

# Table of Contents

File 1982-0071  
Date 8/20/02

Project Name: 128 Teller Avenue – Rezone RMF-32 to PB

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	<b>*Summary Sheet – Table of Contents</b>
X	X	<b>Review Sheet Summary</b>
		Application form
		Review Sheets
		Receipts for fees paid for anything
		<b>*Submittal checklist</b>
		<b>*General project report</b>
		Reduced copy of final plans or drawings
		Reduction of assessor's map
		Evidence of title, deeds
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X		Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		<b>*Final reports for drainage and soils (geotechnical reports)</b>
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		<b>*Consolidated review comments list</b>
		<b>*Petitioner's response to comments</b>
		<b>*Staff Reports</b>
		<b>*Planning Commission staff report and exhibits</b>
		<b>*City Council staff report and exhibits</b>
		<b>*Summary sheet of final conditions</b>
		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
<b><u>DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:</u></b>		
X	X	Action Sheet
X	X	Review Sheet Summary
X		Review Sheets
X		Location and Vicinity Map
X	X	Ordinance No. 2093 - **
X	X	Planning Commission Minutes - ** - 11/30/82
X		Public Notice Posting – 11/17/82
X		Development Application – 10/25/82
X	X	Impact Statement
X		Abstract of Title
X	X	Letter from Dave Thornton to Mark Vogt re: not conforming – 3/19/91
X	X	Letter from Katherine Portner from Teri Branscom re: needing approval for pet grooming use of property – 6/28/93
X	X	Planning Commission Minutes - ** - 11/30/82
X	X	Ordinance No. 2093 - **
X	X	Photographs of property

## BRIGHT REZONE IMPACT STATEMENT

Mrs. Lorene Bright, the property owner of Lots 17 and 18 in Block 12 (128 Teller) requests that the City changes the zoning from RMF-32 to B-3. The property has been used jointly as a ceramic shop and single-family home since 1962, although the underlying zoning (RMF-32) does not permit the business use. The inappropriate zoning designation was recently brought to Mrs. Bright's attention when an attempt was made to renew her business license. Consequently, this rezone represents an atypical application since the use of the property has been established over the course of the last 20 years and a land use modification is not being requested.

The need for the rezone is to merely allow an existing small business to remain in operation. The surrounding area has substantially changed since the Bright's purchased the property in 1955, although this rezone will in no manner modify the physical character of the neighborhood. As illustrated on the following existing land use map, the Bright property is located in a transitional neighborhood where a mixture of business and residential uses co-exist. The Bright rezone will not impact the surrounding neighborhood since the property will continue to be used for a ceramics shop and no site alterations will transpire.

The ceramics shop generates a low volume of traffic since only several customers are in the shop at any given time. The property is served by three off-street and two on-street parking spaces which are more than adequate to handle clientele parking. In other words, the rezone will not effect the already established traffic and land use patterns or require any public facility and service improvements.

In summary, to the petitioners knowledge, no one has ever objected to the operation of the small business over the last 20 years. The petitioner always assumed that she was meeting all City regulations and was not aware until recently that her property was not in conformance with the City's Development Code. The rezone request is compatible with the overall character of the area, with surrounding uses and is in compliance with all known City land use policies and standards. Above all else, the Ceramic Shop and adjacent Leather Shop probably constitute a good buffer between the more intensive commercial uses to the north and west and the surrounding single-family residences to the south and east.

EXISTING LAND USE

Tire Shop

Apartment Complex

BELFORD

Car Sales		SF
Sporting Goods	Vac.	SF
		SF

SF	
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Alano Club	Construction Office	Leather Store	Ceramics Shop & SF	SF	SF
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SF	
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↑ Bright Property

TELLER

Realty Office	SF	SF	SF	SF
Barber Shop				

SF	
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1ST

2ND

Al Wing  
205 Teller  
Grand Junction, Co. 81501

#71-82

Eva Foster  
204 Teller  
Grand Junction, Co. 81501

#71-82

Mose Bambino  
145 Belford  
Grand Junction, Co. 81501

#71-82

Thomas Gartner  
868 26½ Road  
Grand Junction, Co. 81501

#71-82

William Kriegsman  
5615 Ridgefield Road  
Bethesda, MD. 20014

#71-82

Ethel Testerman  
156 Teller Avenue  
Grand Junction, Co. 81501

#71-82

Lorene Bright  
128 Teller  
Grand Junction, Co. 81501

#71-82

Delroy Charlesworth  
384 \* 29½ Road  
Grand Junction, Co. 81501

#71-82

Robert Barry  
110 Teller Ave.  
Grand Junction, Co. 81501

#71-82

Donn McKinney  
812 - C Kimball Ave.  
Grand Junction, Co. 81501

#71-82

AC Corder  
181 Hall  
Grand Junction, Co. 81501

#71-82

Earl Payne  
701 Ivy Place  
Grand Junction, Co. 81501

#71-82

Edwin Sankey  
3447 F Road  
Grand Junction, Co. 81501

#71-82

Michael Kochevar  
127 Teller Ave.  
Grand Junction, Co. 81501

#71-82

Karen Semandvich  
135 Teller Ave.  
Grand Junction, Co. 81501

#71-82

Roxie Kendall  
417 Teller Ave.  
Grand Junction, Co. 81501

#71-82

Beck, Shrum & Assoc., Inc.  
2721 N. 12th, Ste. 28  
Grand Junction, Co. 81501

#71-82

Lorene Bright  
128 Teller Ave  
Grand Jct. CO 81501

#71-82

# REVIEW SHEET SUMMARY

FILE NO. 71-82 TITLE HEADING Rezone RMF-32 to B-3 DUE DATE 11/15/82

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: Lorene C. Bright. Location: 128 Teller Avenue. A request to change from residential multi-family uses at 32 units per acre to <sup>retail</sup> ~~heavy~~ business uses on approximately .14 acre. Consideration of rezone.

