

Subdivision Regone R-1-C to P

Date 3-7-77 Item # 15-77

Petitioner Noel Welch

Preliminary Review Agencies Comments

Final Review Agencies Comments

1) city utilities - need spot for trash p/u from alley.

2) Engineering - internal circulation of parking should be provided due to sight distance problem at 12th & the alley. (discourage traffic from using alley. One drive on hill should be in the other out. Drives to meet city standards. No more asphalt between curb & SW. Close existing unless curb cut.

Action Taken

P.C. approved 30 Mar 77
C.C. approved 21 Apr 77

Comments

Landscaping between S.W. & Curb, Close East Curb Cut. provide on site circulation, fence west & south sides of parking lot, NO alley exit or entrance.

Action Taken

P.C. _____
C.C. _____

Comments

ITEMS REQUIRED FROM DEVELOPER

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

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
COUNTY OF MESA) ss.

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

We, the undersigned, being the owners of the following describe property, situated in the City of Grand Junction, County of Mesa, State of Colorado, to-wit:

Lots 13, 14, -----Block 44 City of Grand Junction,
located at the Southwest Corner of 12th Street and Hill Avenue.

Containing 0.14 acres, more or less, do respectfully petition and request that the Planning Commission amend the zoning ordinance of the City of Grand Junction by changing said above described land from RI-C zone to P-Parking zone.

Respectfully submitted,

Noel L. Welch

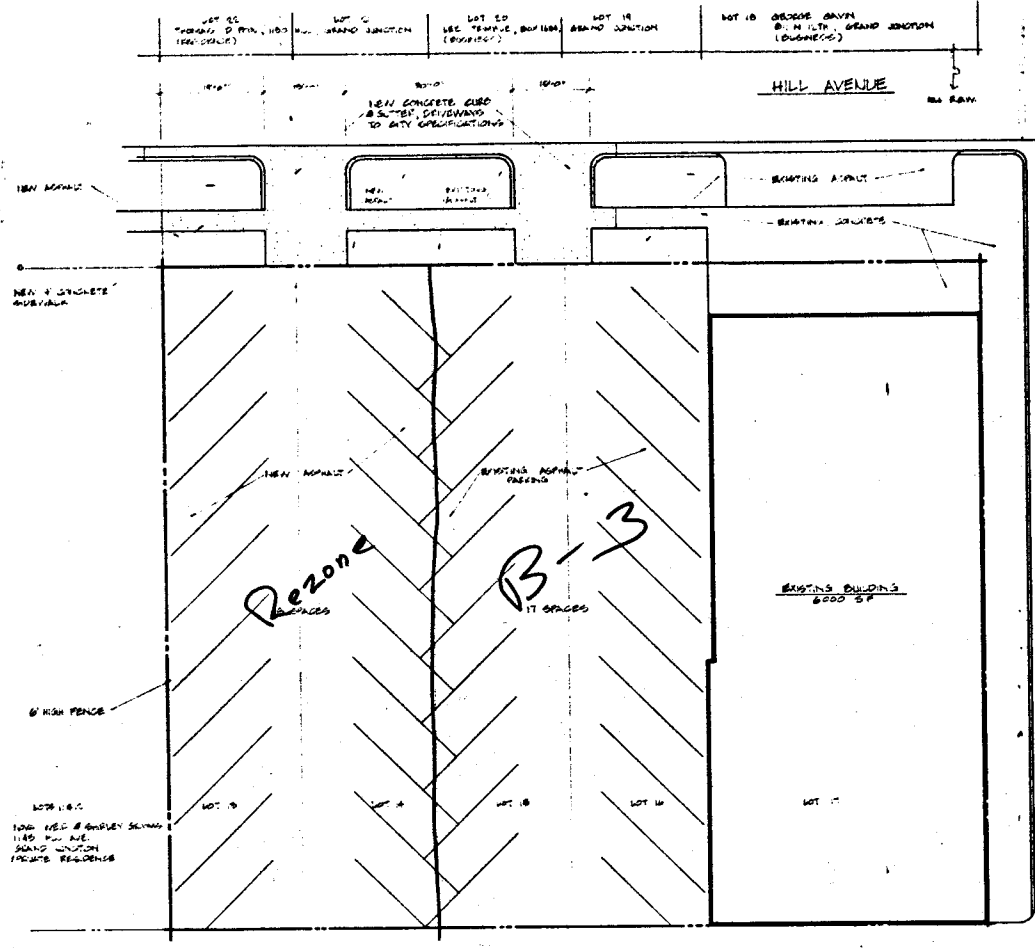
STATE OF COLORADO)
COUNTY OF MESA) ss.

