

# Table of Contents

File 1984-0011

Name: 7<sup>th</sup> Street Historic District - Rezone RM-32 to RSF-8

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
X	X	<b>Table of Contents</b>
X	X	<b>*Review Sheet Summary</b>
X	X	<b>*Application form</b>
X	X	Review Sheets
		Receipts for fees paid for anything
X	X	<b>*Submittal checklist</b>
X	X	<b>*General project report</b>
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map.
		Evidence of title, deeds, easements
X	X	<b>*Mailing list to adjacent property owners</b>
		Public notice cards
		Record of certified mail
X	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 non-bound reports
		Traffic studies
		<b>*Review Comments</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>

### DOCUMENT DESCRIPTION:

X	X	City Council Minutes - 7/5/84, 8/1/84, 9/5/84, 10/18/95 - **	X	X	Ordinance No. 2211 - **
X	X	Planning Commission Minutes - 8/28/84 - **	X		Receipts for Certified Mail
X	X	Correspondence	X	X	Newspaper Articles
X	X	Notice of Public Hearing mail-out - sent 5/18/84, 8/17/84			
X	X	Neighborhood Meeting Sign-in Sheet			
X	X	Signed Petition to support down-zone of area from RMF-32 to RSF-8			
X		Notes to file			
X	X	7 <sup>th</sup> Street Planned Development District PR-8 Description/ also included alternative rezone plan			
X	X	Legend - 7 <sup>th</sup> Street Rezone			
X	X	Opposition letters			
X	X	7 <sup>th</sup> Street Residence photos - houses in disrepair			
X	X	Daily Sentinel - newspaper ad error note			
X	X	Use Analysis			
X	X	Location Map/Legal			



## **Historic Research**

August 30, 1977

GRAND JUNCTION PLANNING COMMISSION  
Mesa County Courthouse  
Grand Junction, Colorado 81501

Dear Members:

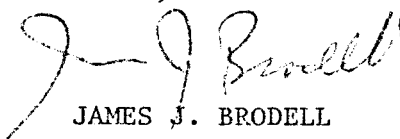
Enclosed is an impact report and proposal for the rezoning of a tract of land off Santa Clara Avenue in Orchard Mesa.

The rezoning is being sought in order to construct a quality four-unit building.

The enclosed outlines the possible effects of such a building as well as other developments nearby which will put the proposal in context.

It is our intention to attend the next regular meeting of the planning commission to answer any questions you may have.

Yours,



JAMES J. BRODELL



SHARON S. BRODELL

IMPACT STUDY  
FOR 1718 AND 1722 ROUBIDEAU

30 AUGUST 1977

OWNERS: JAMES J. AND SHARON S. BRODELL  
ELZIE AND LORENE A. GOSS

## INTRODUCTION

This document has been prepared as a requirement of the City of Grand Junction Planning Commission as a principal step in seeking a change of zoning of the land involved. This information is intended to provide sufficient data to assess the merits of the rezoning proposal.

## SUMMARY

A study of the possible impact shows that adjacent developments overshadow anything which might be done on the vacant land for which rezoning is sought. A major development adjacent to the east has received preliminary approval from both the Planning Commission and City Council. That development plans 81 single-family units.

The small project of which this study is a part is merely another indication of the upgrading of Orchard Mesa. This upgrading has resulted in an increase in property values higher than just as a reflection of inflation. A number of new developments and motivated couples and families also are a part of this upgrading.

It is the opinion of this study that the proposed rezoning to permit a four-unit structure would be an excellent use of the land, consistent with recent and predicted changes and would be an asset to the neighborhood.

## THE REQUEST

The rezoning request involves two properties: 2945-234-00-014 and 015. Each is about a 90 by 181 lot bounded on the north by a proposed extension of Santa Clara Avenue. 015 is vacant land and it is on this the Brodells propose to build a four-unit apartment as a personal investment. 014 is the home of Mr. and Mrs. Goss. They are not involved in the development aspect which would follow the rezoning. They simply agree that their property should be rezoned to provide a consistency in the city's zoning map. They will continue to live in their home and have no plans to do otherwise.

The zoning change requested is from the existing R-1-C to R-2-A. The R-2-A zone is adjacent to the two lots on the west.

## CHARACTER OF THE LAND

The vacant land on lot 015 is flat, adobe-type soil which has been gardened in the past. It abuts Santa Clara Avenue on the northwest corner. It abuts a city alley on the southwest corner.

The Goss property also is flat. It contains a home and two double-car garages. That property has an easement to the city alley which provides access.

The parcels are bordered on the west by a single-family home, the owners of which support the plan. They are bordered on the east by land proposed for inclusion in Lamp Lite Park, a planned unit development of some 81 units.

To accommodate the proposed planned unit development, Santa Clara Avenue will be extended along the north border of each parcel. That will give the lot of vacant land (015) access on two sides to this street. The Goss home will obtain access to that property through a dedicated street rather than an easement.

The neighborhood of Roubideau Street and Santa Clara Avenue contains many older homes, some converted to multi-family use. The land for which the rezoning is proposed is but a few minutes by Santa Clara Avenue to U.S. Hwy. 50 and then to downtown Grand Junction.

Utilities are already installed near the parcels. Sewer, water, electric, and gas lines are in Santa Clara Avenue and a sewer line is installed south of the two parcels.

The two properties have an irrigation ditch running north to south along their common border. It is proposed to encase this ditch in plastic so as to provide continued service for residents to the south.

This property is within 150 feet of Columbus Elementary School. It is within walking distance of Orchard Mesa Junior High School. High School students living nearby are now bused to Grand Junction High School.

Commercial facilities are readily available, too. A convenience-type store is within sight and walking distance from the two parcels. A bowling alley, a supermarket, a bank, and other facilities are available several blocks away on U.S. Hwy. 50.

Development pressure would therefore indicate the quick use of lot 015. The access to the downtown, the availability of utilities and the pleasant neighborhood suggests a more intensive use than allowed under the existing zoning.

## THE PROPOSAL

As stated before Mr. and Mrs. Goss acquiesce to the rezoning so as not to constitute a tiny wedge of R-1-C zoning between a planned development and an R-2-A zone. They plan no changes in their home or their living style.

The Brodells propose to construct the four-unit, single level building with 12 parking spaces on the vacant lot (015). The building will be of quality construction and is not being built for resale. The Brodells expect to retain it and maintain it as an investment.

Preliminary plans call for four two-bedroom units, each with one bath. The building would face west and parking would be from the west. Mr. and Mrs. Goss have agreed to participate in the construction of a screening fence between the backyards of the rental units and their own home.

The availability of irrigation water would enable residents to cultivate their own gardens without stress on the city water system. The fenced backyards also will be screened from the units to the north and/or south.

The units are being designed for quality construction with the stress on insulation, durability and liveability. Rents will be in the \$225 a month range to promote long-term rental relationships.

Given rezoning approval, the project is expected to start within 30 days and most certainly will be completed by spring.

This is the first construction project for the Brodells in the Grand Junction area. The services of a quality licensed contractor will be retained. An architect is being retained to design the building.

The Brodells have experience in the management of rental units as an investment. They have been doing so in Grand Junction for three years.



## IMPACT

The proposal envisions the addition of four families to the near Orchard Mesa population. Typically, these will be either younger couples without children or couples with children in the pre-school years.

The estimated water usage would be about 1,250 gallons per day with an estimated increase in sewage of about 1,000 gallons a day. Some of the water use would be for the on-site laundry unit. But use here is believed to preclude some automobile, use, so the tradeoff is considered acceptable.

The traffic increase is estimated to be about 12 additional automobile trips on Santa Clara, Unawep and Roubideau a day.

The effect on schools would be minimal. Most youngsters would be pre-school. Those who are not, probably would be in the elementary grades. Columbus School is overcrowded to the extent that busing is being used to redistribute students. A new drawing of the sending districts is in order. When that happens, it is far better to have school-age youngsters living adjacent to the school than off in a rural area requiring busing.

The parcels for the rezoning proposal are well within quick response range of city police, fire and rescue units. Any additional burden on these units or other city facilities will be minimal compared to that caused by other larger developments in the same general area.

The parcel for the proposed rezoning is far enough from the Colorado River bluff to cause no concern for increased erosion.

The expected impact on adjacent and nearby properties would be favorable, and consistent with traditional experience whenever vacant property is put to a quality use.



DUCTED 1900-1909

AVENUE

1909 #726

1909 #706

AVENUE

1905 #640

1900 #626

1905 #620

1906 #604

AVENUE

1909 #522

AVENUE

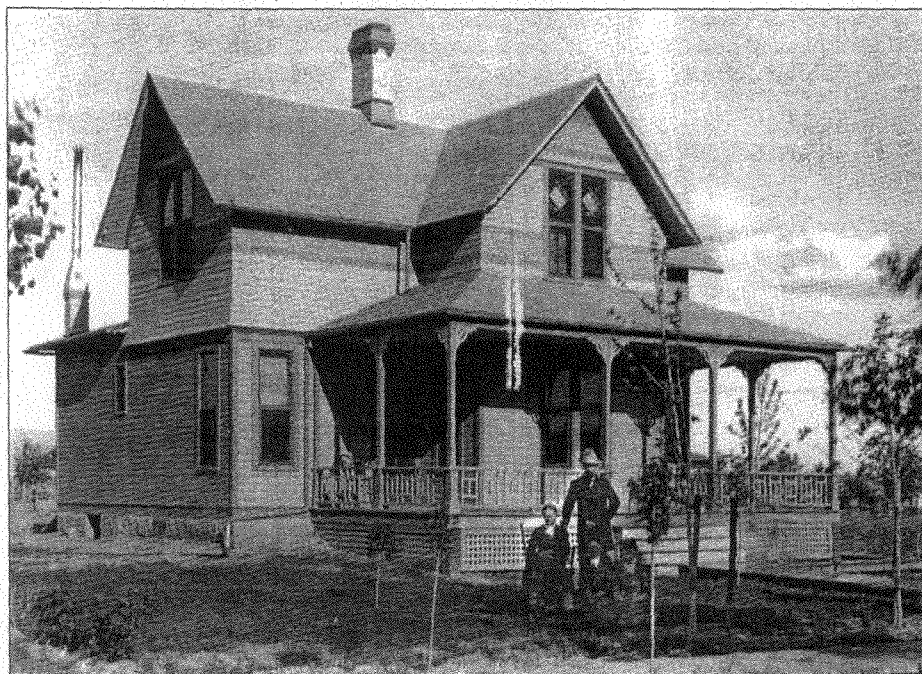
1902 #440

1900 #428

1904 #418

1906 #406

1903 #402



Museum of Western Colorado photo

Redie and Monroe "Roe" Allison with unidentified children in front of their home at 428 N. Seventh.

### 428 N. Seventh St.

This home was built in 1900 for Monroe "Roe" Allison, who was one of the founding fathers. He was born in Longmont, Mo., on April 4, 1849. Allison married Redie Hoel and they had one daughter, Lucille. Before moving to Grand Junction, Allison lived in Gunnison where he was a deputy sheriff for several years under his brother-in-law, C.W. "Doc" Shores.

Allison came to Grand Junction in 1881, and invested in the Grand Junction Town Company. He was a member of the committee that went to Denver to lobby the state Legislature to push the bill establishing Mesa County from a portion of Gunnison County. The bill authorizing the creation of Mesa County was signed by Gov. Grant on Feb. 14, 1883, the last night of the session.

After the death of Gov. Crawford in 1891, Allison became president of the Grand Junction Town Company.

Allison was one of the first to campaign for the mountain water system for Grand Junction, and at one time had arrangements practically completed for a system that took clear water from Grand Mesa. The system was completed in 1900 and cost \$100,000.



8th & Chipeta  
3 apartments -  
empty - for sale  
badly run down

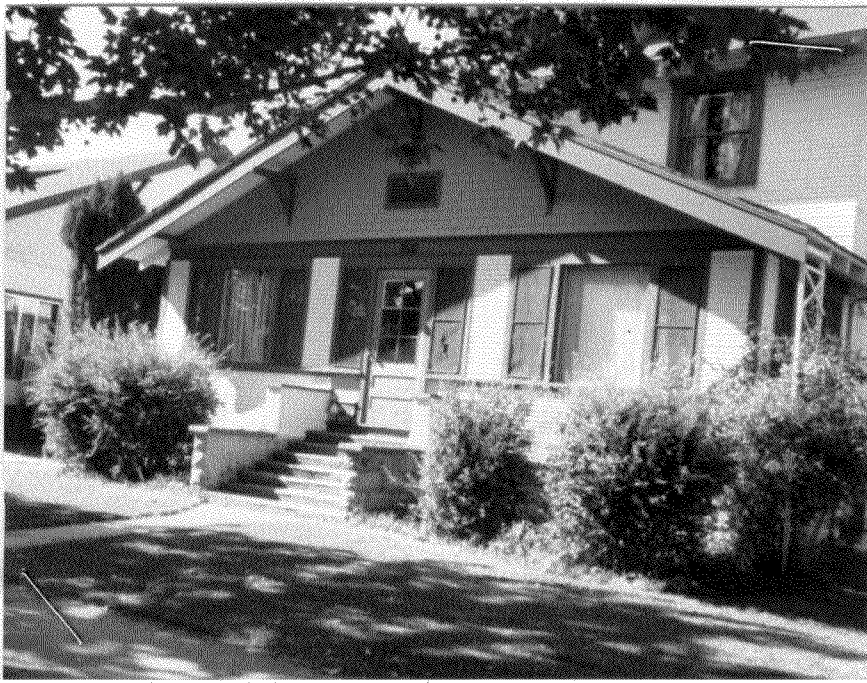


757 Duray  
This property has  
three apartments -  
standing vacant because of  
master fuel meters - fuel  
costs too high

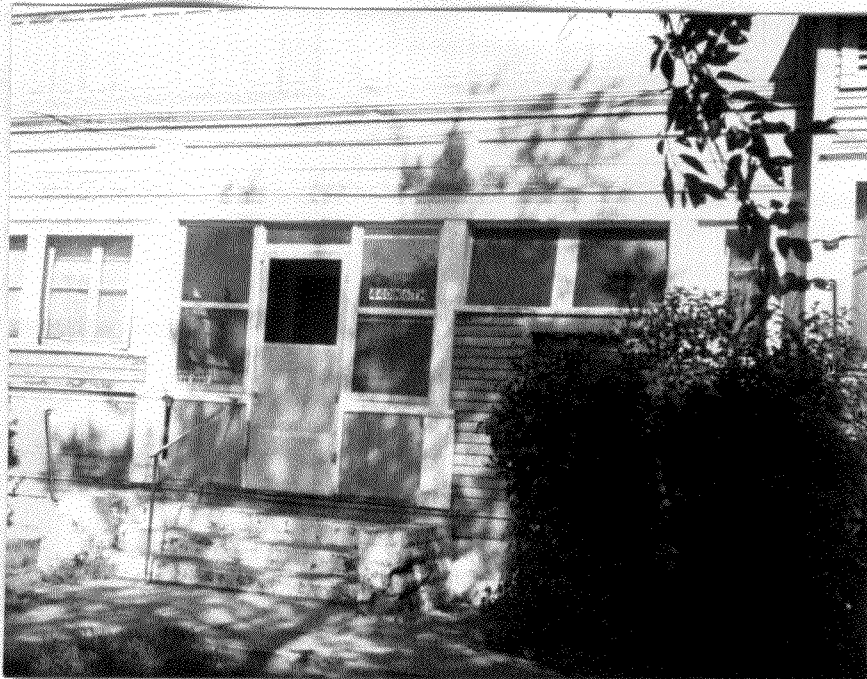


6th & Grand  
2nd from corner  
apt. badly run down





3 apartments & vacant  
high fuel costs  
one master meter

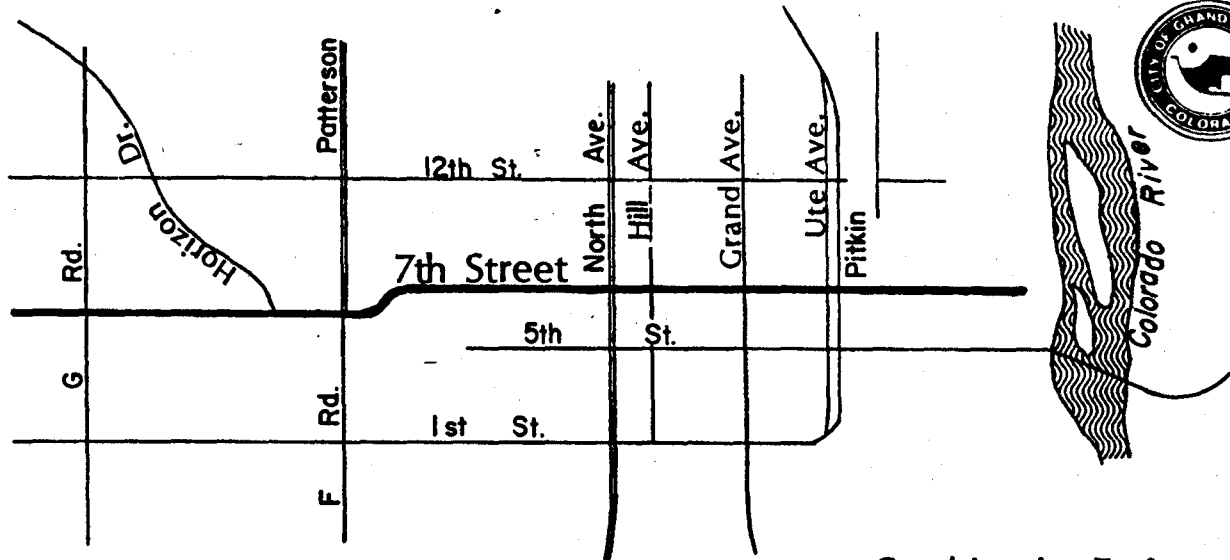


Very run down  
6<sup>th</sup> & Duray



6<sup>th</sup> and Grand  
badly run down





Grand Junction Zoning and Development Code - Section 3-19

## 7th Street Status

According to the Functional Urban Classification System, 7th Street has three classifications.

This means:

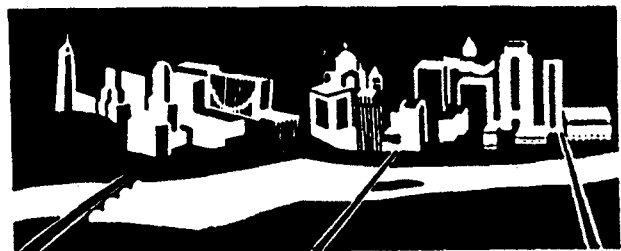
- As a major arterial it requires 100' right-of-way from Horizon Drive to North Avenue.
- As a minor arterial it requires 77' right-of-way from North Avenue to Pitkin Avenue.
- As a collector it requires 66' right-of-way from Pitkin Avenue to the Colorado River.
- It serves as a major north/south traffic carrier.
- It serves as a major entry way to Grand Junction from the north.
- It provides a major access to the southern industrial area.
- Portions of the corridor are within the Downtown Development Authority's Strategy Plan.

## 7TH STREET CORRIDOR GUIDELINES

**Intent:** The intent of this corridor guideline is to deal with the existing uses, both residential and non-residential, and the areas of transition. Because 7th Street serves as a major entry to the City from the north, serves a wide variety of land uses, and carries traffic north and south, special consideration to 7th Street is necessary.

**Goal:** To carry traffic in an efficient manner, continue to use 7th Street as a major entry way to the City with positive image, but still retain the existing character.

**Policy:** Provide for consistent and informed decision making in considering development or redevelopment requests, provide protection to existing neighborhoods, and provide direction and focus for those areas in transition.



For this corridor guideline, 7th Street will be split into four sections:

- 1) Horizon Drive to Hill Avenue -- area of transition from single family residential to business
- 2) Hill Avenue to Grand Avenue -- historically significant area
- 3) Grand Avenue to Ute Avenue -- business and retail area
- 4) Ute Avenue to the Colorado River -- heavy commercial and industrial area



Anywhere along 7th Street, regardless of the type or scale of development, the projects must accommodate the following:

- 1) Every proposal requesting a change of use which requires a zone change should be done in a planned development context.
- 2) Existing residential housing in a residentially zoned area should be respected and protected whenever possible.
- 3) Non-residential development should not adversely affect the existing adjacent neighborhoods with increased traffic, on-street parking, lighting and noise.

- 4) Curb cuts and access points should be limited and consolidated encouraging the concept of share access for proposed and future development.
- 5) Considerations for on-site retention and detention of storm water runoff should be addressed with all new developments.
- 6) Alleyway usage for access to private parking lots is generally discouraged except when extenuating circumstances are shown to make this type of access more appropriate than the alternatives.
- 7) Development at or near the intersections should not conflict with any other corridor guidelines.

### Horizon Drive to Hill Avenue

This section serves as a primary access into Grand Junction with existing residential, areas of transition and commercial areas.

- North of Horizon Drive should retain the existing residential uses. Adequate area for commercial development is available at the intersection of 7th Street and Patterson Road.
- The intersection of 7th Street and Horizon Drive: Development should minimize access onto 7th Street because of limited site distance and floodplain concerns.
- The existing residential character of compatible scale and intensity with the area between Horizon Drive and Patterson Road should be retained regardless of the development.
- The area from Walnut Avenue south to Orchard Avenue is currently zoned and developed residential. Existing residential should remain. Non-residential development is discouraged at this time to avoid

adverse impacts on residential uses and maintain a viable residential area.

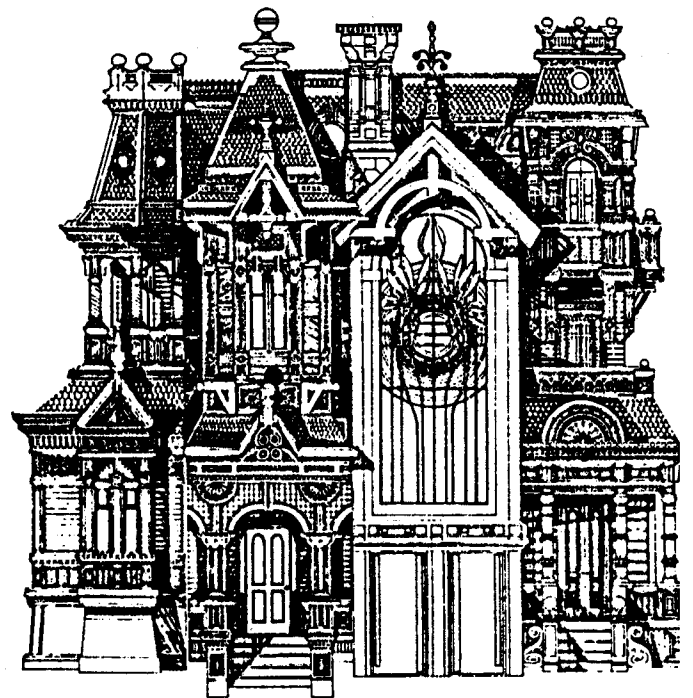
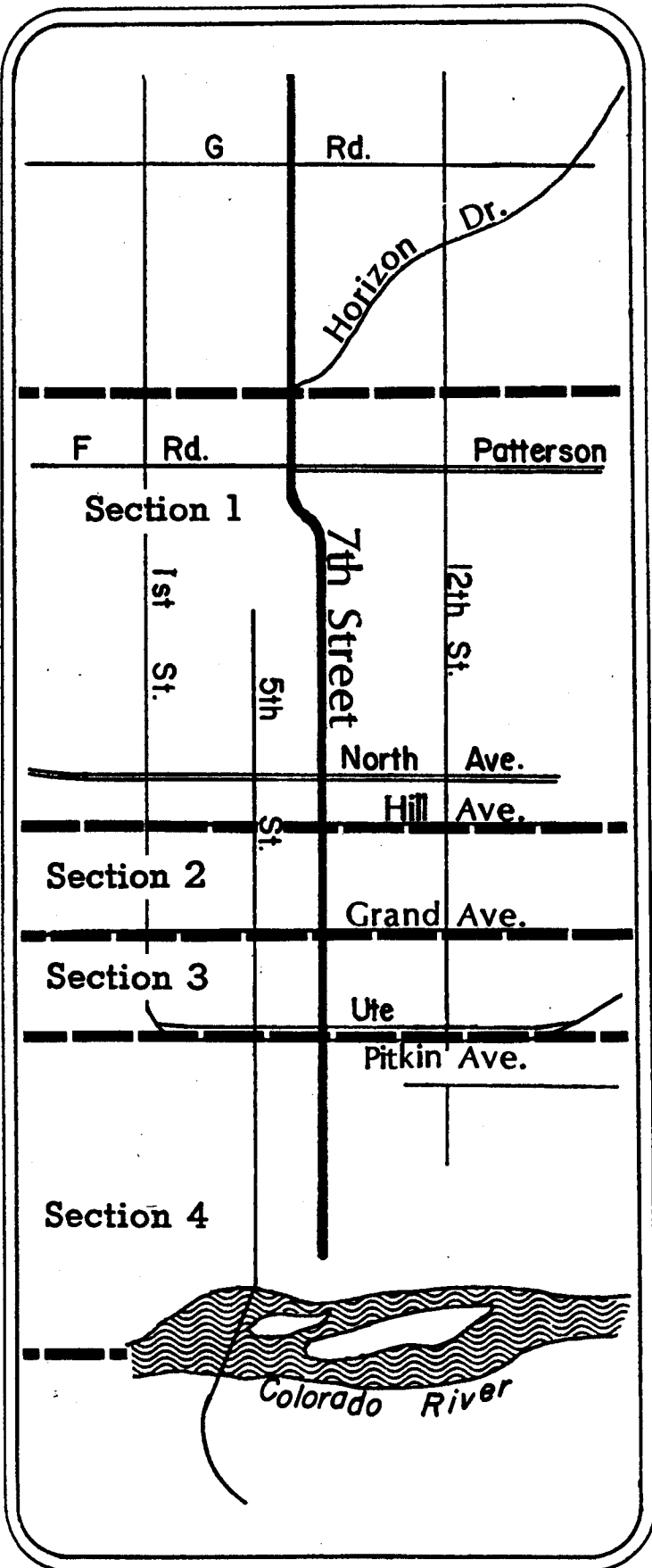
- South of Patterson to Walnut Avenue is appropriate for medical uses, professional offices, and other limited impact uses which would enhance the medical service character of the area.

- South of Orchard to Bunting Avenue is appropriate for cultural and educational facilities and professional offices, retaining the single family residential scale for all new development.

- South of Bunting Avenue to Belford Avenue is appropriate for business and commercial development within the existing zoning. Encroachment into the adjacent residential areas is discouraged to prevent additional non-residential impacts of increased activities, noise and traffic.

Access should be limited to those streets accessing 7th Street and not the alleyway or streets parallel to 7th Street.

- The alleyways should not service private parking lots or provide access for non-residential development except when extenuating circumstances are shown to make this type of access more appropriate than other alternatives.





## Hill Avenue to Grand Avenue

This section has been designated a National Historic District. A recent rezoning by the residents has zoned this area Planned Residential (PR-8).

- Existing uses and zoning are appropriate and adequate.
- The single family residential character should be retained to help preserve the historical character, architecture and scale of this section of 7th Street.

## Grand Avenue to Pitkin Avenue

This section is a major access to the downtown area and is within the Downtown Development Authority's Strategy Plan.

- Continuation of the divided planted median is encouraged from Grand Avenue to Ute Avenue.
- Continue to support the DDA in accordance with the DDA plan of developments as reviewed and approved by the City.
- Continue with the scale and types of development proposed and built within this area.
- Encourage the use of the City's Street Trees Program.

## Pitkin Avenue to Colorado River

- Encourage the transition of the area as a higher quality rail-oriented industrial park.
- Keep in mind the use of 7th Street as a possible access to a future greenbelt along the Colorado River.
- Encourage the use of the City's Street Trees Program for the purpose of beautification.
- Acquisition of the properties south

of Struthers Avenue is encouraged for the following reasons:

- 1) For the purpose of developing a greenbelt beautification area along the river floodplain which is presently used for private junk and refuse storage.
- 2) To provide a desirable river-front location for future planned industrial development along the fringes of the designated floodplain.
- 3) Discourage any uses which may limit or restrict access and development of those areas adjacent to the Colorado River, i.e. tailings piles, extraction processing.

PETITION AND APPLICATION FOR REZONING

STATE OF COLORADO)
) ss.
COUNTY OF MESA )

TO THE PLANNING COMMISSION OF THE CITY OF GRAND JUNCTION

Gentlemen:

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

Beginning at a point on the west line of Lot 4 of Section 23, Township 1 South, Range 1 West of the Ute Meridian, 393.8 feet north of the southwest corner of Lot 4; thence, North 181 feet, thence, east 91 feet; thence, South 181 feet; thence, West 91 feet to the point of beginning.

and

Beginning at a point 393.8 feet North and 91 feet east of the southwest corner of Lot 4, Section 23, Township 1 South, Range 1 West of the Ute Meridian; thence north 181 feet, thence east 90 feet; thence, south 181 feet; thence west to the point of beginning.

Containing .75 of one acre, 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 R-1-C zone to R-2-A zone.

Respectfully submitted,

Handwritten signatures: Sharon S. Brodell, J. J. Bevel, Eugene A. Hayes, and another illegible signature.

