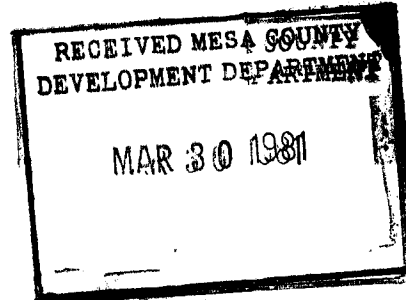


March 26, 1981



City County Development Dept.
559 White Ave. - Room 60
Grand Junction, Colo.

Dear Sirs:

I am to meet to change my zoning from B-1 to B-3 as I would like to open a small antique shop in my home. However, as it is zoned now, I could open an Real Estate office of which I am a broker but due to my health, I would like to get into something more hectic, and still make a living for myself.

I am wondering, however, why and in my same block at 811 Colorado ave., Mrs. Marion Brayton has a retail store aznd sells products from her home without being re-zoned. In fact, all she has to do every year is to go to the City Hall and get a Sales Tax Lisence which costs her absoadutely nothing. Now, in all honesty, do you think this is fair?

I, only want thie re-zoned or used for selling antiques which meets the approval of all my neighbors and I would never open any other retail store because I would know nothing about them. If it is possible for me Just to get a Sales Tax lisence from the city attorney as Marion Brayton does, I would be more than happy to do so.

Wpuld you kindly look into this? Thank you.

Sincerely,

Jo A. Guffey

Jo A. Guffey
845 Colorado Ave.,
Grand Junction, Colo.

Legal Description: 845 Colorado Avenue
Lots 11 and 12, Blk 129, City of Grand Junction

Name and addresses of property owners adjacent to 845 Colorado Avenue:

Colorado West Surveying	835 Colorado Avenue
Francis H. Payne	855 Colorado Avenue

My plans for rezoning 845 Colorado are for an antique shop. This is something I have always wanted to have. I have been in the antique business all my life in the Midwest. I feel it would not be detrimental to the neighborhood, and would be very compatible with the business next to me which has customers coming and going all day long. My shop would not have the enormity of traffic. My neighbors are very congenial with me going into the antique business. It will be a nice quiet shop and would not disrupt the neighborhood whatsoever. I would also like to mention that this address previously has been used as a ceramic shop. In conclusion I would just like to state that in talking with my neighbors in the 800 block of Colorado Avenue feel that the opening of an antique shop would be fine with them. I would appreciate your careful consideration.

Room Size: 33' x 23' 759 sq. ft.

Car Spaces 6 spaces in rear for parking

REVIEW SHEET SUMMARY

FILE# 37-81

ITEM Rezone B1 to B3

DATE SENT TO REVIEW DEPT. _____

Final

DATE DUE 3/18/81

PETITIONER Jo A. Guffey, 845 Colorado Ave., G.J.

(No engineer)

LOCATION 845 Colorado Ave.

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
3/12/81	Public Serv. Gas & Elect.	Public Service Co. may have <u>objections</u> to this application. Due to the volume of applications being received for review from both Mesa County and City of Grand Junction, we will not be able to complete our review of this project by the deadline shown. Our detailed comments will be forwarded as soon as possible.
3/12/81	Mt. Bell	No objection or comments.
3/16/81	City Utilities (Jim Patterson)	None.
3-17-81	City Fire	We do not have any objections, Any remodeling done will have to be within the fire code.
3-17-81	Public Service	Electric: No Objections Gas: No Objections.
3-19-81	Trans. Eng.	No Comment
3-19-81	City Eng.	No Comment
	Staff Comments	B-1 zoning surrounds this property on 3 sides with C-2 zoning to the south. This request seems to be a spot zone. The use as proposed would not be detrimental to the area but uses cannot be restricted in a standard zone. All uses permitted in the B-3 zone must be considered.
4/6/81		PICKENS/PRICE PASSED 3-0 A MOTION TO RECOMMEND TO THE CITY COUNCIL DENIAL OF #37-81, REZONE B1 TO B3 AT 845 COLORADO AVENUE, AS B3 WOULD BE INAPPROPRIATE FOR THIS PARCEL; IT IS RECOMMENDED THAT THE PETITIONER REAPPLY FOR A PB ZONE FOR THIS PARTICULAR PROPERTY.

