00

The above work to be completed in a substantial and workmanlike manner for the sum of

(Four thousand, one hundred & fifty dollars & no/100) dollars (\$ 4,150.00)

Payment to be made as follows: Any day after the job has been completed, but not	
after 30 days.	

A late charge of 18% per annum on the outstanding balance may be imposed upon all past due payments. Customer agrees to pay all costs of collection and a reasonable attorney's fee if the account becomes delinquent and is referred for collection.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workmen's Compensation Insurance.

Authorized Signature *Martha Morales*

Note: This proposal may be withdrawn by us if not accepted within _____ days.

Acceptance of Proposal — The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature _____

Signature _____

*3450
3443.52*

August 9, 1993

Grand Junction Community Development Department
Planning-Zoning-Code Enforcement Office
250 North 5th Avenue
Grand Junction, CO 81501-2668

ATTN: Katherine M. Portner

Dear Kathy:

It is the intent of Rocky Mountain SER Western Slope Head Start to operate a federal program for preschool children from low-income families. The children who attend Head Start participate in a variety of educational activities. The children we will be serving are four and five-year olds.

The classes will be a double session, morning and afternoon, with seventeen (17) children per session. Children will be transported both ways to avoid traffic congestion.

We propose to remove a couple of walls to have a large open classroom, and we will install another toilet and a double hand sink for childrens' hand washing. The playground will be fenced with a four (4) foot chain link fence. I spoke to the home owners to the back and asked them if they wanted a six (6) foot privacy fence. Their response was that the existing fence was okay. The location of the new fence will afford parking for four (4) vehicles.

Grand Junction Community Development Department Letter
Page 2
August 9, 1993

Enclosed is a bid from a concrete, curb, gutter and sidewalk contractor, showing revisions to the property frontage on 13th Street, with two (2) handicap ramps at the alley and onto Colorado Avenue. We will also repair a section of sidewalk along Colorado Avenue with a 1" to 1 1/2" mis-joint. We will install a fire alarm system to meet fire safety codes.

Enclosed is a drawing of the site plan for the building and yard. If you have any questions, please feel free to call me at 243-9318.

Sincerely,



Arlinda Paiz, Director
RMSER Western Slope Head Start

AP:mkd

Enclosures



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

August 13, 1993

Arlinda Paiz .
Rocky Mountain SER Head Start
P.O. Box 1117
Grand Junction, CO 81502

Dear Arlinda:

We have reviewed your proposed site plan for the Head Start program at 220 S. 13th Street. The site plan meets all requirements of the Zoning and Development Code and is approved. As you know, one of the conditions of approval is that the curb, gutter and sidewalk along 13th Street and a section of sidewalk along Colorado Avenue must be replaced. In addition, handicap ramps must be installed at the alley and onto Colorado Avenue and payment into an alley improvement fund is also required (as detailed in my letter to you dated June 22, 1993). I understand you will be contracting with Reyes Construction for the sidewalk, curb and gutter replacement and the handicap ramps. The cost for future alley improvements is \$22.50 per linear foot for a total of \$1,125 to be paid to the City.

As we discussed, these requirements apply to any development project. I will be able to issue the Planning Clearance for the renovations to the building once you have contracted for the sidewalk improvements and either paid the alley improvement fee or provide us with a letter of intent to pay pending allocation from your Denver office. A Certificate of Occupancy (C.O.) will not be issued for the building and use until all public and private improvements are completed and the alley improvement fee paid.

I hope you're able to work everything out on this project. Please call me if I can be of any assistance.

Sincerely,

A handwritten signature in cursive script, appearing to read "K. Portner".

Katherine M. Portner
Planning Supervisor

414

E L AND OMA BACON FOUNDATION, INC 03-83

8/26 1993

82-40/1021

© HARLAND 1991

PAY TO THE ORDER OF Rocky Mountain S.E.R. / Joba for Project \$ 1125⁰⁰

Eleven Hundred Twenty Five & ^{no.} / 100 DOLLARS



United Bank

United Bank of Grand Junction-Downtown
(303) 243-1611 • 4th and Main • Grand Junction, CO 81501

MONEY MARKET ACCOUNT

FOR Grant

Herbert L. Bacon

⑆102100400⑆ 620 9008319⑆ 0414 President

TREASURER'S RECEIPT
CITY OF GRAND JUNCTION, COLORADO

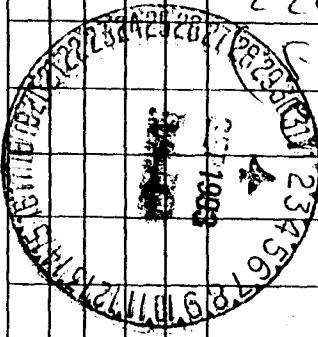
59826

Date 9-2-93

Received of Ricky Mtn Soc / Head Start

Total 1,125.00

ORG				OBJECT				PROJECT				ACCOUNT TITLE/INVOICE #				AMOUNT				
												924 7779				1	1	2	5	00
												For Alley Impr								
												220 S. 13 th St								
												File # 79-93								
												Community Development								