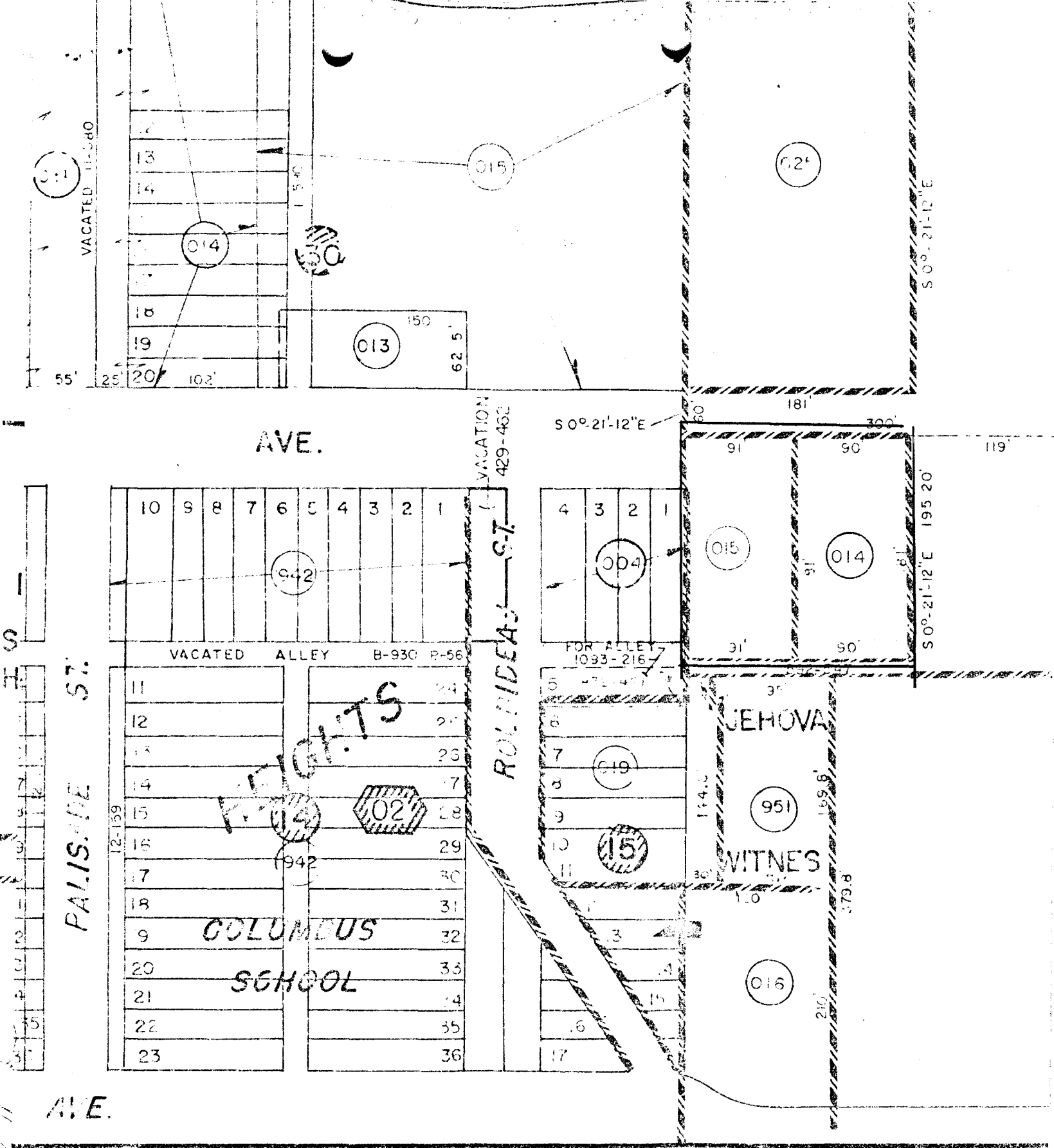
STATE OF COLORADO)
) ss.
COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 6th day of September BY Collette F. Coates for the purposes therein set forth.

My commission expires: 7-29-81

Collette F. Coates
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.



Adjoining

T.I.S. R.I.W.

2945261



83-40

## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct., colo. 81501

(303) 244-1628

MEMO

TO: File

FROM: Bob Goldin *BG*

DATE: May 7, 1982

RE: 7th Street Corridor Policy Review

Summary of Neighborhood Meeting 5/4/82

32 citizens present, with staff and Grand Junction Planning Commission

A discussion of current zoning and uses was presented by Planning Staff as well as why the corridor was being reviewed. Handouts were given to those present and the following are the results of the ensuing discussions and written comments.

1. General consensus was for the corridor to remain as is. In addition:
2. Not to allow any new business uses in.
3. Retain existing uses and structures.
4. Improve existing structures.
5. Allow multi-family type structures along 7th Street corridor, but not directly fronting on 7th Street.
6. Strengthen existing character of a residential neighborhood.
7. Explore possibilities for upgrading, preserving, expanding and possible downzoning of some sites and areas in the 7th Street corridor.
8. Examine Grand and Main separately, yet in conjunction with 7th Street.

Enclosed are the actual comments themselves. We did receive in writing two in favor of PB's when and where appropriate.

BG/mm

Enc.

**Ordinance No. 2108**

**April 3, 1983**

*Ordinance 2108*  
*4/3/83*

Pufferbelly Station area.)

The Whitman Park Housing Redevelopment District (WPHRD) currently contains deteriorating low density housing and small scale commercial and warehousing. High density housing redevelopment is preferred in the WPHRD with some support commercial. Housing in this area would help to provide additional pedestrian traffic in the CBD and ensure a twenty-four hour life in the downtown. A mix of incomes, owners, renters, families, and one or two person households should be provided for. The few historically or architecturally significant buildings in the area should be preserved. Parks can serve as focal points for redevelopment. Pedestrian circulation within redevelopment projects should relate to the parks and the CBD pedestrian circulation plan. A variety of heights should be allowed to provide character to the area based on compliance with criteria. All parking should be provided on site.

F. WEST END REDEVELOPMENT DISTRICT (WERD)

(The area circumscribed by First Street, Grand Avenue (SH340), and the D&RGW Railroad Tracks.)

The West End Redevelopment District (WERD) is appropriate for large scale planned redevelopment in phases. Uses could include residential, warehousing, office, light industrial and civic. Uses in the WERD should complement rather than detract from or compete with the rest of the downtown area. Height and parking should be determined during redevelopment downtown planning.

G. RESIDENTIAL/OFFICE CONVERSION CORRIDORS (R/OCC)

(Eighth Street to Twelfth Street between the east-west alleys north and south of Grand, the north-south alleys between Seventh and Eighth between the east-west alley north of Grand to Grand, and Eighth Street to Twelfth Street between the east-west alleys north and south of Main Street.)

The Residential/Office Conservation Corridors (R/OCC) currently contain a mixture of uses. A majority of the structures are large old residences, many of which are deteriorating. The volume and speed of traffic on Main Street and Grand Avenue discourage single family residential use. Preferred uses for the R/OCC are residential and professional office. Residential structures could be converted to offices provided the structure is restored and the character of the corridor is retained. Between Tenth and Twelfth Streets on Grand Avenue conversion of residential to commercial uses should be limited to no more than fifty percent of the renovated gross square footage. All parking required for uses in the R/OCC should be provided within the R/OCC. Curb cuts onto Main Street and Grand Avenue should be minimized.

H. SEVENTH STREET HISTORICAL CORRIDOR (SSHC)

(Sixth Street to Eighth Street from Teller Avenue to the east-west alley between Ouray and Grand, the north-south alley between Sixth and Seventh to the north-south alley between Seventh and Eighth between the east-west alley between Ouray and Grand to the east-west alley between Grand and White and the southwest quadrant of the Lowell School block.)

The Seventh Street Historical Corridor (SSHC) includes the Lowell School building and the large old residences on Seventh Street between White and Teller Avenues. Structures in the SSHC should be preserved and protected as historically and architecturally significant. The restoration of existing structures is preferred to new development. Any new construction should be consistent with the historic character of the corridor. New, non-residential uses should not be allowed north of Grand Avenue.

#### I. LOWER DOWNTOWN INDUSTRIAL DISTRICT (LDID)

(South of South Street between First and Tenth Streets, south of Pitkin between Tenth and Twelfth Streets.)

The Lower Downtown Industrial District (LDID) south of South Street is an employment and service area. A distinct South Street boundary on the north of the LDID should be maintained. Along South Street nuisances such as noise, odor, vibration, and light should be minimized to allow a transition into the Whitman Park Residential Redevelopment District immediately to the north.

#### J. HOUSING RENOVATION NEIGHBORHOODS (HRN)

(Ninth Street to Tenth Street between Grand and South Avenues and Tenth Street to Twelfth Street between Grand and Pitkin Avenues excluding the Grand Avenue and Main Street Residential/Office Conversion Corridors, Second Street to Sixth Street between Belford and the east-west alley south of Ouray excluding the Seventh Street Historical Corridor and the Grand Avenue Residential/Office Conversion Corridor.)

The Housing Renovation Neighborhoods (HRN) to the north and east of downtown contain a large number of older high quality single family homes, some of which are in need of repair and restoration. These neighborhoods should remain predominantly residential. The primary activity in the HRN should be housing conservation and renovation, and stabilizing and maintaining the character of the neighborhood. In the area immediately around Emerson Park and on other smaller sites, high density residential redevelopment could occur. New commercial uses should be allowed only if they are principally to serve the neighborhood. New residential development compatible with the existing houses in the neighborhood should be encouraged to replace houses which cannot be repaired and to take advantage of empty lots.

PASSED and ADOPTED this 2nd day of March, 1983

Louis R. Brach

---

President of the Council

Attest:

Neva B. Lockhart, CMC

---

City Clerk

Effective: April 3, 1983

I HEREBY CERTIFY that Ordinance No. 2108 was introduced, read, and ordered published in pamphlet form by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 2nd day of February, 1983, and that the notice of its publication in pamphlet form was published in The Daily Sentinel on February 4, 1983, at least ten days before its final passage.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official Seal of said City this 3rd day of March, 1983.

Neva B. Lockhart

---

Neva B. Lockhart, CMC  
City Clerk

Published: February 4, 1983

Final Publication: March 4, 1983

Effective: April 3, 1983



United States Department of the Interior  
National Park Service

NEIGHBORHOOD

For SERVICES FILE

National Register of Historic Places  
Inventory—Nomination Form

rec  
dat

See instructions in *How to Complete National Register Forms*  
Type all entries—complete applicable sections

1. Name

historic SEVENTH STREET HISTORIC DISTRICT

and/or common GRAND JUNCTION-DOWNTOWN

2. Location

street & number 300,400,500,600,700 blocks of North 7th Street not for publication

city, town Grand Junction n/avicinity of

state Colorado code county Mesa code

3. Classification

Category	Ownership	Status	Present Use
<input checked="" type="checkbox"/> district	<input type="checkbox"/> public	<input checked="" type="checkbox"/> occupied	<input type="checkbox"/> agriculture
<input type="checkbox"/> building(s)	<input type="checkbox"/> private	<input checked="" type="checkbox"/> unoccupied	<input type="checkbox"/> commercial
<input type="checkbox"/> structure	<input checked="" type="checkbox"/> both	<input type="checkbox"/> work in progress	<input checked="" type="checkbox"/> educational
<input type="checkbox"/> site	<b>Public Acquisition</b>	<b>Accessible</b>	<input type="checkbox"/> entertainment
<input type="checkbox"/> object	<input type="checkbox"/> in process	<input checked="" type="checkbox"/> yes: restricted	<input type="checkbox"/> government
	<input type="checkbox"/> being considered	<input type="checkbox"/> yes: unrestricted	<input type="checkbox"/> industrial
		<input checked="" type="checkbox"/> no	<input type="checkbox"/> military
			<input type="checkbox"/> museum
			<input type="checkbox"/> park
			<input checked="" type="checkbox"/> private residence
			<input checked="" type="checkbox"/> religious
			<input type="checkbox"/> scientific
			<input type="checkbox"/> transportation
			<input type="checkbox"/> other:

4. Owner of Property

name Multiple ownership - see continuation sheets

street & number

city, town vicinity of state

5. Location of Legal Description

courthouse, registry of deeds, etc. Mesa County Clerk and Recorder Office

street & number Mesa County Courthouse, Sixth Street and Rood Avenue

city, town Grand Junction state Colorado 81501

6. Representation in Existing Surveys

title Colorado Inventory of Historic Sites has this property been determined eligible?  yes  no

date August, 1982 federal  state  county  local

depository for survey records Colorado Historical Society, 1300 Broadway

city, town Denver, Colorado 80203 state

## 7. Description

<b>Condition</b>		<b>Check one</b>	<b>Check one</b>
<input checked="" type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved date _____
<input checked="" type="checkbox"/> fair	<input type="checkbox"/> unexposed		

### Describe the present and original (if known) physical appearance

The proposed Seventh Street Historical District, the most intact historic residential area in Grand Junction, is comprised of 34 structures most of which are two-story houses. The district also includes two churches and one school.

North Seventh Street was shown on the City's original town plat as a 100 foot wide avenue designed to serve as a major north/south thoroughfare to the downtown area which is situated three blocks to the south. The street rapidly became that major thoroughfare and today is one of the most heavily utilized entrances to downtown Grand Junction.

Development on North Seventh began in 1893, a decade after Grand Junction was first settled.

The "Doc Shores House", the only Italiante structure in the proposed district, and the "White House", an early example of adaption of style with elements of Colonial Revival, Stile, Tudor and Queen Anne, were built in 1893.

Construction on North Seventh continued through 1929 when completion of the proposed district's only two churches marked the end of development.

During the period from 1893 to 1929 both small and large houses were built. Architectural styles ranged from modest to elaborate.

Examples of this range in styles include the small simple single-level wood frame houses built in 1909 at 731 and 739 North Seventh, the simple but large "Smith House" built in 1899 at 515 North Seventh, and the "Jordan House", a Victorian vernacular built in 1902 at 440 North Seventh.

Many of Grand Junction's affluent and prosperous merchants, doctors, bankers, and others were among those who built homes in the proposed district. William J. Moyer, a local merchant and philanthropist, built the Colonial Revival at 620 North Seventh in 1906 and Dr. Herman Bull built the Spanish mission style home at 407 North Seventh in 1906.

Construction of homes ceased between 1910 and 1920.

In 1920, a California bungalow style house was built at 520 North Seventh. It is a modest but spread out wood frame structure built by Orloff H. Ellison who owned the P.A. Rice Lumber Company.

# 8. Significance

Period	Areas of Significance—Check and justify below			
<input type="checkbox"/> prehistoric	<input type="checkbox"/> archeology-prehistoric	<input type="checkbox"/> community planning	<input type="checkbox"/> landscape architecture	<input type="checkbox"/> religion
<input type="checkbox"/> 1400-1499	<input type="checkbox"/> archeology-historic	<input type="checkbox"/> conservation	<input type="checkbox"/> law	<input type="checkbox"/> science
<input type="checkbox"/> 1500-1599	<input type="checkbox"/> agriculture	<input type="checkbox"/> economics	<input type="checkbox"/> literature	<input type="checkbox"/> sculpture
<input type="checkbox"/> 1600-1699	<input checked="" type="checkbox"/> architecture	<input type="checkbox"/> education	<input type="checkbox"/> military	<input type="checkbox"/> social/ humanitarian
<input type="checkbox"/> 1700-1799	<input type="checkbox"/> art	<input type="checkbox"/> engineering	<input type="checkbox"/> music	<input type="checkbox"/> theater
<input checked="" type="checkbox"/> 1800-1899	<input type="checkbox"/> commerce	<input type="checkbox"/> exploration/settlement	<input type="checkbox"/> philosophy	<input type="checkbox"/> transportation
<input checked="" type="checkbox"/> 1900-	<input type="checkbox"/> communications	<input type="checkbox"/> industry	<input type="checkbox"/> politics/government	<input type="checkbox"/> other (specify)
		<input type="checkbox"/> invention		

**Specific dates** 1893-1929

**Builder/Architect** Eugene Groves and unknown others

**Statement of Significance (in one paragraph)**

SIGNIFICANT CONTRIBUTING BUILDINGS

The properties described in this section are the most significant contributors to the district in both history and architectural style and collectively establish the scale and character of the district.

1. "DOC" SHORES HOUSE -- 327 North Seventh Street (1893) - This two-story Italiante style structure now serves as office space. The interior arrangement of rooms and circulation remain basically unchanged. When restored, the building received new heavy bodied fiberglass roof shingles, new decorative iron work at the rooftop widow's walk, simulated lap siding painted light in color with dark colored shingles at each window. Exterior woodwork and trim was painted in a four color scheme to accent the detail particularly at the cornice and front and rear entrances.

The structure was built for Cyrus "Doc" Shores who was a famous peace officer in Western Colorado noted for apprehending a number of elusive railroad bandits and thieves. Shores was also the first Treasurer of Mesa County. The structure was converted into apartments in 1926. By 1940 the structure had additions added to the rear and housed 10 apartments. As stated before, this structure is now office space.

2. WHITE HOUSE -- 337 North Seventh Street (1893) -- This structure has elements of Colonial Revival, Stile, Tudor, and Queen Anne. The structure includes brick masonry walls at the first level and wide heavy stone sills. The second level is wood frame wall finished with irregular built singles. Double hung windows incorporate finely crafted diamond panes and wood muntins in the upper sashes. The roof is a central peak with attic gables extending in three directions, attic dormers, and a decorative ball-topped iron finial at the peak.

This structure was built by the Grand Junction Town Company. The building is locally referred to as the "White House" because the family of a prominent merchant, W.F. White of White Mercantile, lived there until the mid-teens. By 1926 the house was the location of the Knights of Columbus home. James F. Doyle lived there from 1926 to 1940 when it was divided into five apartments and called the Roesler Annes Apartments. Today the building remains apartments. The new owners plan to renovate it into office space.

## 9. Major Bibliographical References

Harshman, Carol and Verhey, Jeannie. The Fabulous Old Houses On North Seventh Street, Grand Junction, Colorado: Roder Graphics, 1982.

## 10. Geographical Data

Acreage of nominated property 14.4 Acres

Quadrangle name \_\_\_\_\_

Quadrangle scale \_\_\_\_\_

### UTM References

A 

Zone	Easting			Northing							

B 

Zone	Easting			Northing							

C 

Zone	Easting			Northing							

D 

Zone	Easting			Northing							

E 

Zone	Easting			Northing							

F 

Zone	Easting			Northing							

G 

Zone	Easting			Northing							

H 

Zone	Easting			Northing							

### Verbal boundary description and justification

\*See attached map and continuation sheet.

### List all states and counties for properties overlapping state or county boundaries

state n/a code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

state n/a code \_\_\_\_\_ county \_\_\_\_\_ code \_\_\_\_\_

## 11. Form Prepared By

name/title Kathy Jordan/ Resident and volunteer

Robert D. Jenkins, Architect

Skip Grkovic, Executive Director

organization Downtown Development Authority

date July 29, 1983

street & number P.O. Box 296, 200 No. 6th St., Ste.204 telephone (303) 245-2926

city or town Grand Junction, CO 81502 state \_\_\_\_\_

## 12. State Historic Preservation Officer Certification

The evaluated significance of this property within the state is:

national  state  local

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

State Historic Preservation Officer signature \_\_\_\_\_

title \_\_\_\_\_ date \_\_\_\_\_

For NPS use only

I hereby certify that this property is included in the National Register

date \_\_\_\_\_

Keeper of the National Register \_\_\_\_\_

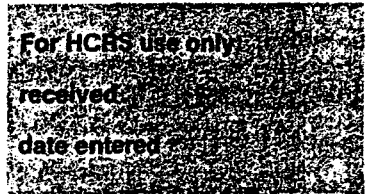
Attest:

date \_\_\_\_\_

Chief of Registration \_\_\_\_\_

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Seventh Street Historic Dist Item number 8

Page 2

3. THE HERMAN BULL HOUSE -- 407 North Seventh Street (1906) -- This Spanish style house is a two-story central plan brick masonry structure. It is a large building and its low pitched roofs with widely overhanging eaves and full width entrance porch give it a heavy well settled appearance. Roof gables terminate on all sides at decorative arched parapets. The rounded arch motif is repeated in the round topped attic window and the arched openings on all sides of the entrance porch.

The house was built for Dr. Herman Bull, one of the first and most prominent physicians in Grand Junction. Originally from Warwick, New York, Dr. Bull attended Jefferson Medical College in Philadelphia. Bull was the physician and surgeon for the Teller Indian Institute and the Denver and Rio Grande Western Railroad. He helped organize the Mesa County Building and Loan Association, was a director of the Mesa County State Bank of Grand Junction, and was a member of the school board. Bull died in 1935 and left a stipulation in his will that the house be sold within a year of his death. Paul H. Prinster purchased the house and lived there until 1945 when William Pantuso bought it.

5. THE HASTY HOUSE -- 433 North Seventh Street (1906) -- This is a two-story stucco structure with a simple hipped roof. A great variety of elements emerge, however, including hipped roof dormers, round parapets, and palladian windows. There is extensive use of leaded beveled glass in the round top windows and upper sashes of double hung units. Roof eaves are decoratively bracketed and gutters feed into large wall-mounted drain leader basins. The color scheme is a simple but very emphatic coach green with white trim.

The house was built for John Moore, a prominent orchard owner and beet farmer. He sold the house in 1918 to a local dentist named Billings and the house has been through a long series of residents until the present owner, David Hasty, bought the house in 1971.

6. THE MARTIN HOUSE -- 445 North Seventh Street (1923) -- This two-story residence has low pitched roofs and wide matched eaves which impart a comfortable scale to a large house. Heavy white sills, caps and lintels strengthen the strong horizontal lines of the house and contrast elegantly with the gray pebble dashed stucco. A central entry stair opens onto a full width covered porch accented with large flower filled pots.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRA use only
received
date entered

Continuation sheet Seventh Street Historic Dist Item number 7

Page 2

Completing development in the period were: the "Martin House", a large bungalow style house constructed in 1923 at 445 North Seventh; the "Willsea House", a Tudor bungalow built in 1926 at 639 North Seventh; the Lowell School built in 1925 at the southeast corner of Seventh and Grand Avenue; and the district's only two churches. The land for the two churches was dedicated along White Avenue between Fourth and Seventh Streets in the original town plat. They were relocated to larger sites and permanent structures on Seventh Street when they outgrew their original locations.

The First Baptist Church, for which the cornerstone had been set in 1912, was completed in 1929. The interior woodwork of this church, situated at the corner of Seventh and Grand, is handcrafted and the exterior is classical revival done in blond brick.

Also finished in 1929 and fashioned in a style similar to the Baptist Church was the Church of Christ Scientist. This church's basilica plan is the major difference between it and the First Baptist Church.

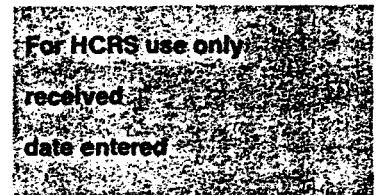
While many affluent citizens chose to establish their residences on North Seventh, it remained a dusty, dirt road until the early 1930's when it was first paved under the Work Progress Administration during the Roosevelt years.

The grassy median extending from Belford to Grand Avenues was planted and adorned for many years with lamp posts similar to those which currently are situated down the center of Seventh. The original lamps of Seventh Street were removed in 1965 but 10 years later were replaced with original lamps from Main Street as a bicentennial project.

While the structures on Seventh Street contribute greatly in offering passersby a glimpse at early Grand Junction, the grassy median with its old-style lamp posts, the mature trees with their umbrella effect and the sidewalks with street names enscribed at most corners add to the overall preservation of history in the proposed district.

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form



Continuation sheet Seventh Street Historic Dist. Item number 8

Page 3

F.C. "Clyde" Martin, a local undertaker had the house built. Mrs. Pauline Mast, Mr. Martin's daughter lives there now. This is the only structure in the proposed district which has a member of the original owner's family still in residence.

8. THE SMITH HOUSE -- 515 North Seventh Street (1899) -- The house presents a very informal closed-in porch entrance to Seventh Street. The porch, its windows, and the entry door are of a different character than other elements of the house but establish an undeniable Queen Anne cottage flavor to the residence. The house design is simple and compact. The detail given to the bay windows, the many beveled and leaded glass window sashes, and the lively sunburst mouldings in the gable over the attic windows all contribute to a well coordinated building facade.

The house was built for Albert Sampliner. He and his brother Joseph owned a locally prominent dry goods store, Sampliner Brothers, which later became Brownson's after World War II. He sold the house to Harry Burnett, a proprietor of the St. Regis Hotel in 1926. Burnett lived there until 1960. The house went through several hands before the present owners Jim and Claudine Smith purchased the house in 1972.

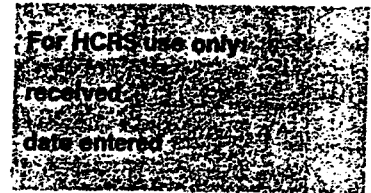
9. CHRISTIAN SCIENCE CHURCH -- 535 North Seventh Street (1929) The church entrance and flanking windows are well defined in romanesque arched recesses. The round arch is effectively used again to frame the attic vent louver in the brick finished entrance pediment. The building relies upon symmetries, not only in building elements and detail, but in the landscape design and the site plan.

The original Christian Science Church building was located on the corner of Seventh and White and built in 1897. It was permanently relocated to its present site in 1929. Some of it's prominent members included the William Moyer's and Mrs. Samuel McMullin.

10. THE SHAFER HOUSE -- 605 North Seventh Street (1900) -- The upper two levels of the house are situated characteristically "in the roof" of the structure clearly distinguished from the main living level by a strong belt course and shadow line. A simple gable roof with supportive columns formalizes the entry to a very informal building.

The house was built for John Brained of Pastime Mercantile Company. The house went through several occupants until Michael and Beki Shafer purchased it in 1977.

United States Department of the Interior  
Heritage Conservation and Recreation Service



# National Register of Historic Places Inventory—Nomination Form

Continuation sheet Seventh Street Historic Dist. Item number 8

Page 4

14. THE WILLSEA HOUSE -- 639 North Seventh Street (1926) -- This house although very large in size achieves a marvelous balance of scale through its form, color, and materials. The simple but crisp detailing of wood and stucco in the half-timer gable end, and the easy curves of the face rafters contrast sharply with the solidity of the double belt course tying them to the wood main level brick masonry walls and piers. The white, tan, and cocoa brown colorscheme emerges elegantly from the summer green landscape.

The house was built for William Murr. His widow, Hattie Pierson Murr, sold the house in 1937 to Charles and Jewell Willsea who have resided there ever since. Mr. Willsea opened the first Chevrolet dealership in Grand Junction.

15. THE HOTTES HOUSE -- 707 North Seventh Street (1910) -- The house dramatizes a very simple plan with elegant use of exterior wall materials and fenestration design. Bracketed face rafters, shingled gable ends, and sheltered attic windows all add to the detail of the entrance facade.

The house was built by a man named Wichersham. Wichersham was associated with William Moyer in the Grand Valley National Bank. Henry Gustof Hottes bought the house in 1917 and lived there until his death in 1957. Hottes was the head of the Grand Junction Fruit Growers Association and came to Grand Junction from Palisade where he made money in fruit orchards and real estate. After Hottes' death his son Fred Hottes sold it to the Catholic Church. Mary and Jerry Pesman bought it from the Catholic Church and some of the Pesman family still live there.

24. THE COLEMAN HOUSE 640 North Seventh Street (1906) -- The house exhibits great simplicity in the use of materials, colors, and traditional elements. The first and second levels are defined horizontally by dark colored belt courses and water tables. It has a single pitched roof. The three story entrance facade includes a closed gable end with palladian attic window and neatly caps the simply planned lower two levels. The wood lap siding was widely used in early Grand Junction residences. It is milled to a 2 1/4" round edge lap and is painted in a light tone contrasting well with the dark trim.

The house was built for C.M. Ferbrache. He sold it to Samuel Cardman in 1921. Edwin Knobel purchased the house in 1948 and his daughter Mary Margaret Coleman now lives there.



United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

For HCRS use only

received

date entered

Continuation sheet Seventh Street Historic Dist Item number 8

Page 5

26. THE MOYER HOUSE -- 620 North Seventh Street (1906) -- This two story structure was built with brick from Delta, Colorado. It has heavy square brick piers, a gallery porch, hipped roof, attic dormers, large double hung windows, and finely detailed wood moldings at the doors, windows and eaves. It is a fine example of early Grand Junction architecture.

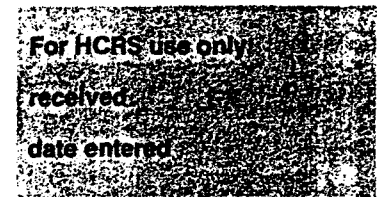
The house was built for William J. Moyer. Moyer owned the Fair Department Store for forty years. He was a prominent philanthropist and benefactor to the children of Grand Junction. Children today still enjoy some of his generosity in the form of the Moyer Pool at Lincoln Park. At the time of the presentation he stipulated that children would have two free days a week. He was also the primary force behind the building of the YMCA. He paid the expenses to put 18 boys through college. Fred Manty, a saddle maker, bought the house from Moyer. Other owners have been Edith Laura Kemper, Mr. and Mrs. Earl T. Wiley, Richalyn Cox, W.B. and JoAnn Coleman and Walter and Ethel Hatmaker. Mr. and Mrs. Lee Fetters now own the house.

27. THE GOODWIN HOUSE -- 604 North Seventh Street (1907) -- This three story brick and half-timber house demonstrates many characteristics of Tudor period design. Heavy eaves and bracketed face rafters terminate gable ends of the simple pitched roof dormers and the main entrance enclosure. Gable ends are detailed with varying designs in white stucco and contrasting dark stained timbers. The double hung windows are large and employ many paned upper sashes. Lower level windows, six feet high, balance the scale of the window openings and high interior ceilings with uneven upper and lower sashes. The overall height of the building is modified by the use of a light colored belt course, approximately five feet above grade.

The house was built for Vernon Talbert, the cashier at the Grand Valley National Bank. Talbert committed suicide in 1917 and the house became rental property until 1922 when it was purchased by Harry B. Goodwin, president of the Latimer-Goodwin Chemical Company. Goodwin was a philanthropist and set up the Goodwin Foundation for the dispersal of the funds. The house remains in the Goodwin Foundation.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Seventh Street Historic Dist Item number 8

Page 6

28. THE SMITH-SCHMIDT HOUSE -- 536 North Seventh Street (1909)  
This house is similar to the Moyer house at 620 North Seventh Street. It is a two story brick structure with heavy square brick piers, a full width gallery porch, hipped roof, attic dormers, large double hung windows and finely detailed wood moldings at the doors, windows and eaves.

This structure was built for Henry Barkallo, a lumber man. Mr. and Mrs. Claude D. Smith bought the house in 1914. Smith owned C.D. Smith Drug Company and C.D. Smith Chemical Company. His daughter Melba Schmidt now owns and lives in the house.