PETITIONER ADDRESS 128 Teller Avenue

ENGINEER Beck, Shrum and Assoc.

DATE REC.	AGENCY	COMMENTS
11/4/82	City Utilities	None.
11/10/82	City Fire	This office has no objections to the rezone.
11/16/82	City Engineer	No comments.
11/18/82	<i>Summary mailed</i>	
	City Planning Staff	The present use is technically illegal since the zoning in effect at the time of commencement of the use did not allow retail sales. No zoning complaints have been received on this property. Since the location layout and design of the use seems to function well, I would recommend no site changes be required if the zoning is approved. This request is not in conflict with the first street corridor policy. No technical problems.
12/15/82	GJPC- 11/30/82	<p>MOTION: (COMMISSIONER O'DYWER) "ON ITEM#71-82 REZONE RMF-32 TO PLANNED BUSINESS, I MOVE WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION OF <u>APPROVAL</u>."</p> <p>COMMISSIONER QUIMBY SECONDED THE MOTION.</p> <p>CHAIRMAN TRANSMEIER REPEATED THE MOTION, CALLED FOR A VOTE, AND THE MOTION CARRIED 6-0.</p> <p>MOTION: (COMMISSIONER O'DYWER) "I MOVE ON ITEM #71-82, FINAL PLAN, THAT THE REQUIREMENT FOR SUBMITTING THE PLAN BE WAIVED, AND INSTRUCT STAFF TO TAKE PICTURES (AS BUILT) AND FORWARD TO CITY COUNCIL WITH THE RECOMMENDATIONFO <u>APPROVAL</u>."</p> <p>COMMISSIONER RINKER SECONDED THE MOTION.</p> <p>CHAIRMAN TRANSMEIER NOTED THAT THIS IS WITH THE UNDERSTANDING OF THE PETITIONER THAT IF THERE IS A CHANGE, THEN SHE IS CHANGING HER PLAN AND SHE WILL HAVE TO COME BACK WITH A NEW PLAN (CHANGE IN BUSINESS, PARKING, ETC.).</p>





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

March 19, 1991

Mark Vogt  
128 Teller Avenue  
Grand Junction, Co. 81501

Dear Mark,

Your property located at 128 Teller Avenue (Tax parcel #2945-142-12-008) is currently zoned Planned Business (PB). As part of the Final Plan for this property, its use as a single family residence is a use by right and therefore is not nonconforming. As a use by right all rights and privileges to add on or rebuild as a single family residence in the case of fire or demolition would apply.

If you have any questions, please contact me at your earliest convenience.

Respectfully,

A handwritten signature in cursive script that reads "Dave Thornton".

Dave Thornton  
Planner

File



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 28, 1993

Teri Branscom  
356 B Ridge Circle  
Grand Junction, CO 81503

Dear Ms. Branscom:

This is in response to your inquiry as to the zoning and allowed uses for the property at 128 Teller Avenue. The property is zoned PB (Planned Business). The approval of the PB zone included residential and retail uses as allowed within the existing structure (file #71-82). Uses other than residential and retail would have to be reviewed through a Planning Commission hearing process. Pet grooming would not fall under the category of retail and would require Planning Commission approval. If you would like to pursue using the property for a pet grooming business, please contact me at 244-1446 to set up a pre-application conference.

Sincerely,

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

Katherine M. Portner  
Planning Supervisor





128 Teller  
12-8-82

photo by  
M. Curran

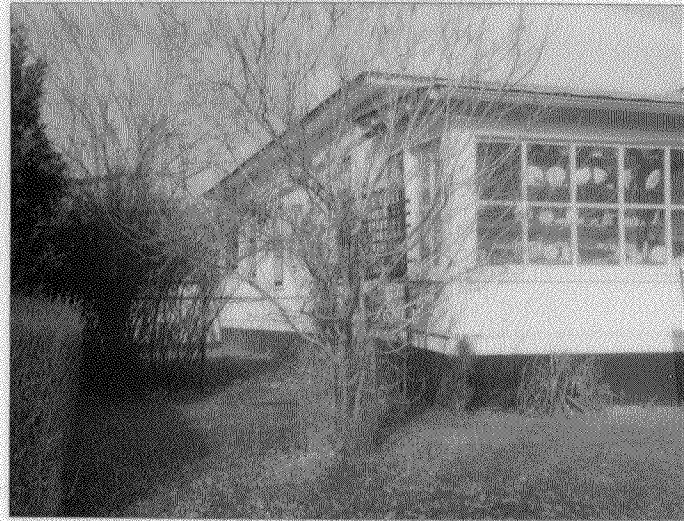
128 Teller  
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