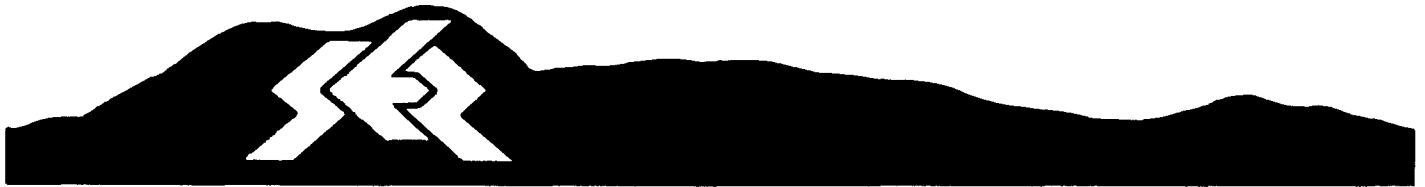


Customer # _____

FINANCE DIRECTOR by JR

Bert J. Hallegos

ROCKY MOUNTAIN



JOBS FOR PROGRESS, INC

P O BOX 11148 DENVER, CO 80211
(303) 480-9394 FAX: 480-9214

November 17, 1993

Mr. Dan E. Wilson, City Attorney
City of Grand Junction
250 North Fifth Street
Grand Junction, CO 81501-2668

Dear Mr. Wilson,

We are in receipt of the Deed of Trust and Promissory Note from your office for the improvements to 220 South 13th in the City of Grand Junction.

We are pleased to inform you that we have since, received funds to cover these improvements.

Thank you for your time in preparing these documents and for your willingness to work with us in this matter. Enclosed please find a check in the amount of \$4,150.00

If you should require any further information, please contact me at the above phone number.

Sincerely,

Bert J. Gallegos
Director of Administration

BJG/ms

cc: Arlinda Paiz
RMS HeadStart



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599

October 29, 1993

Bert J. Gallegos, Director of Administration
Rocky Mountain SER/Jobs for Progress, Inc.
P.O. Box 11148
Denver, CO 80211

Dear Mr. Gallegos:

Enclosed are the Deed of Trust and Promissory Note for Rocky Mountain SER/Jobs for Progress, Inc. After your review, please complete the dates on both documents and provide the pertinent information regarding the \$37,900 mortgage on page two of the Deed of Trust.

If you have any questions you may contact me at (303) 244-1508. Please return the documents, fully executed and notarized, to me at the address above.

Thank you.

Yours truly,

A handwritten signature in cursive script that reads "Dan E. Wilson".

Dan E. Wilson
City Attorney

Encl. (2)

cc:Kathy Portner

ROCKY MOUNTAIN SER/JOBS FOR PROGRESS, INC

*C.O. cleared
11/23/93*

008663

11/16/93 #16051 city of grand junction
promissory note on hs sidewalks \$4,150.00