The foregoing instrument was acknowledged before me this 3RD day of March, 1977 By Noel L. Welch for the purposes therein set forth.

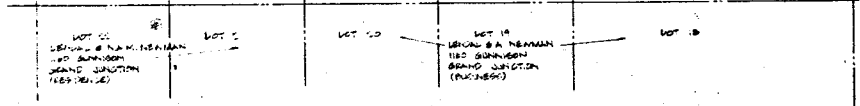
My commission expires: October 19, 1980

Melba Stockman
Notary Public

*NOTE: Filing of a petition to rezone requires a deposit of \$270.00 with the Planning Office to defray the cost of the amendment.



LEGAL DESCRIPTION:
 LOTS 12, 13, 14, 15, 16, 17, BLOCK 22
 CITY OF GRAND JUNCTION
 ZONED B-3 FOR LOTS 12, 13, 14, 15, 16, 17 PRESENTLY
 REQUEST THAT LOTS 12 & 13, PRESENTLY
 ZONED R1-0 BE REZONED TO B-3 TRAILING



SITE PLAN
 1-10

YOUNG, YOUNG & VEECH	
SITE PLAN	7-19
LOTS 12, 13, 14, 15, 16, 17	CITY OF GRAND JUNCTION
JOHN RAY ARCHITECT	SHEET 1 OF 1

LIST OF PROPERTY OWNERS

2945-141-19-022	Lendal and A. Newman 1160 Gunnison Avenue Grand Junction, Colorado
2945-141-19-017	Lendal and N. A. M. Newman 1160 Gunnison Avenue Grand Junction, Colorado
2945-141-19-016	Stanley C. and M. L. Jones 1134 Gunnison Avenue Grand Junction, Colorado
2945-141-19-015	George A. and K. M. Setter 1128 Gunnison Avenue Grand Junction, Colorado
2945-141-19-005	Raymond J. and E. R. Boggs 1135 Hill Avenue Grand Junction, Colorado
2945-141-19-006	Nova Weir and Shirley Grooms 1143 Hill Avenue Grand Junction, Colorado
2945-141-19-008	Thomas K. Younge, et al. 537 Rood Grand Junction, Colorado
2945-141-19-009	Thomas K. Younge, et al. 537 Rood Avenue Grand Junction, Colorado
2945-141-18-005	William E. and O. A. Hopkins 1191 S. Broadway Grand Junction, Colorado
2945-141-18-006	J. A. and R. E. Burton 1144 Hill Avenue Grand Junction, Colorado
2945-141-18-007	Thomas D. Pool 1150 Hill Grand Junction, Colorado
2945-141-18-008	Lee Trimble P.O. Box 1604 Grand Junction, Colorado
2945-141-18-009	George Gavin 811 North 12th Grand Junction, Colorado

IMPACT STUDY

The following discussion examines the impact of rezoning the subject property at 1147 Hill from R1-C to P.

Present Situation:

On the site is an old residence in a bad state of repair and truly a neighborhood eyesore. The residence is either adjacent to or has a diagonal relationship to business use on the North, East and South sides. Due to the neighborhood's proximity to existing businesses, overflow parking extends offstreet and in front of adjacent residential uses.

Situation After Rezone:

A neighborhood eyesore will be removed and the offstreet parking congestion will be relieved by the new parking lot. By being zoned P, no business building use can be constructed on the site. By helping to remove some parking congestion from the street, existing traffic and future general traffic increases will have a less obstructed street on which to travel. Traffic patterns in the area are not materially changed. The site has excellent existing vehicular access. All required utilities are existing and adjacent. The demand on city sewer, water, trash pickup will be lessened to a slight degree and police and fire protection of the area will be a little easier. Existing adjacent residences will have a better chance to park in front of their home than they now have.

As a P-Zone, the new parking lot will be required to meet the standards of the P-Zone with regard to fencing, paving, bumper blocks and site drainage.

The proposed expanded parking lot will serve an existing business use, which currently meets zoning requirements for off street parking.

Its denial will stop no development. Its approval will help lessen the burden of one residential city street trying to provide parking for existing adjacent business uses.