30. THE ANDERSON HOUSE -- 520 North Seventh Street (1920) --  
This residence typifies many of the bungalow style structures built in early Grand Junction. The wood frame building incorporates a full width screened-in porch, a low pitch gable roof with hipped gable ends and a hipped attic dormer and large uneven sash double hung windows. Broad eaves are "supported" with decorative brackets. Wood lap siding and wood trim are painted in a two color, light exterior color scheme.

The residence was built for Mr. and Mrs. Orloff H. Ellison, the owner of P.A. Rice Lumber Company. Mrs. (Pearl) Ellison was the daughter of "Doc" Shores. After their deaths, Melba Schmidt bought the house then sold it to Mr. and Mrs. Paul Anderson, the present owners, in 1966.

31. THE SICKENBERGER HOUSE -- 710 Ouray (1923) -- This house is one of several stucco and masonry structures built on North Seventh Street. Like the Hasty and Martin houses it incorporates strong horizontal lines in broad bracketed eaves and similarly capped balcony rails, sills, and lintels. Multiple double hung windows with paned upper sashes provide varied fenestration and abundant natural interior light. Broad covered porches and heavily supported trellises characterize exterior facades.

At the turn of the century the 100 foot high standpipe that held the water supply for the City was located on the spot where Dr. Jesse Sickenberger, a Grand Junction surgeon, built his home. Dr. Sickenberger had three wives, the last of which, Etta Sickenberger, still lives there.

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

For HCERS use only

received

date entered

Continuation sheet Seventh Street Historic Dist Item number 8

Page 7

32. THE JORDAN HOUSE -- 440 North Seventh Street (1902) -- This is a three story, wood frame, Colonial Revival structure. Its steeply pitched roof with closed gable end and full width open porch with upper ballustrade create an impressive dominant facade. Modified palladian attic windows characterize the north and west gable ends. Square bays with multiple double hung windows, shed dormers, eave brackets, roof gable outriggers, and a well coordinated three-color scheme characterize this well detailed structure.

The house was built for William Smith, treasurer of the W. F. Mercantile Company. Mr. and Mrs. Noah A. Glasco bought the house in 1907. Glasco was president of Glasco-Udlock Investment Company and later vice president of the Grand Valley National Bank. Harriet J. Moulton, the music teacher at Grand Junction High School, bought the house in 1922. Del Evans bought the house in 1945 and later sold it to their daughter Kathy and her husband, Teddy Jordan, in 1974. The Jordan's have been rehabbing ever since.

34. FIRST BAPTIST CHURCH -- 720 Grand Avenue (1912-1929) -- This church and the Christian Science Church on Seventh and Chipeta are both Colonial Revival style. The greek elements such as the large dentils on the roofline and cross gables with pediments over the entry give the structure an imposing look.

The church was started in Grand Junction in 1883 and located on White Avenue between Fourth and Fifth Streets. The land designated on White Avenue in the original town plat was swapped for the property at Seventh and Grand where the church now stands. Members called it Lane's Folly after the pastor because construction began in 1912 and was not completed until 1929.

35. LOWELL SCHOOL -- 310 North Seventh Street (1925) -- The Lowell School was built under the supervision of local architect Eugene Groves on its present sight. Lowell was one of six schools constructed in the original plat of the City. Whitman, Emerson, Hawthorne, Washington,, and Central High School were the others. Those schools have been lost or modified beyond recognition. The Hawthorne, Washington, and Central High Schools were all located within three blocks of Seventh Street. Groves designed the two major extant public buildings of this period, Lowell School and the Mesa County Courthouse.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet Seventh Street Historic Dist. Item number 8

Page 8

Today Lowell School is still an active school building. There are plans to restore the Lowell School for use by the Museum of Western Colorado as an interpretive center.

United States Department of the Interior  
Heritage Conservation and Recreation Service

**National Register of Historic Places  
Inventory—Nomination Form**

For HCRS use only

received

date entered

Continuation sheet Seventh Street Historic Dist. Item number 8

Page 9

CONTRIBUTING BUILDINGS

The properties listed in this section while not individually significant do contribute to the scale and character of the district due to their architecture.

7. THE OLSON HOUSE -- 505 North Seventh Street (1899)  
Two story structure. A centre gable, two gable with overhang. It has been altered with shingle siding. It was built by Joseph Sampliner.
11. RESIDENCE -- 611 North Seventh Street (1909)  
Two story cross gable, wood frame with clapboard. It has not been altered.
12. RESIDENCE -- 621 North Seventh Street (1902)  
One story center gable, wood frame with clapboard siding. It has not been altered.
13. RESIDENCE -- 625 North Seventh Street (1922)  
One story with cross gable. It has not been altered.
18. RESIDENCE -- 731 North Seventh Street (1909)  
One story with hip roof and clapboard siding. It has not been altered.
19. RESIDENCE -- 739 North Seventh Street (1909)  
One story with hip roof and clapboard siding. It has not been altered.
20. RESIDENCE -- 750 North Seventh Street (1950)  
One story Navajo style stucco with brick. This fits into the area although it was built in 1950.
21. RESIDENCE -- 726 North Seventh Street (1907)  
Two story medium hip with shed on roof. Clapboard siding. It has been altered with siding but fits into the area nicely.
22. RESIDENCE -- 712 North Seventh Street (1907)  
One story spanish style. This was the first duplex built in Grand Junction.
23. RESIDENCE -- 706 North Seventh Street (1909)  
Two story with center gable roof. Made of brick, the house was originally one story but the second story was added in the 1920's. The addition did not detract from the design of the house.

United States Department of the Interior  
Heritage Conservation and Recreation Service

**National Register of Historic Places  
Inventory—Nomination Form**

For HCERS use only

received

date entered

Continuation sheet Seventh Street Historic Dist. Item number 8

Page 10

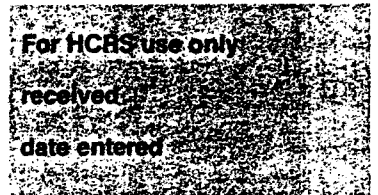
CONTRIBUTING BUILDINGS

Continued

33. RESIDENCE -- 428 North Seventh Street (1900)  
Two story with hipped gable. It has clapboard siding. The porch is arched. It has not been altered.

**United States Department of the Interior  
Heritage Conservation and Recreation Service**

**National Register of Historic Places  
Inventory—Nomination Form**



Continuation sheet Seventh Street Historic Dist item number 8

Page 11

INTRUSIONS

The properties listed in this section do not contribute to the scale or character of the district and in some cases detract from it.

4. THE BERRY HOUSE -- 417 North Seventh Street -- Two story with flagstone up to the sills in front. Two brick wings have been added. The use of materials has been inconsistent.
16. LEARNING TREE -- 715 North Seventh Street -- Two story -- contemporary design.
17. LEARNING TREE -- 727 North Seventh Street -- Two story with shingle siding. It has an addition in the back.
25. APARTMENT HOUSE -- 626 North Seventh Street -- Two story with single siding. The front porch has been enclosed.
29. RESIDENCE -- 522 North Seventh Street -- One story with contemporary siding. The front porch has been enclosed.

United States Department of the Interior  
Heritage Conservation and Recreation Service

National Register of Historic Places  
Inventory—Nomination Form

For HCERS use only

received

date entered

Continuation sheet Seventh Street Historic Dist Item number 10

Page 2

BOUNDARY DESCRIPTION

The district as it is being proposed is bounded on the west by the north/south alley between Sixth and Seventh Streets, on the north by Hill Avenue, on the east by the north/south alley between Seventh and Eighth Streets, on the south by White Street between Seventh and Eighth, and by the east/west alley between White and Grand Avenues between the north/south alley between Sixth and Seventh Streets.

JUSTIFICATION

The boundaries of the proposed district are drawn to include the properties fronting on Seventh Street. Designed to serve as major north/south thoroughfare to the downtown area, lots were platted facing the street. Seventh Street is the only north/south street with such a configuration. The proposed district is bounded on the north and south by relatively recent commercial construction and on the east and west by modest residential structures built between 1900 and 1950, a majority of which have been substantially altered. The proposed district is unique in Mesa County and remains the only area within the original plat of the City of Grand Junction which retains the character of Grand Junction's early growth years. The cohesiveness of the proposed district is reinforced by the median, the tree cover, the high concrete curbs, and the street names impressed in the sidewalk. This area consists of the most complete extant collection of housing stock in Grand Junction.



PROPOSED SEVENTH STREET  
HISTORIC DISTRICT  
OWNERSHIP LIST

	ADDRESS: 327 N 7TH	TAX ID NO: 294514406002	
	OWNER: 327 N 7TH PARTNERS	LOT: 14-16	BLOCK: 83
	327 7TH	LOT DIM: 75*135	ASS. VALUE: \$ 5560.00
1.	GRND JCT., CO	BLD SIZE: 1886SQFT	ASS. VALUE: \$ 6360.00
	81501	DDA: N	
	ZONING: RMF32	HISTORIC:	TOTAL: \$11920.00
	PDD ZONE: SSHC	YR BUILT: 1910	
	ADDRESS: 337 N 7TH	TAX ID NO: 294514406001	
	OWNER: KENNETH HENRY	LOT: 11-13	BLOCK: 83
	851 GRAND	LOT DIM: 75*135	ASS. VALUE: \$ 5560.00
2.	GRND JCT., CO	BLD SIZE: 1514SQFT	ASS. VALUE: \$ 6560.00
	81501	DDA: N	
	ZONING: RMF32	HISTORIC:	TOTAL: \$12120.00
	PDD ZONE: SSHC	YR BUILT: 1890	
	ADDRESS: 407 N 7TH	TAX ID NO: 294514137004	
	OWNER: AMORA BLEY	LOT: 19-21	BLOCK: 72
	407 N 7TH	LOT DIM: 75*135	ASS. VALUE: \$ 1220.00
3.	G.J. CO	BLD SIZE: 1891SQFT	ASS. VALUE: \$ 8880.00
	81501	DDA: N	
	ZONING: RMF32	HISTORIC:	TOTAL: \$10100.00
	PDD ZONE: SSHC	YR BUILT: 1906	
	ADDRESS: 417 N 7TH	TAX ID NO: 294514137003	
	OWNER: JACK BERRY	LOT: 16-18	BLOCK: 72
	417 N 7TH	LOT DIM: 75*135	ASS. VALUE: \$ 1220.00
4.	G.J. CO	BLD SIZE: 1325SQFT	ASS. VALUE: \$ 6500.00
	81501	DDA: N	
	ZONING: RMF32	HISTORIC:	TOTAL: \$ 7720.00
	PDD ZONE: SSHC	YR BUILT: 1903	
	ADDRESS: 433 N 7TH	TAX ID NO: 294514137002	
	OWNER: DAVID HASTY	LOT: 13-15	BLOCK: 72
	433 N 7TH	LOT DIM: 62*135	ASS. VALUE: \$ 1010.00
5.	G.J. CO	BLD SIZE: 1672SQFT	ASS. VALUE: \$ 6040.00
	81501	DDA: N	
	ZONING: RMF32	HISTORIC:	TOTAL: \$ 7050.00
	PDD ZONE: SSHC	YR BUILT: 1910	

JULY 28, 1983  
PAGE 2

PROPOSED SEVENTH STREET  
HISTORIC DISTRICT  
OWNERSHIP LIST

ADDRESS: 445 N 7TH TAX ID NO: 294514137001  
OWNER: PAULINE MAST LOT: 11-13 BLOCK: 72  
445 N 7TH LOT DIM: 62\*135 ASS. VALUE: \$ 1010.00  
6. G.J. CO BLD SIZE: 2218SQFT ASS. VALUE: \$ 9330.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$10340.00  
PDD ZONE: SSHC YR BUILT: 1923

ADDRESS: 505 N 7TH TAX ID NO: 294514136004  
OWNER: HAROLD OLSON LOT: 18-20 BLOCK: 61  
505 N 7TH LOT DIM: 62\*135 ASS. VALUE: \$ 1010.00  
7. G.J. CO BLD SIZE: 1704SQFT ASS. VALUE: \$ 4060.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 5070.00  
PDD ZONE: SSHC YR BUILT: 1899

ADDRESS: 515 N 7TH TAX ID NO: 294514136003  
OWNER: JAMES SMITH LOT: 16-18 BLOCK: 61  
515 N 7TH LOT DIM: 62\*135 ASS. VALUE: \$ 1010.00  
8. G.J. CO BLD SIZE: 1691SQFT ASS. VALUE: \$ 4470.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 5480.00  
PDD ZONE: SSHC YR BUILT: 1897

ADDRESS: 535 N 7TH TAX ID NO: 294514136951  
OWNER: FIRST CHURCH C SCI LOT: 11-15 BLOCK: 61  
535 N 7TH LOT DIM: 125\*135 ASS. VALUE: \$ 7717.00  
9. GRAND JCT., CO BLD SIZE: 0SQFT ASS. VALUE: \$19053.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$26770.00  
PDD ZONE: SSHC YR BUILT: 0

ADDRESS: 605 N 7TH TAX ID NO: 294514125005  
OWNER: MICHAEL SHAFER LOT: 19-21 BLOCK: 50  
605 N 7TH LOT DIM: 75\*135 ASS. VALUE: \$ 1230.00  
10. GRND JCT., CO BLD SIZE: 998SQFT ASS. VALUE: \$ 5820.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 7050.00  
PDD ZONE: SSHC YR BUILT: 1900

PROPOSED SEVENTH STREET  
HISTORIC DISTRICT  
OWNERSHIP LIST

ADDRESS: 611 N 7TH TAX ID NO: 294514125004  
OWNER: MILTON DERRICK JR LOT: 17-18 BLOCK: 50  
611 N 7TH LOT DIM: 50\*135 ASS. VALUE: \$ 810.00  
11. GRND JCT., CO BLD SIZE: 922SQFT ASS. VALUE: \$ 2440.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 3250.00  
PDD ZONE: SSHC YR BUILT: 1909

ADDRESS: 621 N 7TH TAX ID NO: 294514125003  
OWNER: W C FARNEY LOT: 16 BLOCK: 50  
621 N 7TH LOT DIM: 25\*135 ASS. VALUE: \$ 410.00  
12. GRND JCT., CO BLD SIZE: 792SQFT ASS. VALUE: \$ 2340.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 2750.00  
PDD ZONE: SSHC YR BUILT: 1902

ADDRESS: 625 N 7TH TAX ID NO: 294514125002  
OWNER: TRESA BUCK LOT: 14-15 BLOCK: 50  
625 N 7TH LOT DIM: 50\*135 ASS. VALUE: \$ 810.00  
13. G.J. CO BLD SIZE: 1259SQFT ASS. VALUE: \$ 4350.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 5160.00  
PDD ZONE: SSHC YR BUILT: 1922

ADDRESS: 639 N 7TH TAX ID NO: 294514125001  
OWNER: MARY WILLSEA LOT: 11-13 BLOCK: 50  
639 N 7TH LOT DIM: 75\*135 ASS. VALUE: \$ 1220.00  
14. G.J. CO BLD SIZE: 1637SQFT ASS. VALUE: \$ 7020.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 8240.00  
PDD ZONE: SSHC YR BUILT: 1926

ADDRESS: 707 N 7TH TAX ID NO: 294514124005  
OWNER: MARY PESMAN LOT: 19-21 BLOCK: 39  
707 N 7TH LOT DIM: 62\*135 ASS. VALUE: \$ 1010.00  
15. GRND JCT., CO BLD SIZE: 1348SQFT ASS. VALUE: \$ 6010.00  
81501 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$ 7020.00  
PDD ZONE: SSHC YR BUILT: 1910

PROPOSED SEVENTH STREET  
HISTORIC DISTRICT  
OWNERSHIP LIST

ADDRESS: 715 N 7TH TAX ID NO: 294514124004  
OWNER: T.K. INVESTMENTS LOT: 16-19 BLOCK: 39  
6565 W JEWELL LOT DIM: 87\*135 ASS. VALUE: \$ 1420.00  
16. LAKEWOOD, CO BLD SIZE: 1620SQFT ASS. VALUE: \$14760.00  
80226 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$16180.00  
PDD ZONE: SSHC YR BUILT: 1976

ADDRESS: 727 N 7TH TAX ID NO: 294514124003  
OWNER: T.K. INVESTMENTS LOT: 14-15 BLOCK: 39  
6565 W JEWELL LOT DIM: 50\*135 ASS. VALUE: \$ 810.00  
17. LAKEWOOD, CO BLD SIZE: 1295SQFT ASS. VALUE: \$ 5000.00  
80226 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$ 5810.00  
PDD ZONE: SSHC YR BUILT: 1895

ADDRESS: 731 N 7TH TAX ID NO: 294514124002  
OWNER: T.K. INVESTMENTS LOT: 12-13 BLOCK: 39  
6565 W JEWELL LOT DIM: 37\*135 ASS. VALUE: \$ 610.00  
18. LAKEWOOD, CO BLD SIZE: 1022SQFT ASS. VALUE: \$ 3060.00  
80226 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$ 3670.00  
PDD ZONE: SSHC YR BUILT: 1909

ADDRESS: 739 N 7TH TAX ID NO: 294514124001  
OWNER: RALPH C SUTRO CO. LOT: 11-12 BLOCK: 39  
4900 WILSHIRE BL LOT DIM: 37\*135 ASS. VALUE: \$ 610.00  
19.. LOS ANGELES, CA BLD SIZE: 1139SQFT ASS. VALUE: \$ 3010.00  
90010 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$ 3620.00  
PDD ZONE: SSHC YR BUILT: 1909

ADDRESS: 750 N 7TH TAX ID NO: 294514123001  
OWNER: LOUISE AKERS LOT: 10-11 BLOCK: 40  
750 N 7TH LOT DIM: 50\*141 ASS. VALUE: \$ 820.00  
20. GRND JCT., CO BLD SIZE: 1315SQFT ASS. VALUE: \$ 7330.00  
81501 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$ 8150.00  
PDD ZONE: SSHC YR BUILT: 1952

PROPOSED SEVENTH STREET  
HISTORIC DISTRICT  
OWNERSHIP LIST

21. ADDRESS: 726 N 7TH TAX ID NO: 294514123002  
OWNER: WB THOMPSON LOT: 7-9 BLOCK: 40  
214 N EASTER HI LOT DIM: 75\*141 ASS. VALUE: \$ 1230.00  
GRND JCT., CO BLD SIZE: 1347SQFT ASS. VALUE: \$ 6240.00  
81503 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$ 7470.00  
PDD ZONE: SSHC YR BUILT: 1907

22. ADDRESS: 712 N 7TH TAX ID NO: 294514123007  
OWNER: JAMES BRODELL LOT: 4-6 BLOCK: 40  
712 N 7TH LOT DIM: 75\*141 ASS. VALUE: \$ 1410.00  
GRND JCT., CO BLD SIZE: 2381SQFT ASS. VALUE: \$11600.00  
81501 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$13010.00  
PDD ZONE: SSHC YR BUILT: 1930

23. ADDRESS: 706 N 7TH TAX ID NO: 294514123008  
OWNER: KISSELL COMPANY LOT: 1-3 BLOCK: 40  
O DEPT 00099 LOT DIM: 75\*141 ASS. VALUE: \$ 1230.00  
PITTSBURGH, PA BLD SIZE: 1420SQFT ASS. VALUE: \$ 5820.00  
15274 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 7050.00  
PDD ZONE: SSHC YR BUILT: 1909

24. ADDRESS: 640 N 7TH TAX ID NO: 294514126014  
OWNER: MARY COLMAN LOT: 9-10 BLOCK: 49  
640 N 7TH LOT DIM: 50\*141 ASS. VALUE: \$ 820.00  
G.J. CO BLD SIZE: 1309SQFT ASS. VALUE: \$ 4720.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 5540.00  
PDD ZONE: SSHC YR BUILT: 1905

25. ADDRESS: 626 N 7TH TAX ID NO: 294514126002  
OWNER: BUD BLANEY LOT: 6-8 BLOCK: 49  
1635 MAPLE CT LOT DIM: 75\*141 ASS. VALUE: \$ 1230.00  
G.J. CO BLD SIZE: 1624SQFT ASS. VALUE: \$ 5650.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 6880.00  
PDD ZONE: SSHC YR BUILT: 1900

PROPOSED SEVENTH STREET  
HISTORIC DISTRICT  
OWNERSHIP LIST

ADDRESS: 620 N 7TH TAX ID NO: 294514126007  
OWNER: LEE FETTERS LOT: 3-5 BLOCK: 49  
620 N 7TH LOT DIM: 62\*141 ASS. VALUE: \$ 1030.00  
26. G.J. CO BLD SIZE: 1473SQFT ASS. VALUE: \$ 6170.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 7200.00  
PDD ZONE: SSHC YR BUILT: 1905

ADDRESS: 604 N 7TH TAX ID NO: 294514126008  
OWNER: JOHN PENDERGRAST LOT: 1-3 BLOCK: 49  
604 N 7TH LOT DIM: 62\*141 ASS. VALUE: \$ 1030.00  
27. G.J. CO BLD SIZE: 1598SQFT ASS. VALUE: \$ 8230.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 9260.00  
PDD ZONE: SSHC YR BUILT: 1907

ADDRESS: 536 N 7TH TAX ID NO: 294514135001  
OWNER: RALPH SCHMIDT LOT: 8-10 BLOCK: 62  
536 N 7TH LOT DIM: 75\*141 ASS. VALUE: \$ 1230.00  
28. G.J. CO BLD SIZE: 1610SQFT ASS. VALUE: \$ 7430.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 8660.00  
PDD ZONE: SSHC YR BUILT: 1907

ADDRESS: 522 N 7TH TAX ID NO: 294514135002  
OWNER: RALPH SCHMIDT LOT: 6-7 BLOCK: 62  
536 N 7TH LOT DIM: 50\*141 ASS. VALUE: \$ 820.00  
29. G.J. CO BLD SIZE: 1040SQFT ASS. VALUE: \$ 2610.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 3430.00  
PDD ZONE: SSHC YR BUILT: 1895

ADDRESS: 520 N 7TH TAX ID NO: 294514135008  
OWNER: PAUL ANDERSON LOT: 4-5 BLOCK: 62  
520 N 7TH LOT DIM: 50\*141 ASS. VALUE: \$ 820.00  
30. G.J. CO BLD SIZE: 1479SQFT ASS. VALUE: \$ 4890.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 5710.00  
PDD ZONE: SSHC YR BUILT: 1921

PROPOSED SEVENTH STREET  
HISTORIC DISTRICT  
OWNERSHIP LIST

31. ADDRESS: 710 OURAY TAX ID NO: 294514135009  
OWNER: ETTA SICKENBERGER LOT: 1-3 BLOCK: 62  
710 OURAY LOT DIM: 75\*141 ASS. VALUE: \$ 1230.00  
G.J. CO BLD SIZE: 1488SQFT ASS. VALUE: \$ 6280.00  
81501 DDA: N  
ZONING: RMF64 HISTORIC: TOTAL: \$ 7510.00  
PDD ZONE: SSHC YR BUILT: 1923

32. ADDRESS: 440 N 7TH TAX ID NO: 294514138001  
OWNER: VIRGINIA JORDAN LOT: 9-11 BLOCK: 71  
440 7TH LOT DIM: 62\*140 ASS. VALUE: \$ 1030.00  
G.J. CO BLD SIZE: 1092SQFT ASS. VALUE: \$ 9640.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$10670.00  
PDD ZONE: SSHC YR BUILT: 1905

33. ADDRESS: 428 N 7TH TAX ID NO: 294514138002  
OWNER: MILDRED WATTERS LOT: 7-9 BLOCK: 71  
428 7TH LOT DIM: 62\*140 ASS. VALUE: \$ 1030.00  
G.J. CO BLD SIZE: 1051SQFT ASS. VALUE: \$ 3650.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$ 4680.00  
PDD ZONE: SSHC YR BUILT: 1900

34. ADDRESS: 720 GRAND TAX ID NO: 294514138951  
OWNER: FIRST BAPTIST CHUR LOT: 1-6 12 BLOCK: 71  
720 GRAND LOT DIM: 150\*141 ASS. VALUE: \$ 3430.00  
GRAND JCT., CO BLD SIZE: 0SQFT ASS. VALUE: \$13000.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$16430.00  
PDD ZONE: SSHC YR BUILT: 0

35. ADDRESS: 310 N 7TH TAX ID NO: 294514405942  
OWNER: LOWELL SCHOOL LOT: ALL BLOCK: 84  
310 N 7TH LOT DIM: BLOCK ASS. VALUE: \$ 7740.00  
GRND JCT., CO BLD SIZE: 0SQFT ASS. VALUE: \$49310.00  
81501 DDA: N  
ZONING: RMF32 HISTORIC: TOTAL: \$57050.00  
PDD ZONE: SSHC YR BUILT: 1900

GRAND JUNCTION PLANNING COMMISSION  
ADOPTED POLICY STATEMENTS FOR THE SEVENTH STREET CORRIDOR

1) North of Patterson Road

- A) Alternative engineering design methods for improving the traffic volume capacity of Seventh Street should be examined and implemented when warranted. Future improvements require close coordination with Mesa County since the right-of-way north of Northacre Road is within the County's jurisdictional boundary.
- B) Alternative engineering design methods for improving the safety and efficiency of the Horizon Drive intersection should be examined and implemented when feasible (i.e. signalization, grade separations, etc.).
- C) If a neighborhood shopping node is desirable north of Patterson, it should be located at the intersection of two major streets.
- D) Additional park(s) are necessary north of Patterson Road. The Parks and Recreation Facilities Master Plan should be used in determining the size and location of these facilities.
- E) The land use should be primarily residential, and the existing uses should be protected.

2) Patterson Road to North Avenue

- A) Support medical uses and professional offices are appropriate from Patterson Road to Walnut.
- B) From Orchard Avenue to Glenwood Avenue, cultural and educational facilities are appropriate, particularly those related to School District 51, Mesa College, or the Colorado Center for the Arts.
- C) Multiple use, mixing residential, office, and service business uses are appropriate on the west side of Seventh Street between Orchard and Glenwood Avenue, if done properly in a planned context.
- D) On the east side of Seventh Street from Orchard to Bunting Avenue, residential uses, as well as cultural and educational facilities, are appropriate at the present time.
- E) Commercial and/or office development on the east side of Seventh Street from Bunting Avenue to North Avenue is appropriate, although this type of development should not be expanded into the adjoining residential neighborhood.

3) North Avenue to Struthers Avenue

- A) This segment of the corridor should retain existing uses and zones.

4) South of Struthers Avenue

- A) A park complex would be desirable between Seventh Street and Fifth Street south of Struthers. Based on the findings contained within the Parks and Recreation Facilities Master Plan, a park in this general location ties appropriately into the proposed Colorado River Park System.





# United States Department of the Interior

NATIONAL PARK SERVICE  
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

## THE NATIONAL REGISTER OF HISTORIC PLACES

The National Register of Historic Places is the official list of historic properties recognized by the Federal Government as worthy of preservation for their significance in American history, architecture, archeology, engineering and culture. Located in the National Park Service, Department of the Interior, the program is part of a national policy to coordinate and support public and private efforts to identify, evaluate, and protect our cultural and natural resources, and is maintained by the Secretary of the Interior under provisions of the National Historic Preservation Act of 1966.

Listing in the National Register provides the following benefits to historic properties:

-Consideration in the planning for federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 provides that the Advisory Council on Historic Preservation be given an opportunity to comment on projects affecting such properties.

-Eligibility for Federal tax benefits. If a property is listed in the National Register, certain tax provisions may apply. The Tax Reform Act of 1976, as amended by the Revenue Act of 1978 and the Tax Treatment Extension Act of 1980, and the Economic Recovery Tax Act of 1981, contain provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and to discourage destruction of historic structures. Beginning January 1, 1982, the Economic Recovery Tax Act replaces the rehabilitation tax incentives available under prior law with a 25% investment tax credit for rehabilitations of certain historic commercial, industrial and residential rental buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Historic buildings with certified rehabilitations receive additional tax savings because they are exempt from any requirement to reduce the basis of the building by the amount of credit. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

-Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977.

-Qualification for Federal grants for historic preservation when funds are available.

Listing does not mean that the Federal Government wants to acquire the property, place restrictive covenants on the land, or dictate the color or materials used on individual buildings. State and local ordinances or laws establishing restrictive zoning, special design review committees, or review of exterior alterations, are not a part of the National Register program and should be clearly separated from the function of the National Register as a tool in the Federal planning process.

The National Park Service administers the program through the professional staff of the National Register of Historic Places, State Historic Preservation Officers, and Federal Preservation Officers.

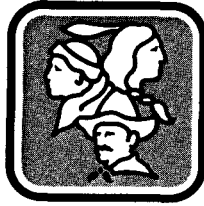
Procedures for certifying local governments to participate in the program are now being developed. Responsibilities of the State Historic Preservation Officer include conducting a statewide survey, the nomination of properties to the National Register, administration of the Historic Preservation Fund grants-in-aid program within the State, and review of federally funded or licensed projects for their effect on the State's historic properties. Federal Preservation Officers are appointed by the heads of Federal agencies to inventory and nominate to the National Register properties under the agency's ownership or control.

Historic properties of national, State, or local significance may be nominated by the States and Federal agencies for listing in the National Register. Historic components of the National Park System and properties designated by the Secretary of the Interior as National Historic Landmarks are automatically included in the National Register. Properties are listed in the National Register if they meet the National Register criteria for evaluation (see National Register leaflet).

A list of the properties entered annually in the National Register is published in the Federal Register. Issues of February 6, 1979, (vol. 44, no. 26, book 2), March 18, 1980, (vol. 45, no. 54, part 2), and February 3, 1981 (vol. 46, no. 22, part 2), which include properties listed in the National Register through 1980, are available from the Superintendent of Documents, U.S. Government Printing Office, Washington, D.C. 20402. A list of properties nominated to the National Register is published every Tuesday in the Federal Register for comment.

Federal regulations for the National Register program can be found in the Code of Federal Regulations under 36 CFR 60 (National Register nomination procedures), 36 CFR 63 (determination of eligibility procedures), and 36 CFR 67 (certifications of significance and rehabilitation for Federal tax purposes).