*file # 79-93
220 S. 13th St.
HeadStart*

payment for curb, gutter & sidewalk



ROCKY MOUNTAIN SER/JOBS FOR PROGRESS, INC
DISBURSEMENT ACCOUNT
P.O. BOX 11148, DENVER, CO 80211

COLORADO NATIONAL BANK of Denver
Post Office Box 5168
Denver, Colorado 80217

23-2
1020

008663

NO. 8663

DATE

AMOUNT

4,150 DOLLARS AND 00 CENTS

11/16/93

\$4,150.00

PAY
TO THE
ORDER
OF

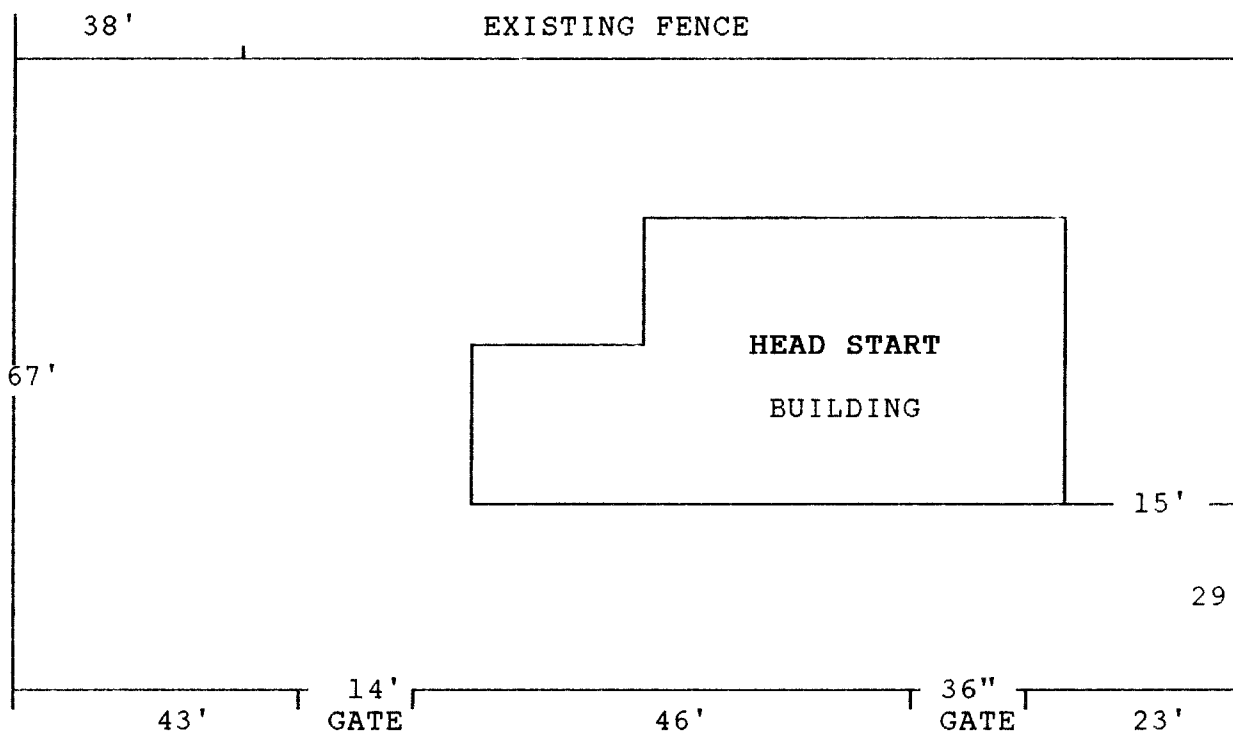