For additional information, write to your State Historic Preservation Officer or to the National Register of Historic Places, National Park Service, U.S. Department of the Interior, Washington, D.C. 20240.



COLORADO  
HISTORICAL  
SOCIETY

*Janet*  
*Do you*  
*want to*  
*expand?*  
*Karl*

The Colorado Heritage Center 1300 Broadway Denver, Colorado 80203

September 16, 1983

Planning Director  
250 North 5th Street  
Grand Junction, Colorado 81501

Dear Sir:

We are pleased to inform you that the properties listed on the attached agenda will be considered by the State Review Board for nomination to the National Register of Historic Places. The National Register is the Federal Government's official list of historic properties worthy of preservation. Listing in the National Register provides recognition and assists in preserving our Nation's heritage. Enclosed is a copy of the criteria under which properties are evaluated.

Listing in the National Register provides the following benefits to historic properties:

- Consideration in the planning for federally assisted projects. Section 106 of the National Historic Preservation Act of 1966 provides that the Advisory Council on Historic Preservation be given an opportunity to comment on projects affecting such properties.
- Eligibility for Federal tax benefits. If a property is listed in the National Register, certain tax provisions may apply. The Tax Reform Act of 1976, as amended by the Revenue Act of 1978 and the Tax Treatment Extension Act of 1980, and the Economic Recovery Tax Act of 1981, contain provisions intended to encourage the preservation of depreciable historic structures by allowing favorable tax treatments for rehabilitation, and to discourage destruction of historic buildings by eliminating certain Federal tax provisions for demolition of historic structures. Beginning January 1, 1982, the Economic Recovery Tax Act replaces the rehabilitation tax incentives available under prior law with a 25% investment tax credit for rehabilitation of certain historic commercial, industrial, and residential rental buildings. This can be combined with a 15-year cost recovery period for the adjusted basis of the historic building. Historic buildings with certified rehabilitations receive additional tax savings because they are exempt from any requirement to reduce the basis of the building by the amount of credit. The Tax Treatment Extension Act of 1980 includes provisions regarding charitable contributions for conservation purposes of partial interests in historically important land areas or structures.

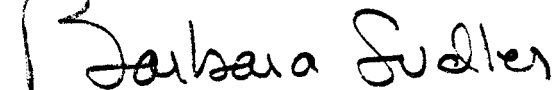
- Consideration of historic values in the decision to issue a surface coal mining permit where coal is located, in accord with the Surface Mining and Control Act of 1977.
- Qualification for Federal grants for historic preservation when funds are available.

Owners of private properties nominated to the National Register of Historic Places must be given an opportunity to concur in or object to listing in accord with the National Historic Preservation Act Amendments of 1980 and Federal regulations 36 CFR Part 60. Any owner or partial owner of private property who chooses to object to listing is required to submit to the State Historic Preservation Officer a notarized statement certifying that the party is the sole or partial owner of the private property, as appropriate, and objects to the listing. For a single privately owned property with one owner, the property will not be listed if the owner objects. In nominations with multiple ownership of a single property, the property will not be listed if a majority of the owners objects. Each owner or partial owner of private property has one vote regardless of what part of the property that party owns. If the property cannot be listed because the owner or a majority of owners objects prior to the submission of a nomination by the State, the State Historic Preservation Officer shall submit the nomination to the Keeper of the National Register for a determination of the eligibility of the property for inclusion in the National Register. If the property is then determined eligible for listing although not formally listed, Federal agencies will be required to allow the Advisory Council on Historic Preservation an opportunity to comment before the agency may fund, license, or assist a project which will affect the property. If you choose to object to the listing of your property, the notarized objection must be submitted to Barbara Sudler, State Historic Preservation Officer (Acting), Colorado Preservation Office, 1300 Broadway, Denver, Colorado 80203 by no later than October 27, 1983.

On the 28th of October, your property will be reviewed for National Register listing by the Colorado Review Board. This 12 member board is composed of historians, archaeologists, architects, planners, and private citizens appointed by the Governor to assist me in fully assessing the significance of property under the National Register criteria for evaluation. If you wish to comment on whether the property should be nominated to the National Register, please send your comments to the above address by no later than October 27, 1983. I would also invite you to attend a public hearing to be held October 27, 1983 at 2:00 p.m. in Classroom C of the Heritage Center, 1300 Broadway, Denver, Colorado, where you may present any written and oral comments.

In the interim, if you should have any questions about this matter or would like to review a copy of the nomination, please feel free to visit me or Gloria Mills of my staff at the Heritage Center or call on us at 866-3392.

Sincerely,



Barbara Sudler  
State Historic Preservation Officer (Acting)

BS/GM:ss



## CITY - COUNTY PLANNING

grand junction-mesa county 559 white ave. rm. 60 grand jct.,colo. 81501

(303) 244-1628

September 27, 1983

Barbara Sudler, State Historic Preservation Officer (Acting)  
Colorado Historical Society  
The Colorado Heritage Center  
1300 Broadway  
Denver, CO 80203

Dear Ms. Sudler:

We have received the agenda of the Colorado Review Board Meeting scheduled for October 28, 1983.

We are pleased that the North Seventh Street area is being considered for designation as an historic district. The designation would be compatible with the Seventh Street Policy that was adopted by the City in 1979.

If we can be of assistance, please call 244-1628.

Sincerely,

Janet C.-Stephens  
City Planner

Barbara Creasman  
Planning Technician

JCS/sw  
BC/sw

Enclosures

xc: File

Colorado Review Board Meeting

October 28, 1983, 9:00 a.m.

Heritage Center Conference Room

AGENDA

Owner/Community Sponsored

ARAPAHOE COUNTY

Melvin School  
4950 South Laredo Street  
Aurora

BOULDER COUNTY

Swedish Evangelical Lutheran  
Church of Ryssby  
North 63rd Street/.9 miles south  
of Nelson Road  
Vicinity of Longmont

Church of the Brethern  
State HWY 10/17th Avenue  
Vicinity of Hygiene

CLEAR CREEK COUNTY

Idaho Springs Downtown Commercial  
District  
Idaho Springs

DENVER COUNTY

Stonemen's Row Historic District  
2753-2755 Umatilla Street  
2112-2114 West 28th Avenue  
2118-2120 West 28th Avenue  
2122 West 28th Avenue  
2128 West 28th Avenue  
2132-2134 West 28th Avenue  
2136-2138 West 28th Avenue  
2140-2142 West 28th Avenue  
Denver

Eppich Apartments  
1266 Emerson Street  
Denver

GUNNISON COUNTY

Fisher-Zugelder House & Smith Cottage  
601 North Wisconsin Street  
Gunnison

JEFFERSON COUNTY

Lorraine Lodge/Charles Boettcher  
900 Colorow Road/Lookout Mountain  
Golden

Colorado Review Board  
AGENDA  
Page Two

LARIMER COUNTY

Park Theatre  
130 Moraine  
Estes Park

Fort Collins Municipal Railway  
Birney Safety Street Car #21  
1801 West Mountain Avenue  
Fort Collins

MESA COUNTY

North Seventh Street Historic Residential  
District  
300-700 Blocks of North 7th Street  
Grand Junction

PUEBLO COUNTY

Star Journal Model Home  
2920 High Street  
Pueblo

Tax Act Projects

BOULDER COUNTY

Sandstone Ranch  
3 miles East of Longmont  
off HWY 119

Empson Cannery  
15 Third Avenue  
Longmont

DENVER COUNTY

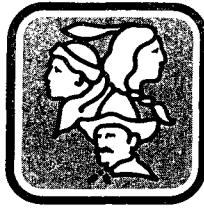
Orlando Flats  
2330 Washington Street  
Denver

F.W. Crocker & Company Steam Cracker Factory/Nabisco  
Company Building  
1860 Blake Street  
Denver

The Norman  
99 South Downing Street  
Denver

LARIMER COUNTY

Washington School  
250 Washington Avenue  
Loveland



COLORADO  
HISTORICAL  
SOCIETY

The Colorado Heritage Center 1300 Broadway Denver, Colorado 80203

November 29, 1983

Janet Stephens  
Grand Junction Planning Department  
Mesa County Courthouse  
Grand Junction, Colorado 81501

Dear Ms. Stephens:

As you know, the Seventh Street Historic District in Grand Junction was recently nominated to the National Register of Historic Places. It was the opinion of the State Review Board that the district is a very significant area in the community for its history and the quality of the architecture represented.

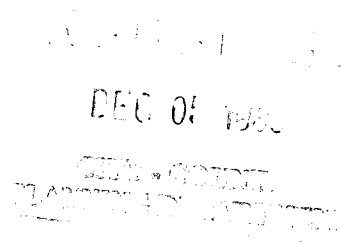
Adding to its importance as an historic district is the fact that despite its proximity to the commercial downtown area, the neighborhood has retained its residential character. We hope, therefore, that future planning by the city will strongly consider those measures that will enhance the present integrity of North Seventh Street as Grand Junction's most intact historic residential district.

If our office can be of any assistance to you in planning for the neighborhood, please feel free to contact us.

Sincerely,

Barbara Sudler  
State Historic Preservation Officer

BS/GM:ss





1984

GRAND JUNCTION PLANNING COMMISSION  
Public Meeting -- February 28, 1984  
7:30 - 8:05 p.m.

The public meeting was called to order by Chairperson Susan Rinker at 7:30 p.m. in the City/County auditorium.

In attendance, representing the City Planning Commission were:

Bill O'Dwyer	Miland Dunivent
Ross Transmeier	Dick Litle
Susan Rinker, Chairperson	

(Commissioners Jack Ott and Glen Green were absent.)

In attendance, representing the Planning Department were:

Don Warner                      Karl Metzner                      Janet C.-Stephens

Rachelle Daily, of Sunshine Computer Services, and Terri Troutner were there to record the minutes.

There were approximately 64 interested citizens present at the beginning of the meeting.

Chairperson Rinker called the meeting to order and stated that tonight, before the public hearing, there was to be a public meeting.

**1. #3-84 SPECIAL USE PERMIT-PREGNANCY CRISIS CENTER**

Petitioner: First Baptist Church  
Location: 428 North 7th Street, Grand Junction, Colorado  
81501

A request for a special use permit for a Pregnancy Crisis Center on approximately .2 acre in a residential multi-family zone at 32 units per acre.

**PETITIONER'S PRESENTATION**

Mr. Bob Witt, First Baptist Church, presented a brief overview of the petitioner's request for the special use permit and discussed the following points:

1. The church had originally bought the property located at 428 N. 7th Street with the intention of future expansion. However, it was felt that a special form of outreach in this location would provide greater value to both the church and the

community. Of several options, the Pregnancy Crisis Center had won the majority of congregation approval.

2. It was felt that this outreach opportunity would benefit the entire community and that the community could, on a broad scale, become involved with and support such a project. It would be a cooperative effort involving many of the churches in the Grand Valley and it was thought that this particular use would best fit the residential complexion of the neighborhood.
3. Mr. Witt insisted that this use was in keeping with the intent of the Seventh Street Corridor policies in that it was not a business use, it would be a low-traffic, quieter operation than for which the Corridor is presently zoned. Hours of the operation would be 8:00a.m. - 5:00p.m., 5 days per week.
4. Comparisons were made to Birthright and Colorado Christian Services. They were not intending to be in competition with them.
5. In conclusion, Mr. Witt stated that the church was proud of the Seventh Street heritage. They did not want to alter or detract from the corridor and maintained a sincere interest in providing the best use for this property. "We truly believe that the Crisis Pregnancy Center will meet this need."

At this time the microphone was handed to Marty Martin, Board Member of the Crisis Pregnancy Center. He presented a brief overview from the standpoint of the Board of Directors. The following points were discussed.

1. "What is a Crisis Pregnancy Center?" He spoke mainly of the emotional crisis faced as opposed to the physical crisis of an unwanted pregnancy. This was to include counseling, providing pregnancy tests, financial aid, clothing, and adoption services if needed. On-going help for mother and child after the pregnancy would also be provided.
2. "Why have the Crisis Pregnancy Center?" He stated that a great need existed in the Grand Valley and cited a letter from Dr. Kenneth Lambert, Director of Mesa County Health Department, indicating that approximately 1,200 abortions are performed in Mesa

County each year and approximately 200 illegitimate births. Mr. Martin felt that this resulted in approximately 1400 crisis pregnancies per year, or 110 per month.

3. The Crisis Pregnancy Center would not be publicly funded.
4. Persons operating the facility would be well qualified to handle the various situations arising from a crisis pregnancy.
5. "Why this particular location?" Convenient location for those in need of those services. A residential atmosphere conducive to services is to be provided. Parking is currently available. Also the price was a principal factor, and a very generous offer was made.
6. In conclusion, Mr. Martin stated that they are very sensitive to the impact made relative to this location. The amount of traffic expected would be from 3-5 people per day which is considered low. Also, a commitment to preserving the appearance of the location would be upheld. Impact would be minimal.

#### QUESTIONS

Bill O'Dwyer: "You say that this will not be publicly funded, and we appreciate that. How will this be funded? Is there to be a charge made to the individual?"

Marty Martin: "There will be no charges made to the individual. This will be by donation only by both individuals and groups. The Directors are actually responsible for raising the funds for the Center."

Bill O'Dwyer: "Would you feel that if this was located on Eighth Street or Ninth Street or any other street adjacent to the current proposed location, do you feel that it would diminish your people that you are going to work with?"

Marty Martin: "I think from the standpoint of location that there are other locations in Grand Junction which do have the visibility that this does. The unique appeal to us is the residential atmosphere conducive to the services provided. Also there is the practical aspect of the tremendous financial burden we would not have since this is to be made available at a very reasonable fee."

Ross Transmeier: "How many full-time employees would you have, two?"

Marty Martin: "Yes. There will be a Director and Associate Director who will probably not be there on the property at the same time due to overlapping schedules. In addition, there will be volunteer counselors who will be present. Probably one counselor in addition to the Director."

Ross Transmeier: "Now, is the house still going to be used as a residence for one of these Directors? Is anyone going to be staying there overnight?"

Marty Martin: "No. At present both Directors have homes already."

Ross Transmeier: "You won't need to change any of the parking that is there now?"

Marty Martin: "No, not with the level of traffic that is expected. They would park behind the residence which is already used as parking for the First Baptist Church."

Dick Little: "Do you plan to have any of your clients as residents there?"

Marty Martin: "No. The plan is to refer them to local homes. This referral service is provided. There is no intention of using this as a boarding house for transients and that type of situation."

Miland Dunivent: "I noted in one of the proposals there might be some night sessions?"

Marty Martin: "When we originally submitted the overview, we did mention that it would be open one night a week. At this point, the Directors will set the schedule. There is a potential for it being open one evening per week until approximately 8-9p.m. but at present, there are no plans for that."

Miland Dunivent: "Well then, if this is a possibility, will this present problems with parking, lighting, etc?"

Marty Martin: "No. We're talking about 1-2 people being counseled at a time. No group sessions are proposed, but there would be a certain amount of flexibility for individuals arriving later in the evening."

Pastor Fraser, Sr. Pastor of the First Baptist Church, spoke about having nothing to gain by seeing commercial interests or non-residential interests come into this area. He reaffirmed a commitment to preserving this historic value of the Corridor, and are trying to operate within the feeling of the Corridor. The church felt that this use would be low-key and more acceptable to the community because of that stance. "We respectfully ask that the Grand

Junction Planning Commission grant the First Baptist Church the special use permit that we have requested."

Dick Little: "Pastor, at the present time the church does have evening functions, is that right?"

Pastor Fraser: "Yes, we do. And there is a parking lot immediately behind both facilities. We use that at night constantly. It would also be available for use by the clinic."

#### **STAFF PRESENTATION**

Karl Metzner reiterated that there were two considerations to be recognized, 1) The site plan, and 2) The use in question. There was a concern over both parking and access; however, after hearing the comments made by the Petitioners, he felt that these problems could be worked out. The use in question did not, however, comply with the Seventh Street Corridor policy (Sec.3-19-C1) and the Downtown District policies (Sec. 3-19-10H) of the Zoning and Development Code which support only residential uses for this area. "Therefore, since the criteria does require that we meet all policies, we are required to turn it down."

Karl once again reminded everyone that the Planning Commission was the final say in this matter and they had received letters and petitions both for and against and he passed those around to the Commission members.

#### **PUBLIC COMMENTS**

##### **IN FAVOR:**

Bob Mulder stated that with regard to the petition for the Crisis Pregnancy Center, there would be a couple hundred names listed, many who live right next door to the property in question.

##### **COMMENTS AGAINST THE PROPOSAL:**

Kathy Jordan, 440 N. 7th Street, spoke out in opposition of the Center as a representative of her neighborhood. She felt the use was not compatible with adjacent uses and current policies such as the Seventh Street Corridor, and an additional Seventh Street Historical Corridor policy which preserves this area for historical purposes. She felt that any new construction should be consistent with the current historical character of the Corridor. New non-residential uses should not be allowed north of Grand Avenue. If this special use permit is granted, it was feared that this might open the door to other use changes and they would no longer have this residential area.

It was felt that this use would threaten the integrity of the neighborhood, and decrease the property values. She pointed out that none of the people who sought the variance actually lived on North Seventh Street and therefore are not concerned about the area. She stated that out of approximately 228 signatures on the church's petition for the Center, only 23 live within the original town mile and only 3 of those live within 1/4 mile of the property. Any business use was not thought to be compatible with this area. Any increase in traffic would only increase the problems already facing the area. The majority of residents in this area feel that this neighborhood should be preserved in integrity and therefore, a request for denial was made.

Jack Berry, 417 North 7th Street, spoke in opposition of the Center stating that if approved, soon there would be a Baptist Bookstore, or something else in its place. He pointed out the empty businesses already present in Grand Junction and wondered why the church did not choose one of these. He insisted that this should remain a residential use and a request for denial was made.

Sharon Birdell, 712 North 7th Street, also spoke out in opposition stating that there was a real parking question to be considered. She wondered if it was adequate.

Loran Zipse answered her question in that there was a deal with R-5 School whereas the school would grant parking privileges in exchange for the use of the church for both commencement activities and gym facilities.

Dave Hasty, 433 North 7th Street, thought there would be a parking problem since the church would be giving up some of their parking spaces. "Opposed to this use 102%!"

David Hasty, 433 North 7th Street, added that nothing was mentioned about signs. He thought that the sign would detract from the area.

Jeannie Verhey, 325 Ridgeway Lane, mentioned that concerning the adjacent uses, there would probably be a lot less opposition if the church chose a location off of Grand Avenue rather than Seventh Street. She and Carol Harshman had been so impressed with the area, that they wrote the book, "Fabulous Old Houses of North Seventh Street." Had there been the commercial use in this area, it would not have prompted her to write this book.

**PETITIONER'S REBUTTAL**

Pastor Fraser thought that the question of signs should be negotiable and perhaps limited to something on the door. For the question of parking, he stated that there were about 20 spaces available for parking right across from the alley which were not used much during the day. He felt that the church has a real historical connection with this area; thus an historical committment.

**STAFF REBUTTAL**

Karl again stated that the primary reason for this appeal is because of the use in question, not necessarily on the site plan.

**MOTION: (COMMISSIONER TRANSMEIER) "MADAM CHAIRMAN, I MAKE A MOTION THAT ON THE QUESTION OF FILE #3-84, THE SPECIAL USE PERMIT FOR THE PREGNANCY CRISIS CENTER, THAT WE APPROVE THE SPECIAL USE PERMIT."**

Commissioner Litle seconded the motion.

Chairperson Rinker requested a vote. Commissioners Transmeier and Litle voted in favor while Commissioners O'Dwyer and Dunivent were opposed. Chairperson Rinker broke the tie by voting in opposition of the special use permit. The motion was denied by a vote of 3 to 2.

PETITION

OCT 18 1988

We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

<u>NAME</u>	<u>ADDRESS</u>
1. Kathy Jordan	440 North Seventh
2. Paul C Anderson	520 N 7
3. Kelly Jordan	440 N 7th
4. Melissa Schmitt	536 N 7th
5. Beth Brendergrast	604 North 7th Street
6. Mary M. Goldman	640 N. 7th
7. J. D. Brodell	712 N 7th St.
8. Sharon L. Brodell	712 N. 7th St.
9. Florence Brodell	714 N 7th St.
10. Marilyn Olson	505 No. 7th St.
11. Thomas Hill	726 Duray Ave
12. Mary Ann Hill	726 Duray Ave.
13. Melvin L. Brodine	735 Duray Ave.
14. Tom Polony	821 Duray
15. Frances F. McBride	829 Duray
16. Beth Brendergrast	604 N. 7th St.
17. W. L. McEwen	829 Duray Ave.
18. Fern Cook	737 Duray Ave
19. Loni Kruse	755 Duray
20. Anne Belle Laramore	835 Duray Ave.
21. William J. Laramore	835 Duray Ave
22. Jane Cardenas	844 Duray Ave
23. Richard Cardenas	844 Duray Ave.
24. Christine Hareff	828 Duray Ave
25. John Frank	828 Duray Ave



PETITION

We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

NAME	ADDRESS
1. <i>Ryan D. Purman</i>	820 Quay Ave
2. <i>Michael [unclear]</i>	P.O. BOX 40255 ED 81504-4287
3. <i>Edison Gregory</i>	440 N. 7 <sup>th</sup> Street
4. <i>Douglas Gregory</i>	440 N <sup>th</sup> 7 <sup>th</sup> St. Basement Apt.
5. <i>Ann B. Smith</i>	725 Quay
6. <i>Viola Smith</i>	725 Quay
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	

PETITION

OCT 16 1983

We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

NAME	ADDRESS
1. <i>Selma Spendrup</i>	<i>746 Oway Ave.</i>
2. <i>Wayne Kiehl</i>	<i>749 Chipeta</i>
3. <i>Agnes Cigler</i>	<i>749 Chipeta</i>
4. <i>Lee de Bullard</i>	<i>815 Chipeta</i>
5. <i>Bonnie Bullard</i>	<i>815 Chipeta</i>
6. <i>Vicki Roth</i>	<i>804 Chipeta</i>
7. <i>Joey Hackenberg</i>	<i>861 Reservoir City</i>
8. <i>Peter Sickenhagen</i>	<i>710 Oway Ave.</i>
9. <i>Bob Overen</i>	<i>1030 Gunnison</i>
10. <i>Chare Overman</i>	<i>1030 Gunnison</i>
11. <i>James R. Smith</i>	<i>515 No 7th</i>
12. <i>Cheryl Smith</i>	<i>515 N 7th</i>
13. <i>Keely Sutherland</i>	<i>1132 Oway Ave.</i>
14. <i>Claudine Smith</i>	<i>515 N 7th</i>
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	

The Grand Junction  
PETITION

We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

NAME	ADDRESS
1. Coula Baelke	556 Hill Ave.
2. Diana McManis	438 Hill Ave.
3. Marybeth (Kichter)	301 Hill Ave. S.J.
4. Alice (Buck)	617 Felkel Ave. S.J.
5. Julie Walworth	450 Hill Ave.
6. Cheryl E. Eberd	450 Hill Grand Jct.
7. Jim McManis	438 Hill "
8. Curtis E. Swift	315 Hill Ave.
9. Liz Rortino	735 N. 3rd St.
10. Susan J. Swift	315 Hill Ave.
11. David Hoffman	925 N. 5th St.
12. Bethany Buchanan	925 N. 5th St.
13. Vito A. Rortino	735 N. 3rd St.
14. Jean L. Bailey	444 Hill Ave.
15. Philip R. Cook	735 N. 3rd St.
16. <del>John Stapp</del>	518 HILL AVE
17. Bridgette (Stapp)	305 Gunnison
18. Margaret	315 GUNNISON
19. Richard Bailey	444 Hill Ave.
20. Chris Baelke	440 Belford
21. Gaylyn Mead-Baelke	440 Belford
22.	
23.	
24.	
25.	

PETITION

We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

<u>NAME</u>	<u>ADDRESS</u>
1. <i>Kate Rider</i>	<i>1050 Gunnison</i>
2. <i>Jane Rider</i>	<i>1050 Gunnison</i>
3. <i>Mary Wright</i>	<i>927 Teller Ave</i>
4.	
5.	
6.	
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	

PETITION

We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

NAME	ADDRESS
1. Ann Gibson	960 Hill, G.J.
2. Chuck Wain	<del>1214</del> 976 Hill Ave
3. Dwan M. Onda	" " "
4. Dorothy F. Steele	903 Teller
5. W.D. Steele	903 Teller
6. Hubert Keesen	860 Teller
7. Nellie L. Zachry	835 Teller
8. Louise W. Ridsall	950 Hill Ave
9. Ronald F. Dalrymple	1005 Teller
10. Dorothy D. Dalrymple	1005 Teller Ave.
11. Betty Wride	815 N. 7th St.
12. Non Wride	815 N 7th
13. Kerry eta	1055 Hill, G.J., CO
14. Donna Cole	1050 Hill Ave, Grand Jet, CO
15. Kenneth Baird	303 Belford Grand Jet
16. Robert S. Rait	915 Teller Ave. Grand Jet, CO
17. Florence W. Rait	915 Teller Ave.
18. Frances Baird	303 Belford Av., Gr. Jet.
19. Lucille Oliver	625 Belford Av. Gr. Jet
20. Edna M. Douglas	431 Belford
21. Dora Organ	845 N 7th
22. Louise K. Anderson	1010 Chipeta
23. Carl Alyca	961 CHIPETA
24. Judy Hodges	1003 Chipeta
25. C. J. Hodges	1003 CHIPETA

PETITION

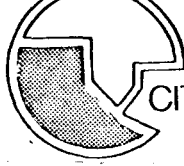
We the undersigned, residents and property owners in the Seventh Street Corridor and original downtown neighborhoods of Grand Junction, respectfully request the City Council to deny the request for rezoning property in the 600 block of Belford from RMF-32 to P (Parking) for a business use when the Council considers that request for final action on October 5th. The rezoning is inconsistent with the North Avenue and Seventh Street Corridor policies and the older neighborhood policy contained in Chapter 3 of the City's Zoning and Development Ordinance. As residents of Grand Junction's older neighborhoods, we urge the City Council to adhere to those policies and maintain and protect the character of our neighborhood. Any rezoning which allows the conversion of residential property to any kind of business use along the south side of Belford is an intrusion into Grand Junction's oldest neighborhoods. By approving the rezoning the Council would be establishing a precedent and would encourage other requests for rezoning to which the Council could only respond favorably. We petition the Council to disallow the rezoning of residential property to parking in our neighborhood.

NAME	ADDRESS
1. <i>Hermionia Curtis</i>	<i>805 N. 7th</i>
2. <i>Nancy Kendall</i>	<i>1030 Chipeta</i>
3. <i>Nancy Kendall</i>	<i>11</i>
4. <i>Leona Stratton</i>	<i>1015 Chipeta</i>
5. <i>Lathy Lisha</i>	<i>1047 Minneson</i>
6. <i>Rebecca M. Skope</i>	<i>605 N. 7th</i>
7. <i>Hermionia Curtis</i>	<i>805 North 7th</i>
8. <i>Steve Lander</i>	<i>820 Hill Ave</i>
9. <i>Margaret Vandenberg</i>	<i>320 Belford Ave.</i>
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	

**PETITIONER INFORMATION**

**DEVELOPMENT APPLICATION ON TOP  
MAILING LIST**

- (Check One)
- City
- County



Grand Junction-Mesa County  
CITY/COUNTY PLANNING

Receipt No. NA  
Date Rec. 5/1/84  
Received By KJM

*no fee per KJM*

# Development Application

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described on the attached Legal description form do hereby petition this:

	ACRES	PHASE	COMMON LOCATION	ZONE	TYPE OF USAGE
SUBDIVISION PLAT/PLAN <input type="radio"/>		<input type="radio"/> OUTLINE DEV <input type="radio"/> PRELIMINARY <input type="radio"/> FINAL			
REZONE <input checked="" type="radio"/>			<input checked="" type="radio"/> Grand Junction <input type="radio"/> Mesa County	RMF-32 From $\rightarrow$ To RSF-8	
CONDITIONAL USE <input type="radio"/>					
BULK DEVELOPMENT <input type="radio"/>					
HIGHWAY ORIENTED DEVELOPMENT <input type="radio"/>					
TEXT AMENDMENT <input type="radio"/>					
SPECIAL USE <input type="radio"/>					
VACATION <input type="radio"/>					<input type="radio"/> Road <input type="radio"/> R.O.W. <input type="radio"/> Alley <input type="radio"/> Easement

Indicate Primary Contact Person for Correspondence: (Check appropriate  )

PROPERTY OWNER <input type="radio"/>	DEVELOPER <input checked="" type="radio"/>	REPRESENTATIVE <input type="radio"/>
<u>Kathy Jordan</u>	<u>Kathy Jordan</u>	<u>Kathy Jordan</u>
Name	Name	Name
<u>440 N. 7<sup>th</sup></u>	<u>440 N. 7<sup>th</sup></u>	<u>440 N. 7<sup>th</sup></u>
Address	Address	Address
<u>242-5050</u>	<u>242-5050</u>	<u>242-5050</u>
Business Phone	Business Phone	Business Phone

NOTE: Legal property owner is owner of record on date of submittal.

WE HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE & COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME THE RESPONSIBILITY TO MONITOR THE STATUS OF THIS APPLICATION AND THE REVIEW SHEET COMMENTS. WE RECOGNIZE THAT WE OURSELVES, OR OUR REPRESENTATIVE(S) MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RE-SCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.

Kathy Jordan Signature of person completing application  
May 1, 1984 Date

See attached  
 Signature(s) of property owner(s) Date  
 (Attach additional sheets if necessary)





# submittal legend

## General Requirements

- \*A Application Form
- B Impact Statement or Project Narrative
- \*C Summary Form
- D Appraisal of Application for Open Space
- E Evidence of Title
- F Draft of Covenants/Restrictions
- \*G Legal Description
- \*H Names & Addresses of Adjacent Property Owners Within 200'
- I Floodplain Analysis
- J Geology Report/Soils Report
- K Gamma Radiation Report
- L Subsurface Soils Investigation
- \*M Improvements Agreement
- \*N Improvements Guarantee
- O Development Schedule
- \*On City Forms Provided By Department

- AA Location & Vicinity Map
- BB Assessor's Map with subject property outlined in red
- CC Reduction of Assessor's Map (Not larger than 11 1/2" X 14")
- DD Reduction of Plan (Same)
- EE Reduction of Plat (Same)
- FF Action Sheet
- GG County Treasurer tax certification

## Site Plan Requirements

- P Plat (including easements - 24" X 32")
- Q Site Plan - (24" X 32")
- R Adjacent Land Use and Zoning
- S Drainage/Grading Plan
- T Utilities Composite
- U Landscaping/Screening/Buffering
  - a) Types of Open Space - existing/proposed
  - b) Percent and open space
  - c) Maintenance, Irrigation Rights
- V Parking
  - a) Total number proposed/required
  - b) Dimensions, striped, handicapped
- W Roadway Plan/Profile
- X Traffic Circulation Patterns
  - a) Pedestrian/Bikeways/Crosswalks
  - b) Dimensions of curb cuts, driveways
  - c) Internal circulation detail
- Y Traffic Analysis
- Z Structural Information
  - a) Heights, elevations, sq. footage
  - b) Percent building coverage
  - c) Set backs (centerline/property line)
  - d) Lighting and signage detail

# pre-application conference

DATE MAR 20, 1984 CONFERENCE ATTENDANCE: KARL METZNER, KATHY JORDAN

Development Proposal/Phase Rezone 7th St. Historic Dist. from RMF-32 to RSF-8

Location 7th st. historic corridor

Class of R.O.W. 7th St. MINOR ARTERIAL

Curb Cuts: (existing/proposed) N/A

Parking: (existing/proposed) N/A

Bikeways & Pedestrian Access N/A

COMPATIBILITY WITH SURROUNDING USES: discuss in impact statement

LANDSCAPING/IRRIGATION/BUFFERING/SCREENING: (existing/proposed) N/A

## CITY POLICIES APPLYING TO THIS PROPOSAL

Goals, Objectives, Policies ✓ DOWNTOWN Corridor Policies ✓ 7th St.  
 Vicinity Studies \_\_\_\_\_ Related Files ✓ PREVIOUS DOWNTOWN  
 Airport \_\_\_\_\_ Flood \_\_\_\_\_ County \_\_\_\_\_

## REQUIREMENTS:

- 1) Incomplete submittal shall delay this application.
- 2) Written response to review agency comments must be submitted to the Department a minimum of 48 hours prior to the first scheduled Public Hearing.
- N/A 3 Project must obtain Building Permit within 1 year from date of final approval or according to approved development schedule.
- 4) Neighborhood Input \_\_\_\_\_
- 5) \_\_\_\_\_
- 6) \_\_\_\_\_

WE HEREBY ACKNOWLEDGE that we have familiarized ourselves with the rules and the regulations with respect to preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of this application, and review sheet comments.

WE RECOGNIZE that we ourselves or our representative(s) must be present at all hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover re-scheduling expenses before it can again be placed on the agenda.

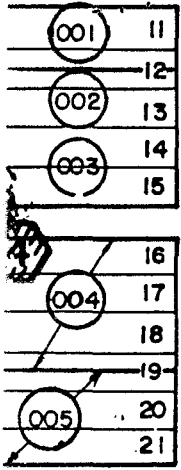
NOTE: Any changes to the approved plan will require a re-review and approval by the planning department prior to those changes being accepted.

Signature(s) of petitioner(s): Kathy Jordan

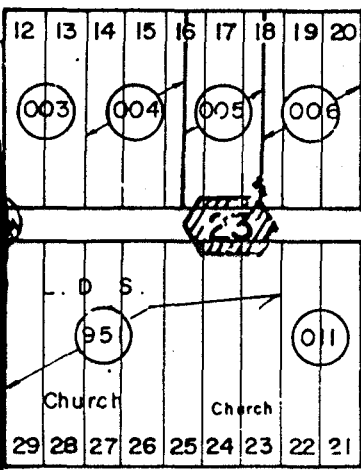
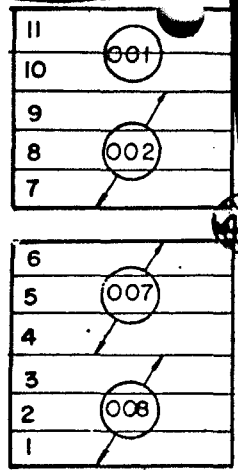
Signature(s) of representative(s): Kathy Jordan



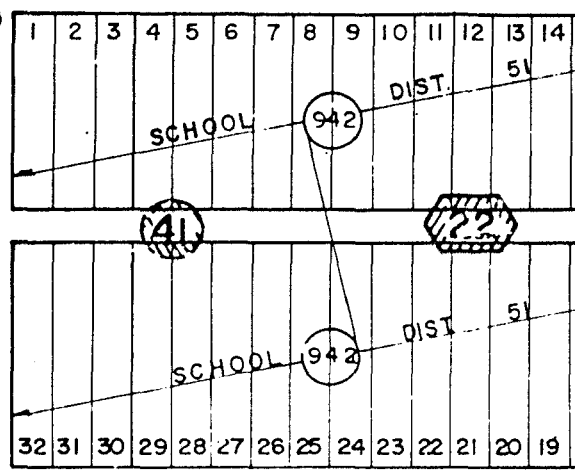
HILL



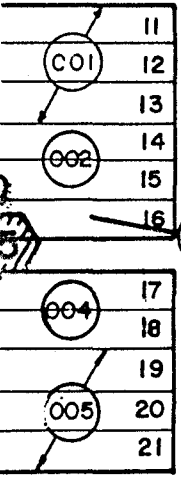
7TH



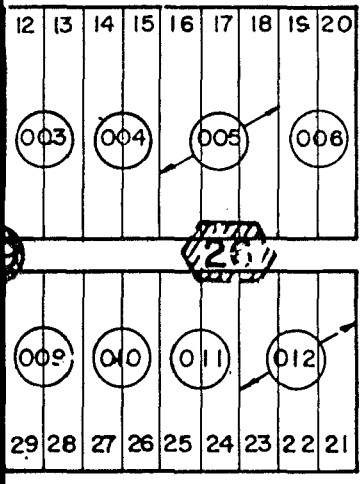
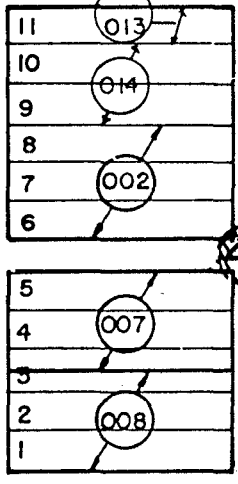
8TH



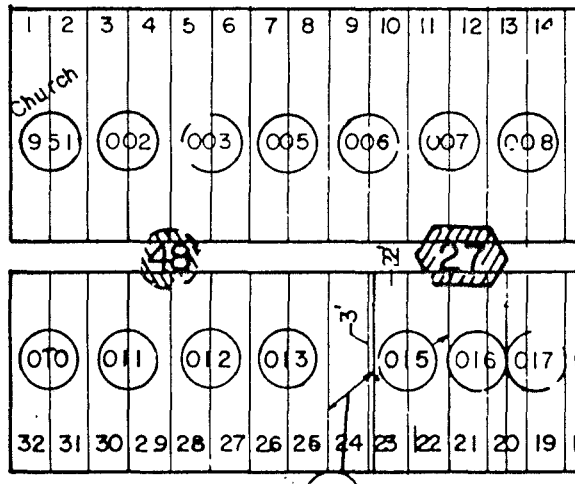
GUNNISON



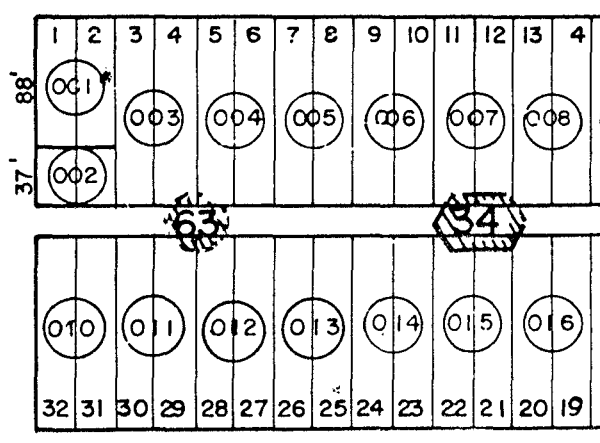
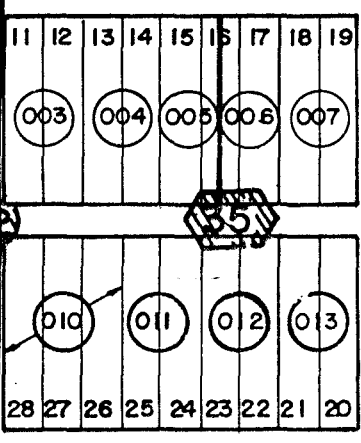
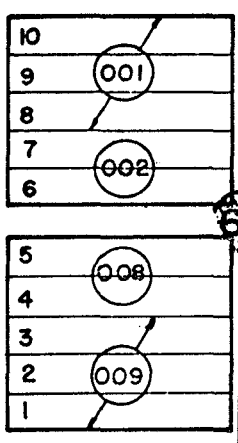
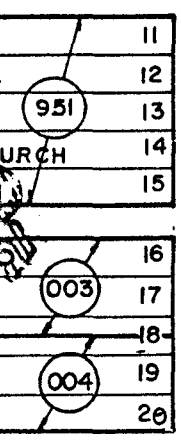
NORTH



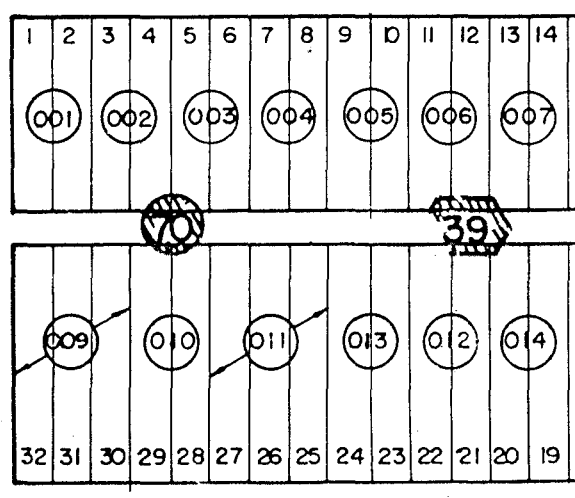
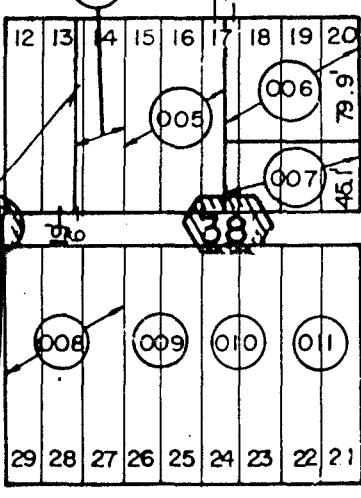
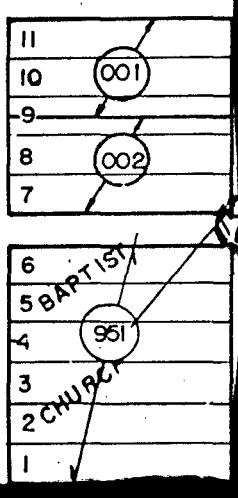
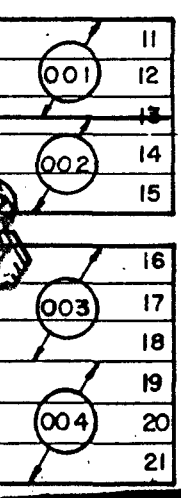
NORTH



CHIPETA



OURAY



GRAND

# REVIEW

The attached application has been sent to your office for your review and comments. FAILURE TO OBJECT OR COMMENT BY 5/11/84 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

TO: **REVIEW AGENCY**

File No. #11-84

Activity Rezone RMF-32 to RSF-8

Phase \_\_\_\_\_

Location 7th St.

Engineer \_\_\_\_\_

Petitioner Kathy Jordan

Address \_\_\_\_\_

Phone No. 242-5050

Development Dept.

REVIEW AGENCY COMMENTS This request is supported by the present seventh street corridor policies. 5 multi-family structures would be made nonconforming but could continue to exist in their present status. Since the majority of the structures are presently single family residential the downzone would fit with the character of the area.

Use additional sheets if necessary and refer to File Number.

Reviewing Office City Planning by Karl Wagner Date 5/10/84

Return to: City Planning Department, 559 White Avenue, Room 60, Grand Junction, Colorado 81501



# REVIEW

The attached application has been sent to your office for your review and comments. FAILURE TO OBJECT OR COMMENT BY MAY 11 1984 SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

TO: **REVIEW AGENCY**

File No. #11-84

Activity REzone RMP-32 to RSF-8

Phase \_\_\_\_\_

Location 1st Street

Engineer \_\_\_\_\_

Petitioner Kathy Jordan

Address 440 N. 7th

Phone No. 242-5050

City Public Works

REVIEW AGENCY COMMENTS None

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAY 03 1984

MAY 1984  
RECEIVED  
CITY OF  
GRAND JUNCTION

Use additional sheets if necessary and refer to File Number.

Reviewing Office Public Works by Jath Date 5-7-84

Return to: City Planning Department, 559 White Avenue, Room 60, Grand Junction, Colorado 81501



# REVIEW

The attached application has been sent to your office for your review and comments. FAILURE TO OBJECT OR COMMENT BY                      SHALL CONSTITUTE APPROVAL BY YOUR OFFICE.

TO: **REVIEW AGENCY**

File No. #11-84  
Activity Rezone Pmf 32 to RSE-8  
Phase                       
Location 7th St.  
Engineer                       
Petitioner Kathy Jordan  
Address                       
Phone No. 242-5050

DDA Hank Williams

REVIEW AGENCY COMMENTS                     

Use additional sheets if necessary and refer to File Number.

Reviewing Office DDA by [Signature] Date 5/10/84

Return to: City Planning Department, 559 White Avenue, Room 60, Grand Junction, Colorado 81501

**LATE**

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT  
MAY 15 1984



# REVIEW SHEET SUMMARY

FILE NO. #11-84 TITLE HEADING Rezone RMF-32 to RSF-8 DUE DATE 5/11/84

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone RMF-32 to RSF-8. Location: Both sides of 7th Street from Grand Avenue to Hill Avenue, containing approximately 6.91 acres excluding the street right-of-way.

PETITIONER ADDRESS Kathy Jordan 440 North 7th Street, Grand Junction, CO 81501

ENGINEER N/A

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
5/8/84	Public Works	None.
5/11/84	Planning Dept.	This request is supported by the present Seventh Street Corridor policies. Five multi-family structures would be made non-conforming but could continue to exist in their present status. Since the majority of the structures are presently single family residential, the downzone would fit with the character of the area.
5/29/84		LITTLE/DUNIVENT PASSED 6-0 A MOTION CONCERNING THE REZONE RMF-32 TO RSF-8 INVOLVING NORTH 7TH STREET, THAT IT BE FORWARDED TO CITY COUNCIL WITH THE RECOMMENDATION OF APPROVAL.
8/28/84	MOTION:	MR. CHAIRMAN, IN THE CASE OF FILE #11-84 REZONE FROM RMF-32, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION THAT WE AMEND OUR PREVIOUS PROPOSAL (RECOMMENDING APPROVAL FROM RMF-32 TO RSF-8) TO READ RMF-32 TO PR-8.

50227  
5/14/84  
[Signature]

Wilford H. Carson  
605 Chipeta  
Grand Junction, CO

Bruce Shepherd  
423 Sandstone  
Grand Junction, CO

#11-84

James Hill  
643 Oxbow  
Grand Junction, CO

#11-84

Wilford Carson  
605 Chipeta  
Grand Junction, CO

William Reed  
2700 G Road  
Grand Junction, CO

#11-84

Roger H. Carson  
1220 Ouray Ave.  
Grand Junction, CO

Thos R. Keefe  
630 Chipeta  
Grand Junction, CO

#11-84

Gary DeRush  
110 Mantey Heights  
Grand Junction, CO

#11-84

Floyd Fortik  
291 Power Road  
Grand Junction, CO

#11-84

Michael Shafer  
605 N. 7th St.  
Grand Junction, CO

#11-84

Garrett L. McClary  
726 Chipeta  
Grand Junction, CO

#11-84

Avery L. Campbell  
730 Chipeta Ave.  
Grand Junction, CO  
#11-84

Shirley Coffman  
736 Chipeta Ave.  
Grand Junction, CO

#11-84

Gale Holden  
743 Chipeta Ave.  
Grand Junction, CO

#11-84

James W. Latham  
744 Chipeta Ave.  
Grand Junction, CO  
#11-84

Wayne D. Gisler  
749 Chipeta Ave.  
Grand Junction, CO

#11-84

Dorothy A. Littler  
755 Chipeta Ave.  
Grand Junction, CO

#11-84

Lawrence C. Warren  
756 Chipeta Ave.  
Grand Junction, CO

#11-84

Karl Ingram  
602 Gunnison Ave.  
Grand Junction, CO

#11-84

Warren Reams  
899 24 $\frac{1}{2}$  Road  
Grand Junction, CO

#11-84

Leroy Bacon  
636 Horizon Dr.  
Grand Junction, CO

#11-84

P.A. Matteroli  
806 Tahita Dr.  
Grand Junction, CO

#11-84

P.A. Matteroli  
806 Tahiti Dr.  
Grand Junction, CO  
#11-84

Stephen G. Heacock  
3139 Cloverdale Ct.  
Grand Junction, CO

#11-84

James R. Kamear  
216 Ouray  
Grand Junction, CO

#11-84

Lula B. Brown  
626 Gunnison Ave.  
Grand Junction, CO

#11-84

Grace E. Duncan  
638 Gunnison Ave.  
Grand Junction, CO

#11-84

Norval R. Hinkel  
737 Gunnison Ave.  
Grand Junction, CO

#11-84

LDS Church  
740 Gunnison Ave.  
Grand Junction, CO

#11-84

Lillian Farmer  
202 Red Mesa Heights  
Grand Junction, CO

#11-84

Lillian Farmer  
202 Red Mesa Heights  
Grand Junction, CO

#11-84

Chester L. & Anne A. Barry  
754 Gunnison Ave.  
Grand Junction, CO

#11-84

Galen James Hamilton  
601 Teller Ave.  
Grand Junction, CO

#11-84



James Golden  
P.O. Box 398  
Grand Junction, CO

#11-84

Mary Flockhart  
605 Grand Ave.  
Grand Junction, CO

#11-84

~~James Golden  
P.O. Box 398  
Grand Junction, CO~~

~~#11-84~~

Arthur Glen Rose  
758 Tulip Dr.  
Grand Junction, CO

#11-84

~~James Golden  
P.O. Box 398  
Grand Junction, CO~~

~~#11-84~~

Rosemary Faith  
623 Hill Ave.  
Grand Junction, CO

#11-84

Edythe W. Noe  
624 Grand Ave.  
Grand Junction, CO

#11-84

Dave R. Canaday  
2224 Saddlehorn Dr.  
Grand Junction, CO

#11-84

John Lafferty  
636 Hill  
Grand Junction, CO

#11-84

Bob Faith  
623 Hill Ave.  
Grand Junction, CO

#11-84

Vi Crone  
740 Grand Ave.  
Grand Junction, CO

#11-84

~~Mancel Page  
746 Grand Ave.  
Grand Junction, CO~~

~~Mancel Page  
746 Grand Ave.  
Grand Junction, CO~~

~~#11-84~~

Jewell W. Butler  
602 Ouray  
Grand Junction, CO

#11-84

Gladys Nylund  
611 Ouray  
Grand Junction, CO

#11-84

James Strong  
614 Ouray  
Grand Junction, CO

#11-84

Lester Fougner  
233 Chipeta  
Grand Junction, CO

#11-84

Allen & Alice Nikkel  
621 Ouray Ave.  
Grand Junction, CO

#11-84

Anthony & Elizabeth Zaikowski  
628 Ouray Ave.  
Grand Junction, CO

#11-84

Voline L. Clements  
2526 N. 12th St.  
Grand Junction, CO

#11-84

Nathin Liff  
631 Ouray Ave.  
Grand Junction, CO

#11-84

Jon E. Abrahamson  
634 Ouray Ave.  
Grand Junction, CO

#11-84

Tom Hill  
726 Ouray Ave.  
Grand Junction, CO

#11-84

Marvin Brodine  
735 Ouray Ave.  
Grand Junction, CO

#11-84

Fern Cook  
737 Ouray  
Grand Junction, CO

#11-84

John Spendrup  
746 Ouray Ave.  
Grand Junction, CO

#11-84

Frances Kelly  
752 Ouray Ave.  
Grand Junction, Co

#11-84

4-Seasons Country Realestate  
126 N. 6th St.  
Grand Junction, CO

#11-84

Gary DeRush  
110 Mantey Heights  
Grand Junction, CO

#11-84

Wilford Carson  
605 Chipeta  
Grand Junction, CO

#11-84

ON BACK TOO →

(282)

Ray H. Schiesswohl  
611 Hill Ave.  
Grand Junction, CO

#11-84

Catherine A. Shiolas  
614 Hill Ave.  
Grand Junction, CO

#11-84

Robert H. Faith  
623 Hill Ave.  
Grand Junction, CO

#11-84

Violet N. Green  
625 Hill Ave.  
Grand Junction, CO

#11-84

Vi R. Aguila  
626 Hill Ave.  
Grand Junction, CO

#11-

A. Glen Rose  
632 Hill Ave.  
Grand Junction, CO

#11-84

John H. Cramer  
635 Hill Ave.  
Grand Junction, CO

-84

Karen M. Morford  
636 Hill Ave.  
Grand Junction, CO

#11-84

Richard Stevens  
710 Hill Ave.  
Grand Junction, CO

#11-84

Cordelia Arvayo  
725 Hill Ave.  
Grand Junction, CO

#11-84

Joseph H. Drydeau  
3157 S. Jones  
Las Vegas, Nev.

#11-84

Dennis E. Schuettenhelm  
737 Hill Ave.  
Grand Junction, CO

#11-84

William L. Walcher  
744 Hill Ave.  
Grand Junction, CO

#11-84

Lester A. Gwinn  
747 Hill Ave.  
Grand Junction, CO

#11-8

Harry R. Snook  
750 Hill Ave.  
Grand Junction, CO

11-84

Reggie Thurlow  
757 Hill Ave.  
Grand Junction, CO

#11-84

Roth Sandy  
760 Hill Ave.  
Grand Junction, CO

#11-84

James Golden  
P.O. Box 398  
Grand Junction, CO

#11-84

Jewell W. Butler  
P.O. Box 1426  
Grand Junction, CO

#11-84

7th St. Partners  
327 N. 7th.  
Grand Junction, CO

#11-84

Kenneth Henry  
851 Grand Ave.  
Grand Junction, CO

#11-84

George Cukro  
805 N. 7th St.  
Grand Junction, CO

-84

Ronald Wride  
815 N. 7th St.  
Grand Junction, CO

#11-84

Dale Fenwick  
825 N. 7th St.  
Grand Junction, CO

#11-84

HBMB Associates  
640 Grand Ave.  
Grand Junction, CO

#11-84

Mary Anne Hutchins  
385 Explorer Court  
Grand Junction, CO

#11-84

\*KATHY JORDON  
440 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*ETTA SICKENBERGER  
710 Ouray Ave.  
Grand Junction, CO 81501  
#11-84

\*JIM BRODELL  
712 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*PAT & MARILYN OLSON  
505 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
JEFF SMITH  
515 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
PAULINE MAST  
445 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
DAIL HASTY  
433 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
MELBA SCHMIDT  
536 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
JOHN PENDERGRAST  
604 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
REBECCA SCHAFET  
605 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
JEAN MCINTYRE  
611 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
SUSAN RANKIN  
621 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
MARY M COLMAN  
640 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
JAMES SMITH  
515 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
PAUL ANDERSON  
520 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
LYNNE COBB  
706 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
LOUISE AKERS  
750 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
JACK BERRY  
417 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
NANCY EDGINGTON  
707 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
MARY WILSON  
639 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
TREASA BUCK  
625 North 7th Street  
Grand Junction, CO 81501  
#11-84

\*  
GRAND JUNCTION PLANNING DEPT.  
559 White Ave., Room #60  
Grand Junction, CO 81501

#11-84

AMORA BLEY  
WILHMETTA JO CORTESE  
407 North 7th Street  
Grand Junction, CO 81501

FIRST BAPTIST CHURCH  
720 Grand Avenue  
Grand Junction, CO 81501

W.B. THOMPSON  
214 Easter Hill Drive  
Grand Junction, CO 81503

LEE ANN BLANEY  
1635 Maple Street  
Grand Junction, CO 81505

H. LEE FETTER  
620 North 7th Street  
Grand Junction, CO 81501

## **General Project**

## NARRATIVE

History has a way of repeating itself. At one time this area was zoned single family residential, then changed to RMF-64. It has been down-zoned to the present RMF-32. We would like to continue this trend to retain the present residential character of the area.

The proposed down-zoning from RMF-32 to RSF-8 for the portion of the North Seventh Street Residential Historic District from Grand to Hill would be beneficial to the proposed area and downtown Grand Junction. The Redlands and northwest portion of the city support the Mall. The Clifton area supports the Clifton shopping centers. We need to keep our residential areas downtown to support the downtown.

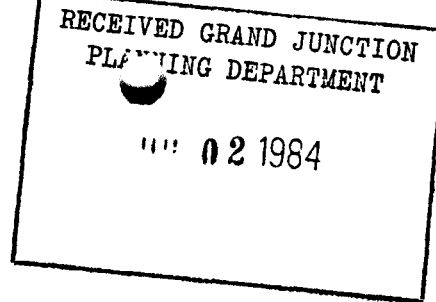
There are two adopted policies, The Seventh Street Historical Corridor Policy and the Seventh Street Corridor Policy that support this request. The rezoning request would support these policies.

This area has been placed on the National Historic Register because it is the most intact older residential neighborhood in Grand Junction. We are asking for this down-zoning because we feel it will help preserve the residential character of the neighborhood.

The down-zoning is compatible with the uses that now exist because the majority of the use is residential. There are 33 structures in the area. Of those 33, 5 are apartment houses, 3 are schools and 2 are churches. The only properties that would be made nonconforming by this request are the 5 apartment houses. These would be grandfathered in and could continue to operate in their present status.

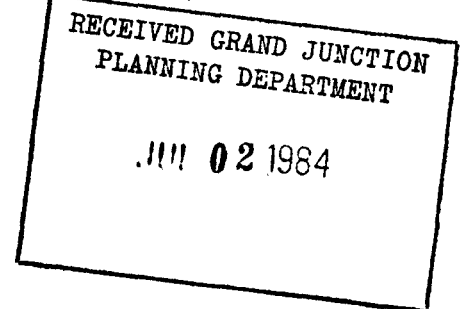
The down-zoning would also discourage business from coming into a residential area. This would not hurt the growth or economy of Grand Junction because there is an abundance of office space available in the city and many other areas available for business development.

James J. Brodell  
712 North Seventh Street  
Grand Junction, Colo. 81501  
303-242-5035



28 June 1984

City Council  
Grand Junction, Colo.  
%Carl Metzner  
City-County Planning Department  
559 White Ave. Room 60  
Grand Junction, Colo. 81501



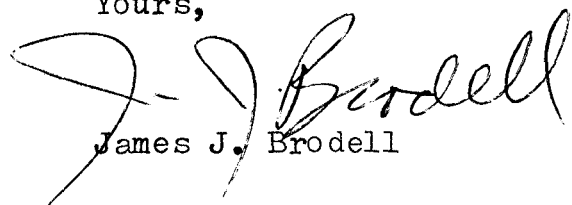
To the members of the City Council:

RE: Hearing #11-84

With reference to the above proposal to downzone the Seventh Street historical corridor from RMF-32 to RSF-8, I wanted to alert you to the following:

1. Although I signed the original petition to downzone the property, I did so only to expose the idea to public discussion. I have since studied the matter carefully and find that I cannot support the rezoning. I request then that my name be stricken from the petition.
2. I believe that the rezoning will have exactly the reverse effect envisioned by its supporters. The Seventh Street corridor has endured while other areas declined because it was economically viable. To eliminate the option of property owners to subdivide their large, uneconomical houses into smaller living units will result in a rapid decline in property values, property appearances and property-owner morale.
3. The simple fact is that few people today have the financial means to maintain the sprawling homes typical of Seventh Street. If the property owners' options are limited to single-family, demolition or rezoning, the logical result will be strong economic pressure to rezone or demolish these fine homes.
4. My interest in this is academic because my property is fully developed. However, the major benefit of the Seventh Street properties has been in keeping an attractive residential district near the downtown. If anything, council should act to increase the density rather than decrease it.

Yours,

  
James J. Brodell

ATTACHMENT

We the undersigned property owners of the Seventh Street Residential Historic District to agree with and support the down-zone of this area from RMF-32 to RSF-8.

Name	Address
1. Etta Sickenberger	710 Curvey ave.
2. J. J. Brodell	712 N. 7th St.
3. Kathy Jordan	440 N. 7 <sup>th</sup>
4. Margie Olson	505 N. 7th St
5. <del>Harold Olson</del>	505 No. 7th St.
6. <del>Jeff M. Smith</del>	515 No. 7th
7. Pauline M. Mast	445 North 7 <sup>th</sup> St.
8. Eugene H. Mast	445 N. 7 <sup>th</sup> St.
9. David J. Hasty	433 N. 7th St.
10. Pauline Hasty	" " " "
11. David H. Hasty	" " " "
12. Melba Schmidt	536 N. 7 Not property owner
13. Beth Pendergast	604 N. 7 <sup>th</sup>
14. John H. Pendergast	604 North 7th Street
15. Rebecca M. Shayer	605 N. 7 <sup>th</sup> St.
16. M. D. [unclear]	605 N. 7th
17. Jan A. McIntyre	611 N. 7 <sup>th</sup>
18. Milton S. Derrick	611 No. 7th St.
19. Susan Rankin	621 No. 7th St.
20. <del>Dore Rankin</del>	621 No 7th St.
21. <del>Paul Rankin</del>	640 N. 7th
22. James Ruff	515 North
23. Paul C. Anderson	520 N 7
24. Alice V. Anderson	520 N. 7
25. Lynne S. Cook	706 N. 7th

Not property owner  
Not listed

PETITION

We the undersigned property owners of the area surrounding the Seventh Street Residential Historic District do agree with the proposed down-~~zone~~<sup>zone</sup> of this area from RMF-32 to RSF-8.