CITY OF GRAND JUNCTION

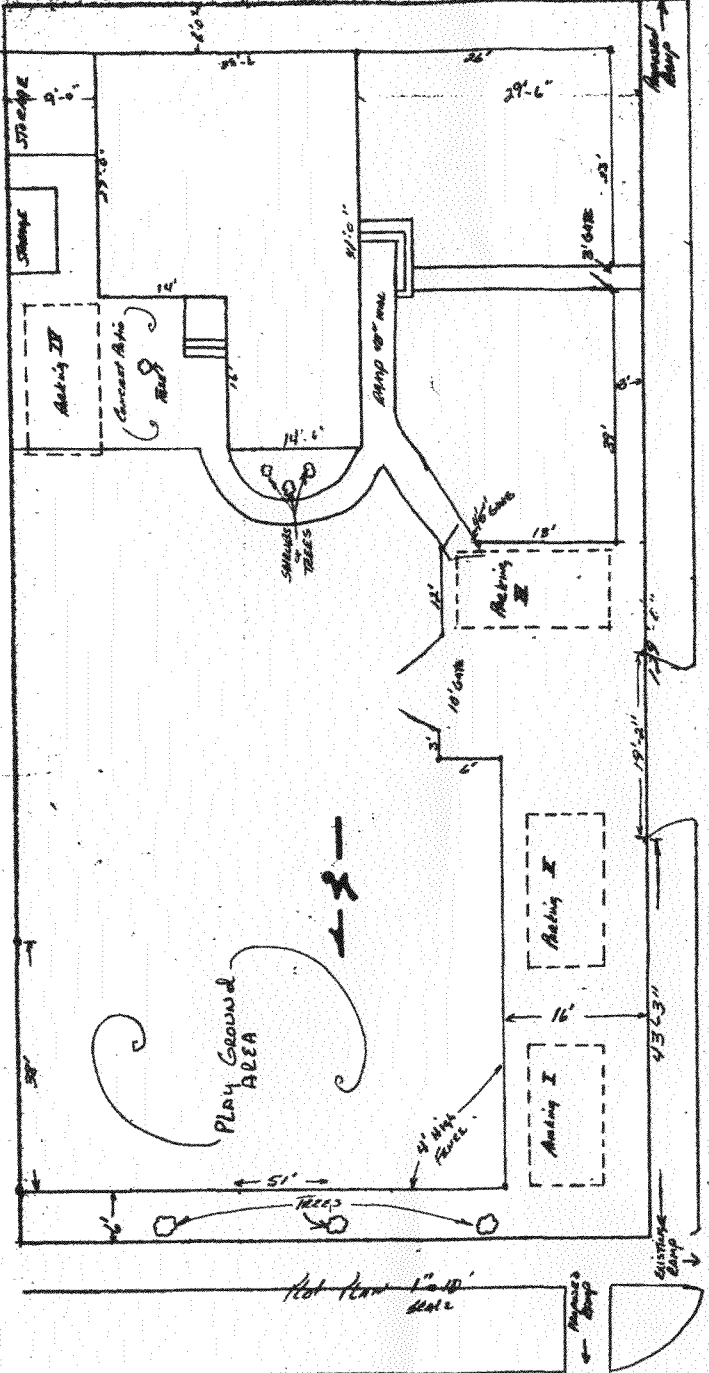
VOID AFTER 90 DAYS

*Bert J. Gallegos
Jeanne McCreary*

008663 102000021

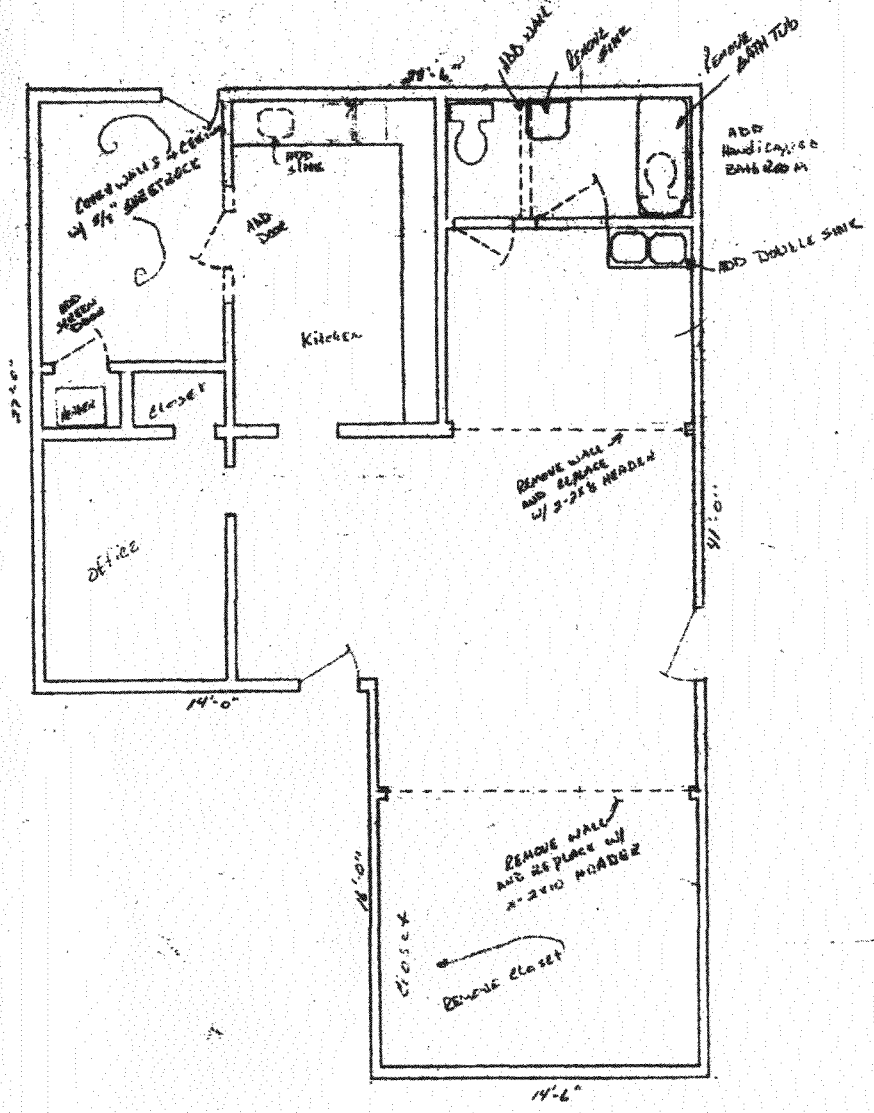
1313835





Colorado ST.

S. 13th ST.



1/4" = 1' SCALE

ACCEPTED RP 8/29/93
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Rocky Mountain S.E.R. Head Start	
DATE: 7-18-93	APPROVED BY: SAM
220 S. 13th ST	
PROJECT NUMBER: 243-9300	1

79-93