NAME	ADDRESS
1. Louise F. Akers	750 N. 7 <sup>th</sup> St.
2. Jack D. Berry	417 N 7 <sup>th</sup>
3. Camelia Berry	417 No 7 <sup>th</sup>
4. Nancy J. Edgington	707 N. 7 <sup>th</sup> St.
5. Mary Jewell Willsea	639 No 7 <sup>th</sup> St
6. Tresh Buck <sup>ME</sup>	625 N. 7 <sup>th</sup> St.
7.	
8.	
9.	
10.	
11.	
12.	
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	
21.	
22.	
23.	
24.	
25.	



SEVENTH STREET PLANNED  
DEVELOPMENT DISTRICT  
PR 8

Location: Both sides of Seventh Street (north-south alleys on each side) from Grand Avenue to Hill Avenue.

Land Use Characteristics

The area is predominately single family residential in character and appearance although several structures have been converted to multi-family dwellings. There are two churches and a daycare/preschool complex mixed in with the residential uses. The daycare/preschool complex is operated out of converted residential structures and its appearance does not detract from the residential character of the area. More specifically, the land uses are:

Single family units - 22  
Multi-family units - 23  
Daycare/preschool - 1 (4 structures)  
Churches - 2  
Boarding/rooming house - 1

Actual gross density as of August 15, 1984 is 12.26 acres at 45 total dwelling units, or 3.67 units/acre.

Applicable Policies

This area is addressed by two separate adopted policies. The Seventh Street Corridor policies (Section 3-19-7 of the Zoning and Development Code) supports maintaining the existing uses in the area. The Seventh Street Historical Corridor policy (Section 3-19-1H of the Zoning and Development Code) recommends preservation and restoration of existing structures, new construction to be consistent with the historic character of the area, and uses north of Grand Avenue to remain residential.

Intent of the Seventh Street PR 8

The intent of forming this Planned Residential district is to preserve the historical character of the Seventh Street Corridor, preserve property values for the residents and property owners, and reduce impacts on existing uses which may be caused by the future conversion of single family structures to other uses.

The Planned Residential zone is the best vehicle for accomplishing this intent since requests to change uses will be reviewed and processed through the Planning Commission and City Council. Approvals to change a use can and should be conditioned upon maintaining the appearance and character of the structure(s), providing proper parking, access, and traffic circulation, and careful consideration of the use itself should be given to avoid undue impacts on surrounding properties.

This district is not intended to categorically prevent any future use changes but to ensure that if they occur, they are done properly. It should be noted that since the zone is Planned Residential, changes of use that would be primarily business would not be allowed without a zone change to Planned Business. This would not, however, prevent a home occupation type of business where the primary use remains residential.

### Criteria and Process

Upon approval of this Planned Residential zone, the existing uses and structures would become allowed uses under the plan for this district (see attached maps). In accordance with the Planned Development Regulation (Chapter 7 of the Zoning and Development Code), changes of use would be required in order to submit an amended plan for review and consideration by the Planning Commission and City Council. Minor changes would be processed through the Planning Department. These changes are more specifically delineated as follows:

#### Major changes requiring full processing:

- Any change of use such as the addition of dwelling units to an existing structure, or the conversion of any structure to any use allowed by the RSF or RMF zones in the Zone/Use Matrix. In considering any change of use, the provisions and criteria of the Planned Development Regulation shall apply.
- Any demolition or removal of any principal structure.

#### Minor changes (processed under Section 7-5-6 of the Planned Development Regulation):

- The addition or removal of any accessory structure.
- Additions or major alterations to principal structures where there is no change of use.

- Home occupations that qualify under Section 5-1-9 of the Zoning and Development Code.
- The addition or alteration of any major site features such as parking areas, accesses and screening or buffer areas.

In accordance with the minor change provisions, if the Planning Department determines that a change may have a significant impact on adjoining properties or the area in general, one or all of the following may apply:

- 1) Notice given to adjacent property owners.
- 2) Informal review and comment by the Planning Commission.
- 3) Full hearing as required by a major change.

In considering both major or minor changes, it is the intent of the Planning Department to be as flexible as possible in accommodating the needs of the property owners while still meeting the previously stated intents of this district. Public and private cooperation can result in a stable and viable Seventh Street Corridor which will be an asset to the City at large as well as the property owners in the Corridor.

Grand Junction, Colorado

City Council

July 5, 1984

HEARING - REZONE FM RMF-32 TO RSF-8 BOTH SIDES OF 7TH STREET FROM GRAND AVE TO HILL AVE (7TH STREET HISTORIC DISTRICT) - HEARING CONTINUED TO THE AUGUST 1 COUNCIL MEETING

A hearing was held after proper notice on the petition by Kathy Jordan, representative, for a rezone from Residential Multi-Family uses at 32 units per acre to Residential Single-Family Uses at 8 units per acre on approximately 6.9 acres excluding the street right-of-way for both sides of 7th Street from Grand Avenue to Hill Avenue (7th Street Historic District). Karl Metzner, Planning Director, explained that this request, essentially, was for a down zone. He submitted two letters - one from Mrs. Violet N. Green, 625 Hill, favoring the rezone and one from L. E. Thomas, owner of The Learning Tree, 711 North 7th Street, opposing the rezone. He had a petition signed by 19 owners of property representing 59 percent. A letter from Jay Brodell was submitted objecting to the down zone and requesting that his name be removed from the petition, thus 56 percent of the owners had signed the petition in favor of the down zone. The Planning Commission recommended in favor of the down zone feeling that it was in keeping with the 7th Street Policy and the designation of the area as a historical district which happened two months ago. Mr. Metzner noted that the rezone would be a significant change in terms of the potential density. It would not be much of a change in terms of what uses are there now.

There was discussion regarding this area's eligibility for low-interest loans for rehabilitation purposes.

Kathy Jordan, 440 N. 7th Street, the representative from the neighborhood, presented the reasons for the petition to rezone. Mr. Harold Olson, 505 N. 7th Street, spoke in favor of the rezone.

James Brodell, 712 N. 7th Street, objected to the proposal in two categories: procedural and substantive. In the procedural area, he found himself working without data because there

were no impact statements although there was a narrative statement. He was concerned that if the rezone passes there would be substantial reduction in the sale price of homes in this area. In the substantive area, Mr. Brodell stated that more people are needed downtown, not less. He pointed out that in the one-block area where he lives on both sides of 7th from Gunnison to Hill there are 9 houses. He believed that only one of the 9 houses qualified as a single-family house. Mr. Brodell stated that he believed there were more than 5 multi-family units in the area while only 5 were addressed in the narrative. He suggested there should be a study. Should Council approve this proposal, Mr. Brodell respectfully requested that Council instruct the Planning Department and the Building Department to document every non-conforming use in that area. He did not want to see an apartment house being bootlegged in a couple of years from now where no apartment house exists today. He referred to the 7th Street Policy which says "retain existing uses." His duplex has been there since 1928, and he thought that was an existing use. At a meeting two years ago on this very same topic, he was told by the Planning Department and Planning Staff that absolutely no effort would ever be made to change the area into single-family homes because that would be foolish. Another point Mr. Brodell wanted to make was that if this proposal were approved, The Learning Tree could not add any more students because that would be an expansion of a non-conforming use. He suggested a compromise: cut the rezone off at Gunnison and leave alone those properties between Gunnison and Hill.

Mrs. Audrey Thompson, 214 Easter Hill Drive, owner of property at 726 N. 7th Street, stated that she was not contacted by Mrs. Jordan nor did she receive notice of the proposed rezone. She became aware of the proposal by the sign posted on the corner and by articles in the newspaper. She could see no reason at all to change the zoning again. She agreed with Mr. Brodell that if the rezone occurred below Gunnison, she had no objections.

The President Pro Tempore closed the hearing.

The City Attorney advised Council that the present rules require a favorable vote of five (5) members of the entire membership of the governing body to overturn the recommendation of the Planning Commission. A Resolution of Findings and Decision was scheduled for the July 18, 1984, City Council meeting, and the City Attorney suggested that

the procedure be followed in order for the other two members to hear the record and to allow Staff time to investigate the matters that Mr. Brodell brought up.

Councilwoman Kreissler moved that the hearing remain open until the City Council meeting on August 1, 1984. The motion was seconded by Councilman Dunn and carried.

The President Pro Tem declared a five-minute recess. Upon reconvening five Council members were present.



City of Grand Junction, Colorado 81501  
250 North Fifth St.,

MEMORANDUM

TO: Grand Junction City Council  
FROM: Karl Metzner, Director of Planning *KMM*  
DATE: July 9, 1984  
RE: File #11-84 Rezone RMF-32 to RSF-8

The planning staff has investigated the questions raised by James Brodell at the July 5th hearing. The following are our results and comments.

1. Impact Statement.

An impact statement, as such, is not required by the Zoning and Development Code which has been in effect since May, 1981. A project narrative, however, is required which must discuss six points of possible impact. Summarized, these points are: need, effect on the surrounding area, access and traffic patterns, utilities, effect on public facilities and services, and relationship to adopted plans and policies. These items were addressed in the project narrative submitted by Kathy Jordan.

The required impact statement referred to by James Brodell was part of a rezone request from R-1-C to R-2-A in fall of 1977. The regulations in effect at that time required a "statement of impact" which consisted of a review of many of the same items as presently required in the "project narrative."

2. Need For More Residential In Downtown Area.

It is important to the future of the downtown area to encourage more residential growth that can help support the downtown businesses and increase the area's vitality. This should not, however, be interpreted to mean

that any type of residential use is appropriate anywhere. The Downtown Development Plan has identified areas where high density residential growth would be beneficial and desirable. The 7th Street Corridor is not one of these areas.

There are approximately 73 acres of existing RMF-64 zoning and 57 acres of RMF-32 zoning in the downtown area with a theoretical potential of 6,496 units. The requested downzoning will not significantly reduce the available multi-family acreage.

3. Neighborhood Deterioration.

It has been argued on one hand that single family zoning will cause the deterioration of the neighborhood and on the other hand that multi-family zoning will do the same. Zoning is only one factor involved in the deterioration of neighborhoods but within that factor, it appears deterioration occurs most often when the zoning and the land uses are not compatible.

In the case of single family residences in multi-family zones, there seems to be a reluctance of property owners to invest in upgrading their structures if it appears that the neighborhood is transitioning into apartment uses. Commonly accepted planning theory argues that the zoning and the existing land uses should be compatible to give the property owners confidence in the status and future of the neighborhood.

While there are no guarantees, staff feels the best chance of retaining the appearance of the area in question is to zone it compatible with the majority of the existing uses, that of single family residential.

4. Non-conforming Uses.

Staff has reviewed all existing land use information (see attached map) and can determine only five properties which would be made non-conforming. It should be noted that in single family zones, two individual rooms may be rented without falling into the category of boarding house or apartment. We have not considered as non-conforming any structures that fall under this category.



July 9, 1984

5. Notification.

In reviewing the file, it does appear that W.B. Thompson, owning the property at 726 7th Street, was not on the list of property owners submitted by the petitioner and thus was not sent individual mailed notification.

Mailed notification, however, is not a legal requirement under Section 4-4 Rezoning. All legal notification including legal advertisement, posting of signs (2), as well as a display ad, were done. There should be no problem with the legality of the hearing.

If the Council has any additional questions or concerns about this item, I will be glad to discuss them at your convenience.

KM/tt

Attachment

xc: Mark Achen, City Manager  
Kathy Jordan  
James T. Brodell  
File #11-84

James J. Brodell  
712 North Seventh Street  
Grand Junction, Colo. 81501  
303-242-5035

Re: #11-84

RECEIVED GRAND JUNCTION  
PLANNING DEPARTMENT

JUL 16 1984

11 July 1984

Karl Metzner  
director of planning  
and  
The City Council  
City-County Planning Department  
Sixth and White  
Grand Junction, Colo. 81501

Dear Mr. Metzner and members of the city council:

1 There were some errors in fact within the memorandum I received today concerning the proposed Seventh Street rezoning from multi-family to single family. They are:

✓2 715, 727 and 731 North Seventh is listed as a special use because it is operated as The Learning Tree. 715 and 727 also should be listed as multi-family because the upper floors of each house are used as apartments. These may not be legally installed and municipal building records and utility records should be searched to determine if the appropriate paperwork and permits had been completed before the apartments were put to that use.

3 707 North Seventh is a multi-family, not single family as stated in the memorandum. Similar searches as above of municipal records should be conducted to determine if the use is legal.

✓4 712-714 North Seventh is four units (my own), not two as listed in the memo. All are legally installed and full utility payments are made each month.

✓5 640 North Seventh Street has more than one family living there. It should be listed as multi-family unless on-site inspection shows that it is a rooming house instead of apartments. The owner has signed the rezoning petition.

✓6 626 North Seventh is six units, according to the memo and a count of mailboxes. Municipal records should be searched to determine if these are legal uses and if the full sewer, water and other utility charges are being paid.

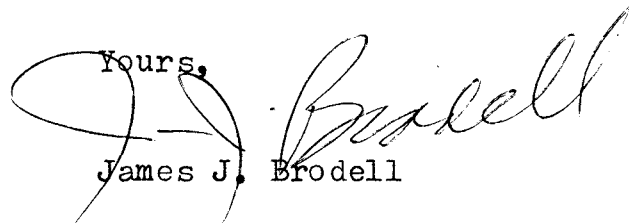
✓7 620 North Seventh Street is listed as four units. If it is, one unit has been bootlegged illegally into an alley garage. At the time of a recent sale by former councilman Tufly, the property was one house with a basement apartment. Municipal records should be checked and searches of building records should be made to determine if the appropriate permits have been obtained and the correct fees paid.

✓ 8  
\*  
605 North Seventh Street is another case of two buildings on the same lot. It should be listed as non-conforming in that 648 Chipeta has been constructed on the rear portion. A search of the utility records should be made to determine if the property owners are paying the correct amount charged to two units.

9  
440 North Seventh Street, in addition to being non-conforming under the proposed legislation due to having 725 Ouray Avenue on the same tract, also would be non-conforming due to a basement apartment at 440 North Seventh.

10  
Based on this brief examination of the exterior of the neighborhood, I conclude that there are 10 properties which would be non-conforming and five which will be changed from a special use to a conditional use. Significantly, the bulk of the non-conforming structures are on the northern part of the section of avenue involved.

Yours,



James J. Brodell

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested  
Yes  No

Date

7/29/84

To: (From:) City Council From: (To:) Karl Metzner *KBM*

RE: Update on Report of July 9, 1984 on File #11-84, Rezone RMF-32 to RSF-8

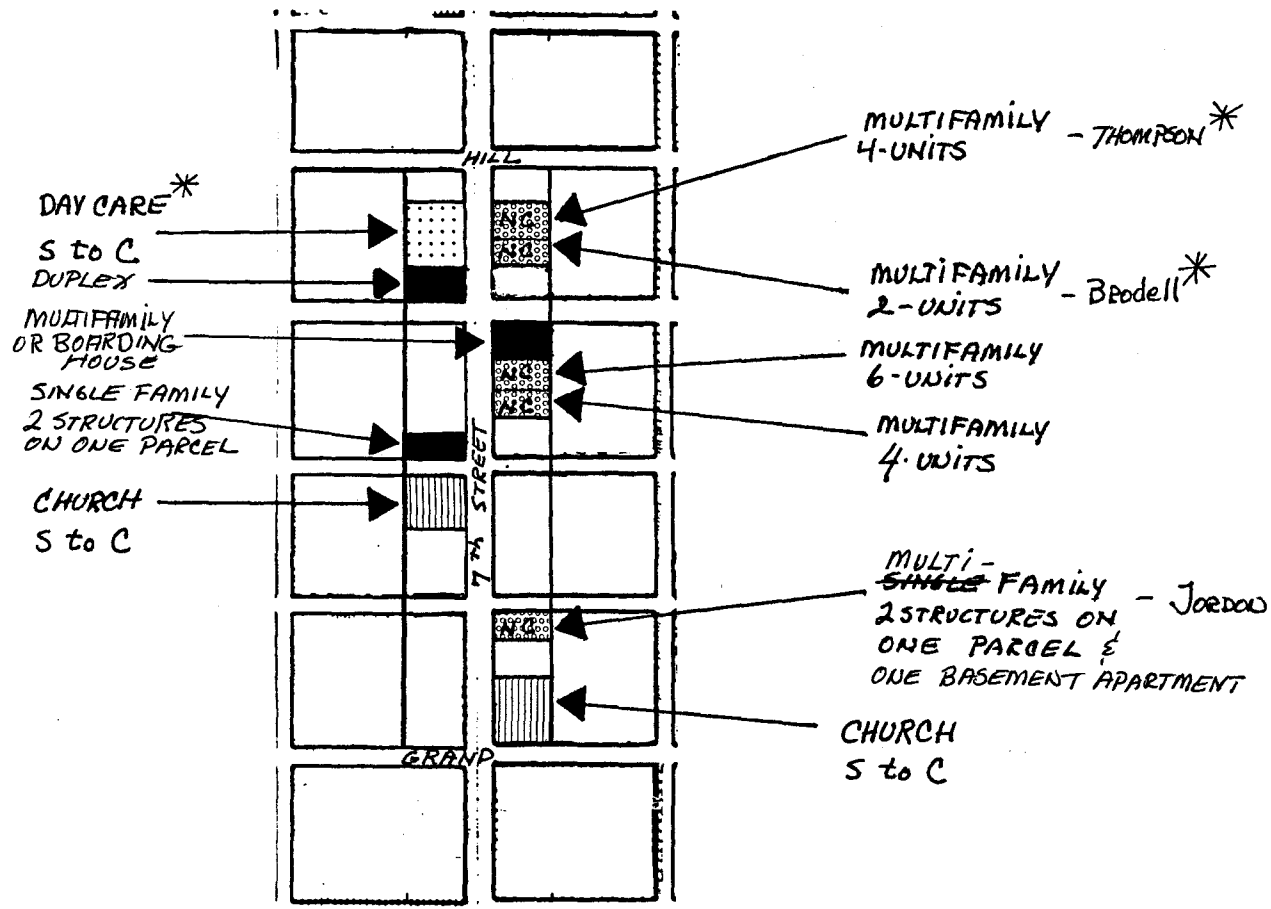
We have checked the points raised in the letter of July 11, 1984 from James Brodell (attached) and have the following additional responses and comments.

- Paragraph #2: It appears that there is only one dwelling unit per structure. This would classify the structures as multi-use but not multi-family. The residential uses would still be single family with the day care use as conditional.
- Paragraph #3: There are two units in this structure and this property should be added to the non-conforming uses.
- Paragraph #4: Mr. Brodell is correct. We have revised our map.
- Paragraph #5: It appears this may be a boarding house which would become non-conforming under RSF-8.
- Paragraph #6: Still under investigation as to the legality of all units.
- Paragraph #7: The possible illegal status of some of the units is presently being researched by the building department.
- Paragraph #8: Mr. Brodell's information is correct and this property would be made non-conforming. The property does, however, have enough square footage that each house could be made conforming by a lot line adjustment to create a separate parcel for each structure.
- Paragraph #9: Mr. Brodell is correct but the parcel was previously identified as non-conforming.
- Paragraph #10: Since the Learning Tree Center would not be considered as non-conforming, there are only 8 parcels in the area considered for rezoning which would become non-conforming.

KM/tt

USE ANALYSIS FILE 11-84  
 REVISED 7/30/84

EXISTING USES



32 tax parcels WITHIN AREA REQUESTED for rezoning

8 ~~A~~ parcels WOULD BE MADE NONCONFORMING

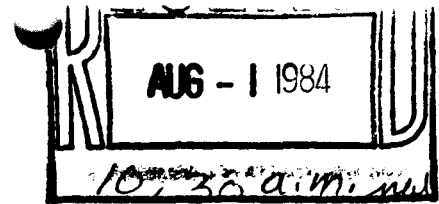
3 parcels WOULD CHANGE from SPECIAL to CONDITIONAL USE.

21 ~~A~~ parcels WOULD BE UNAFFECTED (presumably SINGLE FAMILY RESIDENTIAL)

\* have submitted objections to rezone

*Gerald Ashby*

James J. Brodell  
712 North Seventh Street  
Grand Junction, Colo. 81501  
303-242-5035



30 July 1984

To the members of the city council  
City of Grand Junction  
250 North Fifth  
Grand Junction, Colo. 81501

RE: Rezoning hearing on North Seventh Street (#11-84)

Dear Council Members:

Considering the bulk of new details brought up recently in the interval between two council hearings on the above, it would seem appropriate to remand this case back to the planning commission for further review. There is a question whether the planning commission would have taken the action it did if these details were before it.

I refer specifically to the number of non-conforming uses which would be created by this change. I also refer to what appears to be a number of illegal uses even under the present zoning.

Since the zoning change would disallow these illegal uses out of hand, it would seem to me that the council would be prudent to delay action on the rezoning, order the planning commission to hold another hearing and provide some sort of amnesty in order to allow property owners in the area to be rezoned time to bring their buildings into conformity with the existing rules. To do otherwise would entail lengthy prosecutions, hard feelings and possible legal actions.

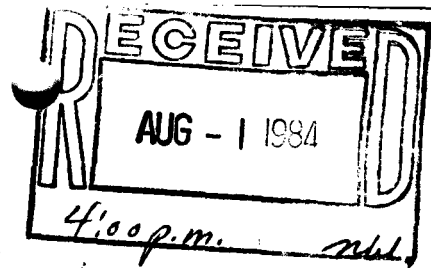
The Seventh Street hearing also points out the need to change city laws so that each property owner in an area to be rezoned must be notified in writing and by certified mail of any action which would change the zoning of his land. It would be uncivilized to rezone a man's property without even giving him the chance to protest.

In the case of Seventh Street, the Thompsons were not notified, and spokesmen for the board of the First Baptist Church also say they were not notified, although planning department employees say some church members were.

Yours,

*James J. Brodell*  
James J. Brodell

CITY



CITY COUNCIL  
CITY PLANNING COMMITTEE

TO WHOM IT MAY CONCERN:

I wish to inform those making the decision on the re-zoning of North 7th Street that I am very much opposed to the re-zoning.

I was never contacted regarding this change and only found out yesterday that it was coming before the council tonight.

Since finding out I have visited with some of the other property owners and find that some of them were not contacted and some have signed the petition without realizing the ramifications of changing to a One family residence zoning and are sorry they have signed the petition .

My property is a multi-family property and has been for at least 30 years - I have owned the property for 17 years.

I am not only concerned about the loss in value my property will suffer but for 7th Street properties as time passes and so do some of the older owners. What will their heirs do with these properties when they find they cannot find any single families wishing to buy a huge old house on a busy street that they cannot afford to keep up and have to give away or let set and fall apart.

Also, when a property is listed to sell, no matter if it is a multi-family dwelling at this time and can remain so, the listing still shows the property as a R-1 zoning which definitely brings the value down as far as a listed property is concerned. After all, if part of the property should catch fire and be burned the property then has to revert to a single family residence.

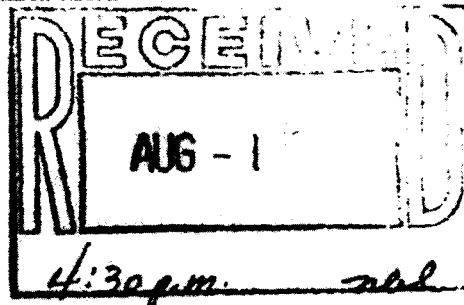
I beg of you to think long and hard before allowing this zoning change to go through as this is a radical change which is certainly of no benefit to anyone who owns properties on 7th Street.

THANK YOU

A handwritten signature in cursive script that reads "Lee Ann Blaney".

Lee Ann Blaney  
626 N. 7th Street

August 1, 1984



City Council -

To Whom it May Concern:

I wish to advise you that I am very much opposed to the zoning change on 7th Street.

I signed the petition without a clear understanding of the ramifications that could arise from this change in zoning.

Mary M. Colman

640 N. 7th

Remove my name from the petition.



HEARING CONTINUED FROM JULY 5, 1984, COUNCIL MEETING - #11-84 - REZONE FROM RMF-32 TO RSF-8 BOTH SIDES OF 7TH STREET FROM GRAND AVENUE TO HILL AVENUE - REFERRED BACK TO PLANNING COMMISSION

The hearing that was continued from the July 5, 1984, City Council meeting on item No. 11-84 was reopened. This was the petition by Kathy Jordan, representative, requesting a rezone from RMF-32 to RSF-8 for both sides of 7th Street from Grand Avenue to Hill Avenue, the area recently designated as the 7th Street Historic District. Kathy Jordan, 440 North 7th Street, Harold Olson, 445 North 7th Street, and Fern Cook, 737 Ouray, spoke in favor of the rezone.

Opponents: Homer Moody, 416 Lilac Lane, representing the First Baptist Church, 7th and Grand, did not receive notice of hearing and was not contacted by circulators of the petition for the rezone. Letters from Jay Brodell, 712 North 7th Street; Lee Ann Blaney, 626 North 7th Street; Mary M. Colman, 640 North 7th Street. Audrey Thompson, 214 Easter Hill Drive, and owner of property at 726 North 7th Street, was also present. The hearing was closed.

Upon motion by Councilman Holmes, seconded by Councilman Phipps and carried unanimously, this item was referred back to the Planning Commission for an advertised re-hearing on the proposal in order to give everyone in the neighborhood an opportunity to fully understand the ramifications of this proposed zoning change with a subsequent recommendation from the Planning Commission.

The President declared a two-minute recess. Upon reconvening all Council members were present.

FORMER POLICE CHIEF ED VANDER TOOK'S PRESENCE IN AUDIENCE ACKNOWLEDGED

PROPOSED ORDINANCE CONCERNING UTILITY BILLING PRACTICES

The following entitled proposed ordinance was read: CONCERNING CHARGES FOR THE READING OF WATER METERS, CHARGES FOR RESTORING WATER SERVICE AND ESTABLISHING A BEGINNING BILLING DATE FOR WATER SERVICE. Upon motion by Councilman Lucero, seconded by Councilwoman Clark and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE CONCERNING MINIMUM FEE FOR COMMERCIAL TRASH HAULS

The following entitled proposed ordinance was read: CORRECTING THE MINIMUM CHARGES FOR TRASH HAUL FOR COMMERCIAL CUSTOMERS. Upon motion by Councilman Phipps, seconded by Councilwoman Kreissler and carried, the proposed ordinance was passed for publication.

ORDINANCES ON FINAL PASSAGE - PROOFS OF PUBLICATION

The Proofs of Publication to the following Ordinances proposed for final passage had been received and filed. A copy of the Ordinances proposed for final passage had been submitted in writing to the City Council prior to the meeting.

ORDINANCE NO. 2201 - VACATING NORTH/SOUTH ALLEY AND EAST/WEST ALLEY NORTH OF ELM AVENUE, WEST OF 12TH STREET (MESA COLLEGE PROPERTY)

Upon motion by Councilwoman Kreissler, seconded by Councilman Holmes and carried, the following proposed ordinance was called up for final passage and the title only was read: AN ORDINANCE VACATING A RIGHT-OF-WAY IN THE CITY OF GRAND JUNCTION.

GRAND JUNCTION PLANNING COMMISSION  
Public Hearing -- August 28, 1984  
7:30 p.m. - 9:27 p.m.

The public hearing was called to order by Chairman Ross Transmeier at 7:30 p.m. in the City/County Auditorium.

In attendance, representing the City Planning Commission were:

Miland Dunivent	Dick Little
Bill O'Dwyer	Warren Stephens
Susan Rush	Mike Dooley
Ross Transmeier, Chairman	

In attendance, representing the City Planning Department were:

Bob Goldin	Karl Metzner
------------	--------------

Terri Troutner was present to record the minutes.

There were approximately 27 interested citizens present during the course of the meeting.

\* \* \* \* \*

Chairman Transmeier called the meeting to order.

**I. APPROVAL OF MINUTES**

**MOTION: (COMMISSIONER DUNIVENT) "MR. CHAIRMAN, I MOVE THAT WE APPROVE THE MINUTES OF THE MEETING AS PRINTED FOR JULY 31, 1984."**

Commissioner O'Dwyer seconded the motion.

A vote was called and the motion carried unanimously by a vote of 6-0.

**II. ANNOUNCEMENTS, PRESENTATIONS AND/OR VISITORS**

Bob Goldin announced that the term of the Chairman was up and nominations for this position should be taken during tonight's meeting. Chairman Transmeier scheduled the election for the end of the meeting.

### III. FULL HEARING

#### 1. #11-84 REZONE RMF-32 TO RSF-8 OR PR-8

Petitioner: Kathy Jordan  
Location: Both sides of 7th Street from Grand Avenue to Hill Avenue (7th Street Historic District)

A request to change from residential multi-family uses at 32 units per acre to single-family residential uses at 8 units per acre on approximately 6.91 acres excluding the street right-of-way. A proposal to substitute a PR (Planned Residential) zone in place of the requested RSF-8 may also be considered.

Chairman Transmeier commented that this proposal had been heard on May 29, 1984 and recommendation for approval for the RSF-8 zoning was given by the Planning Commission at that time. Since the item was sent back to the Grand Junction Planning Commission by the City Council, the City Planning Department has made a recommendation of a PR-8 zoning as an alternative to the RSF-8. Chairman Transmeier asked the planning staff to clarify the reason(s) behind this recommendation.

Karl Metzner, Director of Planning, stated that many of the residents at the City Council meeting objected to the RSF-8 zoning since it made many of the structures non-conforming. The City Council sent the proposal back to the Planning Commission for reconsideration and during this interim period, the planning staff had reevaluated the proposal. It was felt that the PR zoning would preserve the character of the area and still keep the present uses conforming.

Karl noted that since the change would be Planned Residential, changes in uses which would be primarily business would not be allowed. This would allow those home occupations, however, where the primary use remains residential.

What was being proposed, Karl continued, would be that requests for major changes of use such as the addition of dwelling units, or conversion of any structure allowed by the RMF or RSF zones, be done through an amended plan submitted to the Planning Commission for approval. This would also include the demolition of principal structures. Minor changes, such as the removal of an accessory structure or additions to the primary structure where there is no increase in density nor change in use would be handled through the City Planning Department.

#### QUESTIONS

Commissioner Rush questioned that if a daycare wanted to convert to a three story structure, would this be considered a Minor Change.

Karl responded that it may have to go through full hearing to determine if the proposed structure change would continue to reflect the character of the area. An instance of this type would be at the discretion of the Planning Department.

Chairman Transmeier asked how the procedure for changing an existing structure in an RSF-8 zone would differ from the same request for change in a PR zone.

Karl answered that the only real difference was that under a PR zone, major changes would be required to go through an amended plan process which would be easier and less expensive. Otherwise, the procedures were similar.

Chairman Transmeier asked if a multi-family structure were to be destroyed, could it be rebuilt.

Karl pointed out that this question was a major concern to many of the residents and owners of these multi-family structures since under the RSF-8 zoning, if such a structure was destroyed over 50%, it could not be rebuilt as a multi-family structure. Under a PR zoning, since the existing uses would be allowed uses, a structure could be rebuilt to its original density or less.

Mike Dooley wanted to know if the residents were made fully aware that if the PR-8 zoning was passed, it would not affect the current property values.

Karl felt that this was the case.

#### **PUBLIC COMMENTS**

##### **FOR THE PROPOSAL:**

Homer Moody, 416 Lilac Lane, was for the compromise of a Planned Residential zoning.

Audrey Thompson, 726 North 7th Street, spoke out in favor of the Planned Residential zoning.

##### **AGAINST THE PROPOSAL:**

Fern Cook, 737 Ouray Avenue, did not like the idea of multi-family residences in this area as she felt that owners of such residences did not take pride in their structures and keep them in good condition. She passed around pictures of several of the multi-family residences to Planning Commission members which she thought indicated this point. She was also concerned about the number of vehicles which would be traveling this area and cited a problem she experienced in the exhaust fumes coming into her residence from the parking lot at the First Baptist Church.

Jay Brodell, 712 North 7th Street, was also opposed and wondered how any zoning change would be enforced.

#### **STAFF COMMENTS**

Karl stated that the Building Department had been checking on the various units and utilities being supplied to those units and any problems found were presently being resolved.

#### **QUESTIONS**

Chairman Transmeier commented that 7th Street is unique in that the residents participate in trying to affect changes in their area for the better, and also because the area is becoming a busier area with more traffic. He said also that any zone change would provide a basic guideline for the area, but that it was up to the individual residents to maintain their property.

Commissioner Rush made the comment that if this area is to be considered a historical district, it should be treated as such. She felt that more stringent standards should apply. She also felt that public input should always be kept in mind and was in favor of maintaining the prior approval of the RSF-8 zoning.

Chairman Transmeier closed the public hearing and requested a motion which would either "change" or "not change" the prior approval of the RSF-8 zoning.

**MOTION: (COMMISSIONER LITTLE) "MR. CHAIRMAN, IN THE CASE OF FILE #11-84 REZONE FROM RMF-32, I MOVE THAT WE FORWARD THIS TO CITY COUNCIL WITH THE RECOMMENDATION THAT WE AMEND OUR PREVIOUS PROPOSAL (RECOMMENDING APPROVAL FROM RMF-32 TO RSF-8) TO READ RMF-32 TO PR-8"**

Commissioner O'Dwyer seconded the motion.

A vote was called and the motion passed by a vote of 4-2 with Commissioners Rush and Dooley opposing.

#### **2. #22-84 HILLTOP EMPLOYEE PARKING PLAZA-FINAL PLAN**

Petitioner: Hilltop Rehabilitation Hospital/Dennis Stahl  
Location: The northwest corner of Patterson Road and 26 3/4 Road.

A request for a final plan (parking lot) on .4 acre in a planned business zone.



City of Grand Junction, Colorado 81501  
250 North Fifth St.,

MEMORANDUM

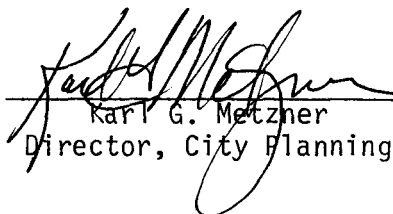
TO: Property owners in the proposed 7th Street rezone area

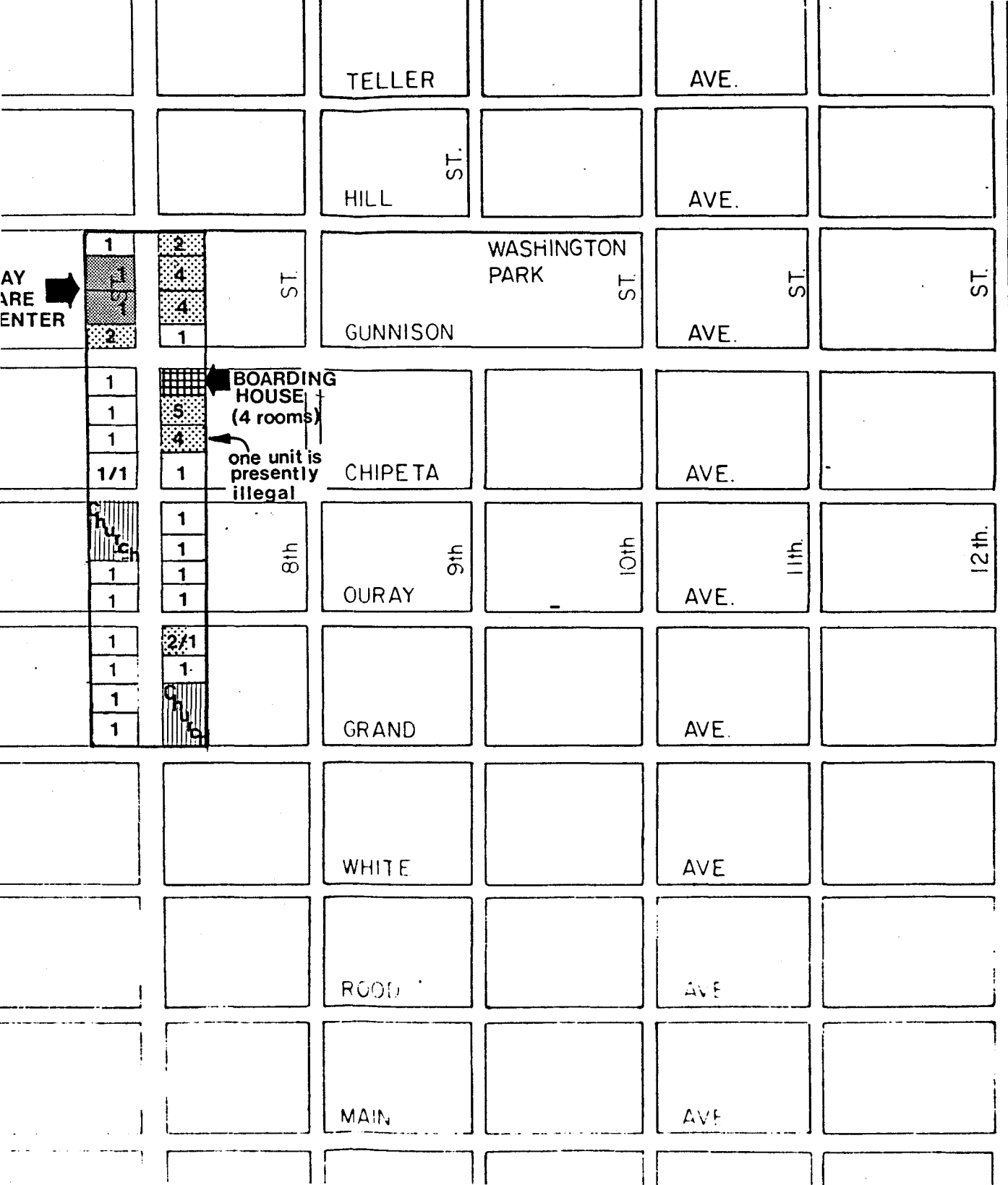
The City Council on August 1, 1984 sent the request for rezoning part of the 7th Street corridor from RMF-32 to RSF-8 back to the City Planning Commission for reconsideration. In addition to the Planning Commission public hearing, a special meeting will be held to answer questions from the citizens of the area about the existing and proposed zones and the effect of the zone change on existing uses.

The schedules for these meetings are as follows:

- Informational Meeting - August, 14, 1984, 7-9 p.m., City Auditorium. The planning staff will be available during this time to answer any questions regarding zoning and uses. There will be no debate on the pros and cons of the requested rezoning.
- Planning Commission Public Hearing - August 28, 1984, 7:30 p.m., City Auditorium. Public comment on the merits of the rezone request will be accepted.
- City Council Public Hearing - September 5, 1984, 7:30 p.m., City Auditorium

If you have questions or concerns about these meetings, please call the City Planning Department at 244-1628.

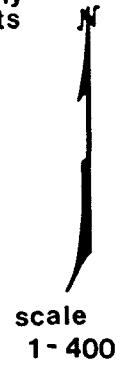
  
Karl G. Metzner  
Director, City Planning



## Legend 7<sup>th</sup> ST. REZONE

 Multifamily & no. units  
 drn 8/15/84

acres - 12.26  
 units - 45





City of Grand Junction, Colorado 81501

250 North Fifth St.,

MEMORANDUM

Alternative to proposed RSF-8 zone  
7th Street Historical District

The expressed purpose of the requested downzone in the 7th Street Historical District is to protect the appearance, character, and property values of the area.

Objections to the downzone have centered around properties that would be made non-conforming by the rezone. It was evidently feared that the non-conforming status would reduce the property values of the existing multi-family uses as well as the fact that if those uses are damaged over 50% of their value by fire or other causes, they cannot be replaced.

In reviewing both the intents of the petitioners and the concerns of the opponents, we feel that there may be an alternative which could accommodate both groups. We would propose rezoning the area to Planned Residential at a density equivalent to the existing density. The staff would prepare detailed information on the present status of all parcels (type of use, number of units, number of structures, etc.) and this information would become "the plan."

All existing uses would be made legal allowed uses. Change of use and increases in density would be handled as in any other planned zone by processing and approval through the Planning Commission and City Council. Other changes such as additions, which do not add units, or accessory structures could be handled by the department through the minor change process.

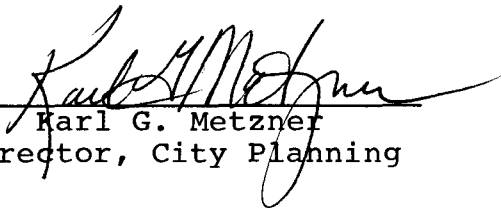
The benefits of this proposal are:

- 1) Existing single family structures would be protected by the public hearing process if changes of use or density are proposed.



- 2) The character of the 7th Street corridor would be protected through the provisions of the planned development zone.
- 3) No existing uses would be made non-conforming and property values would not be affected.
- 4) A property owner who desired to change the use or density could apply to do so by submitting a "revised final plan." Through the processing of such a submittal, the proper review would be done and concerned property owners would be able to have input.

We believe this proposal will meet the concerns of all parties and recommend that it be considered in place of the RSF-8 proposal.

  
Karl G. Metzner  
Director, City Planning

ZONING COMPARISON: RSF-8, RMF-32, AND PR

RSF-8 ZONE

The RSF-8 zone is basically a single family residential zone although some other uses are also included. The maximum density of the zone is 8 dwelling units per acre, with a minimum lot size of 4,000 sq. feet. The specific status of various uses is outlined as follows:

ALLOWED USES	SPECIAL USES	CONDITIONAL USES
Single family detached structures & accessory uses*	Residential sub-unit	Churches
Home occupations	Cultural, educational or recreational facilities	Nursery schools and day nurseries
Family foster homes	Public swimming pools	Nurseries and greenhouses
Group homes	Outside sale of retail goods	

\* Up to two rooms may be rented to boarders.

RMF-32 ZONE

The RMF-32 zone is a multi-family residential zone that also permits some non-residential uses. The maximum density of the zone is 32 units per acre. There is a limitation of 4 dwelling units per structure in this zone. The specific status of various uses is outlined as follows:

ALLOWED USES	SPECIAL USES	CONDITIONAL USES
Multi-family structures & accessory uses	Boarding schools	Membership clubs
Home occupations	Churches	Hospitals/mental hospitals
Group residences (boarding/rooming houses)	Colleges	Physical & mental rehabilitation centers
Single family structures & accessory uses	Dance/music schools	Nurseries/greenhouses
Cultural, educational, recreational facilities	Funeral homes	
Public swimming pools	Schools	
Foster homes	Clinics	
Group homes	Nursery schools and day nurseries	
	Rest homes/nursing homes	
	Outside sale retail goods	

PR ZONE

A planned residential zone may contain numerous mixed uses at an assigned overall density. The type and location of approved uses are fixed by the adopted plan. Changes to this plan may be approved by the planning department if they are "minor changes," and must be approved by the City Council if they are "major changes."

Uses that are generally acceptable in a planned residential zone are single family or multi-family residences and accessory uses, schools, churches and cultural buildings.

To: Dow Warner  
Planning Commission  
City of Grand Junction

8.20.84

RE: zoning effort to prohibit multiple  
family living on 7<sup>th</sup> Street.

Dear Sir:

Louise Akers, 750 N. 7<sup>th</sup> St (7<sup>th</sup> Hill)  
who is my mother, after having  
above mentioned proposal explained  
to her regrets having signed petition.  
My mother is 81 years old, has  
poor hearing and feels the petition  
was not adequately explained to her.  
My brother and I both live out of  
town and were unaware of any such  
proposal. Mom sees no problem  
with multiple families living  
on 7<sup>th</sup> Street as long as the  
residences are reasonably maintained.

Alanna C. Svaldi  
8845 Fairall Road, Morrison, Co. 80465

ATTENDANCE AT AUG. 14 INFORMATIONAL MEETING

NAME

ADDRESS

contact at historical society about loan information

copy of H.P.O. negs.

Kathy Jordan

440 North Seventh St.

Lillian Blaney

1635 Maple St

Lillian Thompson

214 E. 1st St. Hill (Or)

Lillian Thompson

→ Homer S. Woody

416 Lilac Lane (H) 81505

# THE DAILY SENTINEL

P.O. Box 668  
 Grand Junction, Colorado 81502  
 Telephone (303) 242-5050

G.J. PLANNING DEPT.  
 559 WHITE AVE.  
 #60  
 GRAND JUNCTION, 81501

ACCOUNT NO.	DATE
30252	8/31/84

PAGE 1

DATE	RATE	LINES/INCHES	TIMES	TOTAL LINES/INCHES	CODE	P.O./AUTHORIZATION	DESCRIPTION	AMOUNT
08/21	0.2000	108	1	108	00		BALANCE FORWARD	\$20.60
08/22					27	ACCT.	HEARING #11-84 RMF-32	21.60
					01		PAYMENT - THANK YOU	20.60-

RECEIVED GRAND JUNCTION  
 PLANNING DEPARTMENT  
 SEP 0 1984

RECEIVED  
 SEP 07 1984  
 MESA COUNTY  
 PLANNING DEPARTMENT

CODES: 00 BALANCE FWD. 01 CASH ON ACCT. 02 DISCOUNTS 03 MISC. CREDITS	11 DISPLAY 12 CLASSIFIED 13 NATIONAL 14 LEGAL	15 JCT. 17 SPECIALS 18 SPACE SPOTS - DISPLAY 19 SPACE SPOTS - CLASSIFIED	21 COLOR - DISPLAY 22 COLOR - CLASSIFIED 23 ENTERTAINER 30 PREPRINT	40 MISC. CHARGES 41 CAMERA 50 COMMERCIAL PRINT
---	--	---	--	--

**TOTAL DUE**  
 \$21.60

**PLEASE DETACH STUB AND RETURN WITH REMITTANCE**

ACCOUNT NO.	NAME	DISCOUNT OFFERED	AMOUNT PAID
30252	G.J. PLANNING DEPT.		
<b>CURRENT</b>	<b>OVER 30 DAYS</b>	<b>OVER 60 DAYS</b>	<b>OVER 90 DAYS</b>
\$21.60			
			<b>TOTAL DUE</b>
			\$21.60

MAKE CHECKS PAYABLE TO THE DAILY SENTINEL

Note:

Error was made  
on legal ads:

5th line down from  
top - should read

"Rezone ... RSF-8 or PR8"

instead of

"Rezone ... RSF-8 or PRB"

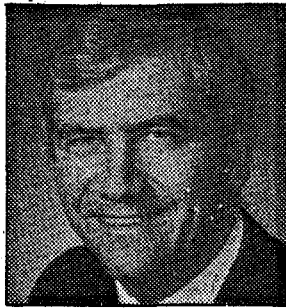
## REAL ESTATE FACTS/by Bradford Benson

# Individuals fuel neighborhood 're-dos'

Neighborhood revitalization is increasing the overall supply of housing as well as enhancing individual areas. Some form of revitalization is present in almost every community across the country, and the benefits are far-reaching.

The reasons for revitalization vary, but it generally begins as a change in the perception of a neighborhood. Often, individual homeowners take the initiative by upgrading declining areas. Sparked by conversions of older buildings to condominiums, young professionals sensitive to both housing bargains and a neighborhood's potential flock to the area.

With high mortgage rates, some first-time homebuyers look to these areas for solid homes in need of refurbishing. They are attracted by convenient loca-



tions as well as affordable prices. When the fruits of "sweat equity" become apparent, the pride of other established owner-occupants is renewed and they begin improvements and repairs. "Re-do" neighborhoods also encourage more investment in properties to lease, which further enhances the area. Community associations frequently are formed to upgrade and promote these neighborhoods.

Revitalized areas result in higher property values and a broader tax base for the community as a whole.

A cooperative spirit and the support of local government is necessary to upgrade the quality of life for all neighborhood residents and the community. Community meetings may be necessary to insure that the orderly revitalization which takes place is in the best interests of all homeowners and tenants, as well as to oppose roadblocks such as overly restrictive building codes.

Revitalizing a neighborhood is far more desirable than letting homes and buildings deteriorate.

*Bradford Benson is a Denver real estate broker and president of the Denver Board of Realtors.*

7th St  
Rezone file

## An Easterner's Colorado Rocky Mountain Low

**By James J. Brodell**

Ten years have passed since I loaded the U-Haul and fled New Jersey for Grand Junction in isolated western Colorado. The interval has taught me that my journey was not from a suburban hell to a spruce-studded heaven. The grass here is just different, not greener.

As economic conditions improve, some New Yorkers may look to northern New England, the Sunbelt or the West as a refuge. Yet my refuge has introduced me to rampant human greed, incredible provincialism and some of the most unsophisticated, blatant politicians who ever walked the earth.

As benefits, I may hunt the large mule deer and the stately elk. I don't, but I could. Trout here are raised in ponds just like in New York and then dumped by airplane for fishermen who hike in five miles to pull them out.

Eagles, both bald and golden, soar above our city. The geese winter on our lower-elevation lakes and rivers. Firewood litters the ground for the taking.

These benefits are appealing. But the Appalachian Trail in upstate New York is a match for the most rugged sections of Colorado and

nearby Utah — if you subtract most of the trees and all of the water. Ducks and geese are not unknown in the vast bays around New York. And the mountain trout is a poor comparison to the deep sea cod.

The air here usually is clear. But in winter, a tricky temperature inversion traps all our exhausts against the nearby mountains. The eyes run, and the throat is raw for days.

It is possible in Grand Junction (population 90,000 counting the "suburbs") to leave your car and house doors unlocked, obtain a heart bypass operation or grab a quick flight to Europe. But to live here you must accept average or below-average schooling for the youngsters and an economy that always has been and probably always will be marginal or depressed.

The economy is based on some agriculture and mainly minerals: coal, silver and uranium. When the Exxon Corp. decided to mine our hydrocarbon-rich oil shale near here five years ago, the displays of human greed were astonishing. Housing prices tripled. A mediocre two-bedroom apartment shot up to \$425 a month from \$225. Fast-buck artists flooded the valley to cash

in on the boom. Laborers demanded and got \$15 an hour.

The bubble burst two years ago when Exxon shut down its ambitious program and plunged the whole western half of the state into depression, where it remains.

You may call the average New Yorker a lot of bad names, but "unsophisticated" is not one.

But here a black man has the same impact as if he were green. The local racial prejudices are reserved for and directed at the Mexican-American, whose ancestors might have lived here for 400 years. One sometimes wonders if the bulk of the population reads a book or watches television. The highest-rated local show is "Hee-Haw."

When the area's first rabbi arrived two years ago, he appeared on a local radio talk show. The calls from listeners were many and uniform: "You mean you don't believe in Jesus Christ?" asked one shocked caller.

Politicians here are only a little bit more sophisticated. The Republican and Democratic Parties have a deal in which they decline to challenge incumbent members of the opposite party who seek re-election to most county offices. So the Demo-

cratic district attorney, the sheriff and the county clerk appear to have life tenure as do the Republican treasurer, tax assessor and coroner.

One of our three county commissioners freely admitted he favored construction of a certain bridge because it would improve the value of some land he owned. One member of the city council became a full-time freelance "political consultant" immediately after winning election.

At least, residents here could say, our children are safe; crime here isn't as brutal or as overwhelming as "back East." Yet it was in our shiny, new local shopping mall that Christopher Wilder picked up another teenage victim in his nationwide spree of murder and mutilation. The youngsters are being kept home more.

So I am reminded of what John Milton said in the 17th Century:

*The mind is its own place, and in itself*

*Can make a Heaven of Hell, a Hell of Heaven.* □

*James J. Brodell, a former newspaper editor, is now a graduate student in Grand Junction, Colo.*



## Criteria For Evaluation

The following criteria are designed to guide the States, Federal agencies, and the Secretary of the Interior in evaluating potential entries (other than areas of the National Park System and National Historic Landmarks) for the National Register.

The quality of *significance* in American history, architecture, archeology, and culture is present in districts, sites, buildings, structures, and objects that possess integrity of location, design, setting, materials, workmanship, feeling, and association, and:

- A. that are associated with events that have made a significant contribution to the broad patterns of our history; or
- B. that are associated with the lives of persons significant in our past; or
- C. that embody the distinctive characteristics of a type, period, or method of construction or that represent the work of a master, or that possess high artistic values, or that represent a significant and distinguishable entity whose components may lack individual distinction; or
- D. that have yielded, or may be likely to yield, information important in prehistory or history.

Ordinarily cemeteries, birthplaces, or graves of historical figures, properties owned by religious institutions or used for religious purposes, structures that have been moved from their original locations, reconstructed historic buildings, properties primarily commemorative in nature, and properties that have achieved significance within the past

50 years *shall not be considered eligible* for the National Register. However, such properties *will qualify* if they are integral parts of districts that do meet the criteria or if they fall within the following categories:

- A. a religious property deriving primary significance from architectural or artistic distinction or historical importance; or
- B. a building or structure removed from its original location but which is significant primarily for architectural value, or which is the surviving structure most importantly associated with a historic person or event; or
- C. a birthplace or grave of a historical figure of outstanding importance if there is no other appropriate site or building directly associated with his productive life; or
- D. a cemetery which derives its primary significance from graves of persons of transcendent importance, from age, from distinctive design features, or from association with historic events; or
- E. a reconstructed building when accurately executed in a suitable environment and presented in a dignified manner as part of a restoration master plan, and when no other building or structure with the same association has survived; or
- F. a property primarily commemorative in intent if design, age, tradition, or symbolic value has invested it with its own historical significance; or
- G. a property achieving significance within the past 50 years if it is of exceptional importance.

CITY OF GRAND JUNCTION, COLORADO  
MINUTES OF THE REGULAR MEETING  
OF THE CITY COUNCIL

September 5, 1984

The City Council of the City of Grand Junction, Colorado, convened in regular session the 5th day of September, 1984, in the City-County Auditorium at City Hall. Those present were Betsy Clark, Frank Dunn, Robert Holmes, Christine Kreissler, Gary Lucero, Ray Phipps, and President of the Council Mike Pacheco. Also present were City Manager Mark Achen, City Attorney Gerald Ashby, and City Clerk Neva Lockhart.

Council President Mike Pacheco called the meeting to order and led in the Pledge of Allegiance.

INVOCATION - Dr. Aaron Long

MINUTES

Upon motion by Councilman Phipps, seconded by Councilwoman Clark and carried, the minutes of the August 15, 1984, Council meeting were approved.

BOY SCOUT VISITOR

Edward Eugene Freeman was acknowledged by City Council as a visitor to this meeting. Ed's father was also present.

HEARING - ID ST-84, PHASE C, THAT PART OF 15TH STREET FROM ORCHARD AVENUE TO WALNUT AVENUE - DEFERRED

Hearing on ID ST-84, Phase C, was deferred to a later date, but residents within the District were given the opportunity to voice their opinion.

Those speaking regarding the improvement district were:

Mary McTavish, 1330 Hermosa, representing Fairmount North, was concerned with the unequitable way in which the entire assessment has been set up. She explained that most of the Fairmount North residents do not use 15th Street as an access and do not feel that they should have to pay for the improvements.

Sue Gunn, 1949 N. 15th Street, stated that she as well as some of her neighbors are opposed to the improvements, mostly based on financial inability.

Mayor Pacheco stated that Councilman Ray Phipps and Councilwoman Christine Kreissler will be working with City Staff (Darrell Lowder and Ken Reedy) on refining the assessments, and can be contacted by any resident within the district concerning status of the district. Hearing on Improvement District ST-84, Phase C, will be held on September 19, 1984.

BEER/LIQUOR - APPLICATIONS TO RENEW LICENSES APPROVED

Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried with Councilman HOLMES voting NO, the applications by the following licensees to renew their beer and liquor licenses were approved:

1. Stop 'N Save No.3, 723 Horizon Drive (3.2% Beer)
2. Gas Rite, 745 Horizon Drive (3.2% Beer)

HEARING - APPLICATION BY 715 HORIZON DRIVE, INC., FOR HOTEL-RESTAURANT LIQUOR LICENSE AT 715 HORIZON DRIVE UNDER TRADE NAME OF BOARDWALK - APPROVED

Reports were given regarding the application by 715 Horizon Drive, Inc., for a hotel-restaurant liquor license at 715 Horizon Drive, under the trade name of Boardwalk. Reports from the Fire and Health Departments have been received with no problems regarding codes or safety regulations. City Attorney Ashby submitted a report from the Grand Junction Police Department on the background investigation of Fritz Easterberg and Joyce Aber, officers of the corporation.

Clay Hanlon, attorney representing 715 Horizon Drive, Inc., 620 Valley Federal Plaza Building, was present. Mr. Hanlon submitted a petition in favor of the issuance of the license with approximately 100 signatures of persons residing in the neighborhood of 715 Horizon Drive.

There were no opponents, letters or counterpetitions.

Councilman Holmes questioned City Attorney Ashby as to why a survey of the area was not conducted regarding this application. Mr. Ashby responded by explaining that since this application, as well as the previous application (Pepi's) was for a location that had been surveyed several times in the past, the determination was made that it was really in the nature of a change of ownership, thus waiving the requirement for survey of the areas.

The City Clerk reported that both properties (Boardwalk and Pepi's) were posted with signs giving Notice Of Hearing, and Notices of Hearing were published in The Daily Sentinel on August 24, 1984.

Upon motion by Councilwoman Clark, seconded by Councilman Phipps and carried with Councilmembers HOLMES and PACHECO voting NO, Council waived its policy to take this item to fact-finding.

Upon motion by Councilman Phipps, seconded by Councilwoman Kreissler and carried with Councilmembers HOLMES and PACHECO voting NO, the application by 715 Horizon Drive, Inc., for a hotel-restaurant liquor license at 715 Horizon Drive, under the trade name of Boardwalk, was approved.

VALLEY PLAZA LIQUORS

This item was continued for hearing on October 3, 1984.

HEARING #11-84 - PROPOSED ORDINANCE - REZONE FROM RMF -32 TO PR-8 BOTH SIDES OF 7TH STREET FROM GRAND AVENUE TO HILL AVENUE (7TH STREET HISTORIC DISTRICT)

This item was discussed at the August 1, 1984, City Council meeting, and sent back to the Planning Commission for reconsideration and rehearing. The original request was to rezone from RMF-32 to RSF-8 both sides of 7th Street from Grand Avenue to Hill Avenue (7th Street Historic District). Planning Director Karl Metzner gave a lengthy report regarding Planning Commission's recommendation that the zoning be changed from RMF-32 to PR-8. The main purpose in changing to PR-8 is to avoid placing the multi-family units in a non-conforming status.

Mr. Metzner indicated that Mr. James Brodell is still in opposition to the change in zoning.

There were no other opponents, letters or counterpetitions.

Kathy Jordan, 440 N. 7th Street, representative for the petitioners, stated that the petitioners do support the Planning Commission's recommendation of Planned - Residential -8.

Upon motion by Councilwoman Clark, seconded by Councilman Phipps and carried with Councilmembers HOLMES and PACHECO voting NO, fact-finding was waived by Council.

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING OF CERTAIN LANDS WITHIN THE CITY. Upon motion by Councilman Dunn, seconded by Councilwoman Clark and carried the proposed ordinance was passed for publication.

PROPOSED ORDINANCE CORRECTING ORDINANCE NO. 2208 WHICH ANNEXED TERRITORY TO THE CITY OF GRAND JUNCTION, COLORADO - FAIRWAY PARK ANNEXATION, N OF G ROAD, E OF 12TH STREET

The following entitled proposed ordinance was read: AN ORDINANCE AMENDING ORDINANCE NO. 2208 WHICH IS AN ORDINANCE ANNEXING TERRITORY TO THE CITY OF GRAND JUNCTION TO CORRECT THE PROPERTY DESCRIPTION THEREIN. Upon motion by Councilwoman Kreissler, seconded by Councilman Phipps and carried, the proposed ordinance was passed for publication.

PROPOSED ORDINANCE AUTHORIZING ISSUANCE AND SALE OF INDUSTRIAL DEVELOPMENT REVENUE BONDS FOR AIR TRAVEL CENTER PROJECT (AIRPORT HOTEL)

The following entitled proposed ordinance was read: AN ORDINANCE AUTHORIZING THE ISSUANCE AND SALE OF \$ \_\_\_\_\_ AGGREGATE PRINCIPAL AMOUNT OF CITY OF GRAND JUNCTION, COLORADO, FLOATING RATE MONTHLY DEMAND, INDUSTRIAL DEVELOPMENT REVENUE BONDS (AIR TRAVEL CENTER PROJECT) SERIES 1984, TO FINANCE PROPERTY SUITABLE FOR COMMERCIAL OR BUSINESS ENTERPRISES: RATIFYING CERTAIN ACTIONS HERETOFORE TAKEN; AUTHORIZING THE EXECUTION AND DELIVERY BY THE CITY OF A LOAN AGREEMENT, TRUST INDENTURE, BOND PURCHASE AGREEMENT, SAID BONDS AND CLOSING DOCUMENTS IN CONNECTION THEREWITH; AND REPEALING ACTION HERETOFORE TAKEN IN CONFLICT HEREWITH. It was moved by Councilman Phipps and seconded by Councilman Dunn that the proposed ordinance be passed for publication.

Those speaking in favor of the issuance of the bonds were:

Mike Boggs, Airport Manager  
Bill Love, 1719 Crestview Drive, Chairman of the Airport Authority  
David Humphries, 1925 Florida Court, Member of Airport Authority

Those speaking in opposition:

Sam Antonopolous, 3014 Lilac Lane, owner of Two Rivers Inn  
Bobbie Englesbee, 3174 Stanford Court, Assistant Manager at Two Rivers Inn

After lengthy discussion, a vote was taken on the original motion.

Councilmembers voting AYE: CLARK, DUNN, KREISSLER, LUCERO, PHIPPS.

Councilmembers voting NO: HOLMES, PACHECO.

ORDINANCE NO. 2211

AN ORDINANCE AMENDING THE ZONING MAP, A PART OF CHAPTER 32 OF THE CODE OF ORDINANCES OF THE CITY OF GRAND JUNCTION, BY CHANGING THE ZONING OF CERTAIN LANDS WITHIN THE CITY.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the Zoning Map, a part of Chapter 32 of the Code of Ordinances of the City of Grand Junction, be amended by changing the zoning of the following described land situated in the City of Grand Junction, County of Mesa, State of Colorado, to wit:

Lots 11 through 21, inclusive, Block 39;

Lots 1 through 11, inclusive, Block 40;

Lots 1 through 10, inclusive, Block 49;

Lots 11 through 21, inclusive, Block 50;

Lots 11 through 20, inclusive, Block 61;

Lots 1 through 10, inclusive, Block 62;

Lots 1 through 11, inclusive, Block 71;

Lots 11 through 21, inclusive, Block 72;

all City of Grand Junction,

from the zoning category RMF-32 (Residential Multi-Family - 32 units per acre) to PR-8 (Planned Residential - 8 units per acre).

PASSED and ADOPTED this 3rd day of October, 1984.

\_\_\_\_\_  
President of the Council

Attest:

Neva B. Lockhart, CMC

\_\_\_\_\_  
City Clerk

I HEREBY CERTIFY that the foregoing ordinance, being Ordinance No. 2211, was introduced, read, and ordered published by the City Council of the City of Grand Junction, Colorado, at a regular meeting of said body held on the 19th day of September, 1984, and that the same was published in The Daily Sentinel, a newspaper published and in general circulation in said City, at least ten days before its final passage.

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY.  
USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE

FOR DEPARTMENT USE ONLY:

LEGAL DESC. CHECKED AGAINST DEED \_\_\_\_\_ OK \_\_\_\_\_ RETURNED FOR CORRECTION.

Lots 19, 20 and 21 of block 72, Grand Junction  
Lots 16, 17 and 18 of block 72, Grand Junction  
Lots 13, 14 and 15 of block 72, Grand Junction  
Lots 11, 12 and 13 of block 72, Grand Junction  
Lots 18, 19 and 20 of block 61, Grand Junction  
Lots 16, 17 and 18 of block 61, Grand Junction  
Lots 11, 12, 13, 14 and 15 of block 61, Grand Junction  
Lots 19, 20 and 21 of block 50, Grand Junction  
Lots 17 and 18 of block 50, Grand Junction  
Lot 16 of block 50, Grand Junction  
Lots 14 and 15 of block 50, Grand Junction  
Lots 11, 12 and 13 of block 50, Grand Junction  
Lots 19, 20 and 21 of block 39, Grand Junction  
Lots 16, 17, 18 and 19 of block 39, Grand Junction  
Lots 14 and 15 of block 39, Grand Junction  
Lots 12 and 13 of block 39, Grand Junction  
Lots 11 and 12 of block 39, Grand Junction  
Lots 10 and 11 of block 40, Grand Junction  
Lots 7, 8 and 9 of block 40, Grand Junction  
Lots 4, 5 and 6 of block 40, Grand Junction  
Lots 1, 2 and 3 of block 40, Grand Junction  
Lots 9 and 10 of block 49, Grand Junction  
Lots 6, 7 and 8 of block 49, Grand Junction  
Lots 3, 4 and 5 of block 49, Grand Junction  
Lots 1, 2 and 3 of block 49, Grand Junction  
Lots 8, 9 and 10 of block 62, Grand Junction  
Lots 6 and 7 of block 62, Grand Junction  
Lots 4 and 5 of block 62, Grand Junction  
Lots 1, 2 and 3 of block 62, Grand Junction  
Lots 9, 10 and 11 of block 71, Grand Junction  
Lots 7, 8 and 9 of block 71, Grand Junction  
Lots 1, 2, 3, 4, 5 and 6 of block 71, Grand Junction

#11 84

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said City this 4th day of October, 1984.

Neva B. Lockhart

---

Neva B. Lockhart, CMC  
City Clerk

Published:

Published: October 5, 1984

Effective: November 4, 1984

CITY OF GRAND JUNCTION, COLORADO

MEMORANDUM

Reply Requested

Yes  No

Date

9/7/84

To: ~~Frank~~ Karl Metzner  
Planning Director

From: ~~Tom~~ Mark K. Achen  
City Manager

*MKA*

Re: 7th Street Historical District Rezoning

I commend you and the planning staff on the creative resolution of this difficult issue. I recognize that the Planning Commission undoubtedly made a contribution to the resolution, but suspect the planning staff played a significant if not primary role. Assuming so, I think you and your staff are to be congratulated on successfully achieving a good compromise on this issue.

MKA:jc

Bob ✓  
Don ✓

*good job Team  
Karl*



MAPS/LEGALS  
EXHIBITS/PICTURES  
ILLUSTRATIONS



# LOCATION MAP

Signed by former owner  
Melda son  
now owns it

Original  
Do NOT Remove  
From Office  
#1184

**Related Materials**



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 3, 1993

Dave Rankin  
621 N. 7th Street  
Grand Junction, CO 81501

Dear Mr. Rankin:

Your property located at 621 North 7th Street is within the 7th Street Historic District and zoned PR-8 (Planned Residential, 8 units per acre). At the time the zoning was approved in 1984 (file #11-84), all uses as they existed at that time became a part of the "plan". As such, the setbacks for your house were established at that time as being the existing footprint of the house. In the event the house were destroyed it could be rebuilt in the same location. If you have further questions, you can call me at 244-1446.

Sincerely,

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

Katherine M. Portner  
Planning Supervisor



Robert Brooks  
428 N. 7th St  
Grand Junction, CO 81501

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 6, 1993

Re: New fence in the 7th Street Planned Development District

Dear Robert,

The complaint regarding your fence constructed by J & S Fence at 428 N. 7th St came up for review today.

My understanding of the situation at this time is that Kathy Portner, Senior Planner, is waiting to hear the results of your meeting with Kathy Jordan. In the mean time, Kathy Portner and I discussed the criteria for making changes in the 7th Street planned residential district.

Your fence would be considered at least a minor change, and since the fence has an impact on adjoining properties, one or all of the following may apply:

- 1) Notice given to adjacent property owners.
- 2) Informal review and comment by the Planning Commission.
- 3) Full hearing as required by a major change.

In order to resolve this matter timely, and meet the submittal deadline for the next Planning Commission hearing, should number 2 or 3 above apply, a meeting needs to be scheduled as soon as possible, before August 13. Please call Kathy at 244-1446 at your earliest convenience to schedule an appointment. Failure to make this appointment will result in a NOTICE OF VIOLATION for an illegal fence.

Thank you for your cooperation in resolving this issue; we will look forward to hearing from you before August 13.

Sincerely,

Ivy Williams  
Code Enforcement Officer



Robert Brooks

428 N 7th Street

Grand Jct CO 81501

Grand Junction Community Development  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

**NOTICE OF VIOLATION**

Location of Violation 428 N 7th Street

Legal Description 2945-141-38-002

\_\_\_\_\_ in the City of Grand Junction, County of Mesa, State of Colorado.

You are hereby notified that a violation of the City of Grand Junction Municipal Code has been determined to exist on the above described proerty. Specifically:

Section 32-5-1-5; Fence exceeds the allowed 6 feet height.

Section \_\_\_\_\_;

Section \_\_\_\_\_;

Other/Additional; \_\_\_\_\_

Said violation(s) must be corrected within 7 days after receipt of this notice.

For cases prosecuted in Grand Junction Municipal Court, each day a violation continues shall be deemed a separate offense. Upon conviction of any provision of the Grand Junction Municipal Code the maximum possible penalty is a fine of not more than three hundred dollars, or imprisonment of not more than ninety days, or both such fine and imprisonment.

Dated this 16<sup>th</sup> day of August, 1993

Case number 93-921

Williams

Division of Code Enforcement



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

January 31, 1994

Robert Brooks  
428 N. 7th Street  
Grand Junction, CO 81501

RE: New fence in the 7th Street Planned Development District

Dear Dr. Brooks:

This is in follow-up to the discussions and correspondence you've had with our Code Enforcement Division concerning the 7' fence (6' fence with a 1' gap at the bottom) you had installed in the back of your property at 428 7th Street. As you know, the height restriction for fences is 6' from existing ground level. Grade is defined in the Zoning and Development Code as "ground level". It goes on to state "This shall mean undisturbed ground level which may be determined by on-site evidence (vegetation, ground level on adjacent land, elevation of adjacent streets and roads, soil types and locations, etc.)". I understand that your intentions were to bring in fill material to raise the level of your backyard area approximately one foot, up to the lower level of the raised fence. Even if the fill had been in place before you installed the fence, the fence would have been considered to be over 6 feet tall from the original grade.

Don Newton, the City Engineer, inspected the site to see if your proposed fill was necessary to compensate for the reconstructed alley elevation as you had indicated. His comment was that he did not feel the fill was necessary for drainage purposes if the backyard was going to be lawn.

This property is located within the 7th Street Historic District and is zoned PR-8 (Planned Residential, 8 units per acre). All the uses and structures in existence at the time of the plan adoption in 1984 are allowed under the zoning. Under the criteria and process for changes in the zone district the addition of any major site features (which includes screening) must be processed as a minor change. If the Planning Staff determines that a change may have a significant impact on adjoining properties a full hearing before Planning Commission can be required. Given the concerns of the adjacent property owner we feel this request must be heard by Planning Commission for a final decision as to whether the fence should be allowed to remain. Staff will most likely not support the request for the fence to remain as it is.



GRAND JUNCTION CITY COUNCIL  
MINUTES OF THE REGULAR MEETING

October 18, 1995

PUBLIC HEARING - REZONE REQUEST FOR PROPERTY AT THE NORTHWEST  
CORNER OF 7TH STREET AND GRAND AVENUE FROM PR TO PB - APPEAL  
OF PLANNING COMMISSION DENIAL OF REQUEST [FILE #RZ-95-138]

An appeal of a Planning Commission denial of a request to rezone property at the northwest corner of 7th Street and Grand Avenue from PR (Planned Residential) to PB (Planned Business).

A hearing was held after proper notice. This item was reviewed by Kathy Portner, Community Development Department. The proposal is to convert a portion of the large residence on the northwest corner of 7th Street and Grand Avenue to a professional office use for Dove Designs, an interior decorating business. Two corridor guidelines apply to this property. The Grand Avenue Corridor Guideline states "this corner might be appropriate for office conversions which are sensitive to the character of the Historic Corridor." However, the 7th Street Corridor Guidelines states "The existing uses in zoning along the 7th Street Historic District are appropriate and adequate." There is a conflict in the Corridor Guidelines. The 7th Street Guideline states "the single-family residential character should be retained to help preserve the historic character, architecture and scales of this section of 7th Street." The Downtown Neighborhood Guidelines also include this area. That guideline refers to the respective corridor guidelines. In 1984 the 7th Street Corridor from Grand Avenue to Hill Avenue, was rezoned from RMF-32 (Residential Multi Family - 32 units per acre) to PR-8 (Planned Residential - 8 units per acre). At that time the Corridor also received designation as a National Historic District. The PR zoning was assigned to protect the historic character of the corridor. It also established the allowed uses as those that existed at the time of the rezoning. At that time there were 22 single-family residences, 23 multi-family units, one day-care facility, 2 churches and one boarding/rooming house. The intent of the PR zone district is to preserve the 7th Street Corridor, preserve property values for the residents and property owners, and reduce impacts on existing uses which may be caused by the future conversions of single-family structures to other uses. This information comes out of the Community Development file on the rezoning that went through in 1984. The description of the zone states "The District is not intended to categorically prevent any future use changes, but to insure that if they occur, they are done properly." It also states "Changes of use that would be primarily business would not be allowed without a zone change to Planned Business. Approvals to change a use should be



conditioned on maintaining the appearance and character of the structure, providing proper parking access and traffic circulation." This particular proposal to convert a portion of the house to a business use includes the business use occupying 655 square feet of the lower level of the house, and 591 square feet of the upper level for offices. The remainder of the house would remain a single-family residence for the use of the owner of the business. The applicant has agreed to limit the business use and entrance to the rear of the building along the north/south alley just west of 7th Street. A 1' x 1 1/2' sign is proposed for the business. It would also be located toward the rear of the home near the alley off Grand Avenue. The applicant would maintain the single-family character along the 7th Street Corridor and proposes to remove the existing garage to the rear of the house, which the applicant states is not a historic structure. It was built in the 1960's. It would provide parking for the residence and business. Staff sees merit in retaining this property for strictly single-family use and allowing the conversion of a portion of the house for business/residence. Staff saw this as a bit of a dilemma. Perhaps with proper conditions, the proposal for a limited business residence would be appropriate and still maintain the integrity of the Historic District. The appearance and use of the structure along 7th Street would not change with the proposal. The business use would be restricted to the rear of the building along Grand Avenue Corridor which is transitioning to business uses. Similar business uses north of this property is definitely inappropriate. Retaining the historic district as strictly residential uses, and not allowing any encroachment of business uses would also make sense. Some of the fear is that even if this property was rezoned for a very limited use, it might open the door for the use of this property to be expanded, and for similar type uses to be approved all along the 7th Street Corridor. As a result, the residential neighborhood would be lost. Staff is recommending denial of the request to rezone to Planned Business for the business use. In looking at the rezoning criteria, Staff feels it does not meet the criteria for compatibility within the neighborhood, and that it may have negative impacts on the rest of the neighborhood. It is unclear whether it follows the guidelines that are set forth since there is a conflict in the guidelines. Some conditions were listed if Council chooses to approve the rezone:

1. The outside appearance of the house may not be substantially altered without review and approval by the Planning Commission;
2. The business use would be limited to the 655 square feet on the lower level and the 591 square feet on the upper level;  
the remainder of the house must be used as a single-family residence for the owner/operator or employee of

the business;

3. The business use shall be limited to Dove Designs. Future changes to that use would require review and approval by the Planning Commission;
4. Six off-street parking spaces shall be provided to the rear of the building along the alley;
5. The design shall retain the mature spruce tree along Grand Avenue and shall retain as many of the other three mature trees as possible in the back yard, and shall include a landscaping strip behind the sidewalk along Grand Avenue and a strip along the alley; one entrance to the parking area shall be provided as far north along the alley as possible. The lot must be paved and striped; the final parking lot design would be reviewed and approved by the City Staff;
6. A maximum of one free-standing sign would be allowed and would be located to the rear of the building along Grand Avenue and shall not exceed 3 square feet in size and no more than 4 feet in height, and be non-illuminated;
7. The change in use of the building must meet all Building and Fire Code requirements;
8. The business entrance and activity shall be confined to the rear of the building accessing from the parking area.

The Planning Commission recommended denial, by a unanimous vote, of the rezone at the meeting on September 12, 1995. The denial has been appealed by the applicant.

Councilmember Graham asked if this property were unmarketable as a residential property, how much would that weigh in Staff's decision as to whether it is worthwhile to let the petitioner go ahead with a plan? Ms. Portner stated normally Staff does not review the economic viability of a project. There is no requirement in the Zoning and Development Code for marketing studies for a rezone.

Ms. Portner said Staff recommends this use be specific to Dove Design so future changes would have to come through a hearing process. No business other than an interior design business could be conducted at this location.

The 1984 rezoning ordinance simply rezoned the corridor to Planned Residential. The documentation in the file upon which Staff is relying for the intent of the zoned district is a document entitled "Criteria for the 7th Street Planned Residential Zone" which lists guidelines for the uses that

were allowed at that time, and guidelines for how the City would handle future requests for changes, not only in uses, but in how a property looks - an addition to the property, demolition of a structure on the property, fences, etc.

Concerning requirements of the National Historic District, Ms. Portner stated this change does not harm the National Historic designation for 7th Street. To remain designated as a National Historic District the appearance must be preserved and maintained.

Ms. Portner stated the criteria sheet that the Planning Department has been using in making decisions includes what would be acceptable. It discusses home occupations also. Under "Criteria and Processing" there are changes that are deemed as major and minor changes. Under the "minor changes" home occupations are listed that qualify under Section 5-1-9, Home Occupation Section of the Zoning and Development Code. This home occupation does not qualify because it has larger square footage, parking and traffic issues, outside employees, etc.

Those speaking in favor of the proposal were as follows:

1. Petitioner Judy Smith, 1060 Grand Avenue, owner of Dove Designs, gave some background on her move from the location on N. 6th Street to 1060 Grand Avenue, and then the intended purchase of the property on the corner of 7th and Grand. When she spoke to residents of 7th and Grand Avenue there seemed to be no problem. Her immediate neighbor to the north said there has not been a real family living in the house since 1945. They thought it was time to have someone live on the property and take care of it. Her business is taking care of properties. She does not intend to remodel the exterior in any way because she loves historic buildings, and it will be maintained as a historical building. She is required to have a parking lot because she does have clients come to the studio, numbering no more than six customers per week. There is less traffic generated than that size of a home would have if there was a family living there with someone occupying all the bedrooms. The neighbors were happy to have the garage removed and hedges planted on both sides of the parking area. She plans to install a fountain at the rear door with an 18" x 18" unlighted sign posted next to it. The sign would read "The Dove Design House." She feels she can maintain the home and keep it residential, with low traffic. Ms. Smith has been intimidated and threatened by those who are afraid of what is going to happen to the house. At the same time, Mrs. Cortese, the owner of the house, is unable to sell her home.

Ms. Smith answered several questions of the Council. Councilmember Afman asked Ms. Smith if she had talked to

neighbors on both 7th Street and Grand Avenue. Ms. Smith said she contacted those she felt comfortable talking to on both streets. She feels the ability of the City Council to dictate the zoning of a piece of property forever is narrow minded, as things change. Councilmember Theobold felt Council's zoning is not intended to be onerous and to place the heavy hand of government on landowners, but to protect the community. Ms. Smith stated she was aware the house was in the historical district and did a lot of research into restrictions that would be placed on the home. She found she would be required to maintain the flowers on the outside and ensure the outside structure remained intact.

2. Mr. Jack Berry, 417 N. 7th Street, spoke in favor of the Historical District. He owns three properties in the district. He would rather have someone live next door to him than have a vacant house. He has been a realtor in the past and had this property up for sale for approximately two years, showing the house to only two prospective buyers during that time. They were not interested because of the traffic.
3. Ms. Vicki Badini, 3733 N. 15th Court, realtor with RE-MAX, stated she has been selling real estate in Grand Junction for eight years. She has had this property listed for the past 26 months. To date, she has had 37 showings and has been in attendance at each. The largest percentage has been for commercial use. Several law firms, CPA's and real estate appraisal services have considered the location, along with a bed and breakfast, individualized room rentals, health related services, and Milton Bradley toy manufacturing company. Only three written contracts were generated out of all the showings, all with a commercial interest. The residential showings have been negated by the intense traffic in the area, two drive-by shootings in April, 1995, and the elimination of two curb cuts. Due to these circumstances she feels the 100% residential use is no longer practical and that a combined use is not only more feasible, but more realistic for the overall enhancement and benefit of the area. The home was listed at \$350,000 and has been reduced to \$270,000. It contains 4667 square feet. Councilmember Theobold stated the County Assessor has the house valued at \$190,000, including the land.
4. Mr. Steve Below, 636 Grand Avenue, stated his wife, Adrienne Senatore, is a chiropractor and practices out of that address. It is also their residence. He feels the subject house is a "white elephant" for a large family. His fear is that the home will be sold to a developer who would turn it into a multi-residential

building, which would be the only economical alternative. Such a building is located next to 636 Grand Avenue with a real problem with drug trafficking, loud noises, trash, etc. He feels Dove Designs will be a low impact operation, and the business would enhance the area. He feels economics must play a huge part in this rezone. If Mrs. Cortese is forced to sell at a rock bottom price, and someone turns the home into multi-family units, the property will resemble the three houses just north of Mr. Below's property. He has six parking spaces on the east/west alley to the rear of his property. The business handles approximately 20 patients on a very busy day. Dove Designs would have parking on the north/south alley.

5. Camelia Berry, 417 N. 7th Street, stated she and her husband own two lovely older homes on 7th Street immediately to the south of the subject property that are used for commercial business. She has no problem with using the home at 7th and Grand for a commercial business. Since it is impossible to use it as a single-family residence, she could not understand the hesitance to rezone.

Those speaking in opposition to the proposal:

1. Mr. Perry Patrick, 621 N. 7th Street, discussed the following reasons for rejecting the request for rezone:
  - a. The zoning change is contrary to the City of Grand Junction's 7th Street Corridor Guidelines. The Guidelines state "Existing residential housing in a residentially zoned area should be respected and protected. The single-family residential character should be retained to help preserve the historical character, architecture and scale of this section of 7th Street." The Guidelines also stated its goal is "to retain existing character and positive image." The rezone works against the guidelines by changing the character of the district by introducing a business into the very core of the Historic Residential District. Although there are a limited number of businesses in the District, all the businesses were existing at the time of the District's creation by the U.S. Department of Interior in 1984.
  - b. The zoning change is a danger to the Historic Residential District. A change from a residential to a business zone in the District is a serious threat to the integrity of the District because such a change has the potential of opening the door for other properties to be rezoned. Degradation of the Historic District's standards would lead to the

termination of Grand Junction's only Historic Residential District. Historic Districts may be removed from the National Register if they cease to meet the criteria for which they are placed on the register. The criteria are: location, design, setting, material, workmanship, feeling and association. It is important that if the City and residents of Grand Junction wish to retain the Historic Residential District that the character of the District not be altered with intrusion of this business zoning.

- c. The zoning change will create additional traffic in the neighborhood. The rezone calls for the use of the alley for the business which is discouraged by the Guidelines which state, "Alleyway usage for access to private parking lots is generally discouraged. Access should be limited to those streets accessing 7th Street and not alleyway or streets parallel to 7th Street. Alleyways should not service private parking lots or provide access for non-residential development. Non-residential development should not adversely affect the existing adjacent neighborhoods with increased traffic." Customers to the business would use the alleyway as a convenient way to by-pass the congested 7th and Grand intersection.
  
- d. Destroying the garage without further investigation should not be allowed. During the September Planning Commission meeting it was stated the garage was built in 1963. According to Mesa County, building permits are not kept on record prior to 1976. Documents at the Mesa County Assessor's office give no indication the garage was built other than at the same time as the house in 1906. Some maps obtained from the Museum of Western Colorado indicate the garage existed as far back as 1907. A local architectural historian examined the garage and found the roof has exposed shaped rafter ends in the same motif as the main house. Building practices in the early 1960's did not include rafter shaping which was practiced in the early 1900's. The garage also has milled cornice board which is the trim around the roof. These are also seen on the main house except where they've been replaced by metal flashing and covered by gutters. The condition of the roofing on the garage also causes question as to when it was erected. There are many signs that the garage is older than the applicant indicates. Mr. Patrick feels Council should insist on proper documentation and definitive proof of the building's exact age before any demolition is approved. The National

Parks Service should be contacted to find out what the ramifications of destroying the garage would have on the remainder of the Historic District, not just on this piece of property.

- e. Residents of the N. 7th Street Historic Residential District do not want this intrusion. At the September, 1995, Planning Commission meeting, fifty residents of the North 7th Street Historic Residential District signed a petition opposing this request. Sixty signed a letter to the Daily Sentinel opposing this request. Mr. Patrick requested that those opposing this request please stand. There were 13 members of the audience that stood in opposition.

Mr. Patrick added that according to a letter from the U.S. Dept. of Interior, National Trust for Historic Preservation is a national private organization chartered by Congress to encourage public participation in the preservation of sites, buildings and objects significant in American history. Although National Trust is familiar with the preservation programs of the National Park Service, the Trust has no regulatory powers in association with the National Register Program. It is not up to the National Trust. The National Parks Service should be contacted for further clarification.

In response to questioning by Mayor Maupin, Mr. Patrick said the 7th Street Guidelines state the alleys should not be used to access private parking lots.

Councilmember Graham asked Mr. Patrick if the outside of the building gave any indication as to whether a family was living there, would his single-family residential character issue be satisfied. Mr. Patrick stated he would still have a problem with the proposal even if the outward appearance of the building remained. There is more to historic districts than appearance.

Councilmember Graham stated that in terms of equal protection and due process under the Law, the City may purport, through its laws and the Zoning and Development Code, to affect given uses for a property but not necessarily the users. Councilmember Graham admitted he does not share the concern as much as Mr. Patrick. He would feel more comfortable making a decision once a compromise is reached which will preserve the objective criteria. He pointed out the petition process is always available for anyone seeking to rezone their property. There will be other rezone petitions in the future and Council will be faced with exercising its

discretion. He felt Council's decision to deny the request on its own merit is one thing, but to deny it because Council is afraid of setting a dangerous precedent that might influence its discretion later on, is feeble. Mr. Patrick stated the argument about what may happen as far as multi-use apartment dwellings going in that location is also feeble.

Councilmember Theobald asked Mr. Patrick to describe the condition of the garage. Mr. Patrick stated it has new siding, the roof needs to be replaced, and it is structurally sound.

Mr. Patrick felt the overall benefit to the majority should be weighed. In this case, he believes it is the Historic District.

2. Dr. H. R. Bull, 2119 N. 7th Street, read into the record a letter (attached) regarding the creation of the Historical District. He stated his grandfather's study was located in the subject house and his medical office was in the National Bank building. His business office was not located at 407 N. 7th Street. He feels the house may be over priced and will sell when the price matches the market.

3. Ms. Kathy Jordan, 440 N. 7th Street, explained how the area was placed on the National Register. The residents along 7th Street felt they needed protection from the intrusion of businesses into their residential area. Areas of Grand Avenue and Main Street have some beautiful houses, and are now infiltrated with businesses. This historic designation was initiated by the residents of the historic area on 7th Street. Ms. Jordan, Rob Jenkins, Skip Grkovic who was the DDA Director at the time, prepared the form that was submitted for the designation. The City was not involved in getting it placed on the National Register of Historic Places. When the area was rezoned from RMF-32 to PR-8, the Planning Commission and City Council were involved. The historical designation was received on January 9, 1984. Ms. Jordan has lived at 440 N. 7th Street since 1964. Her parents lived there before. Councilmember Afman noted an article that included a quote by Gloria Mills, Coordinator of the Colorado Historical Register, saying one of the reasons the North 7th Street Corridor was selected was because it represented the "oldest, intact residential neighborhood in Grand Junction." Ms. Jordan quoted Item 8 from the nomination form that was submitted in 1983: "The North 7th Street Residential District is a distinctive neighborhood within Grand Junction because it represents the most intact historical residential area in the community, as well as the most significant in terms of architecture and quality of design." She reiterated



that the reason they are on the National Register is because they are residential.

Ms. Jordan circulated the petition within the entire area. The First Baptist Church did not sign the petition. Amos Raso and the Pantuso's, owners of the house in question, also signed the petition. All the uses that are in existence now were in existence at the time they were placed on the National Register. There were no restrictions or conditions that the property owners agreed to when the district was formed. When grant monies are applied for to improve the homes, there are some restrictions on building materials, etc. The Department of Interior states that if the area fails to meet the criteria for which they were selected, the designation can be withdrawn. The largest part of that criteria is their residential status. When a change is made from Residential to Business, the door is opened for other businesses which can jeopardize the criteria for residential designation.

Dr. Bull stated that Ms. Jordan has pointed out that there is federal grant monies available to help maintain the homes in the area. If Council approves the rezone, which would be a reason for losing the designation, the availability of federal money to help maintain this district could be lost.

Ms. Jordan responded to a question of Councilmember Afman that the spirit of the neighborhood was to preserve the area as a residential area.

4. Mr. Peter Robinson, 726 Ouray Avenue, stated he is a licensed Colorado real estate broker, a graduate of the Realtor's Institute, and a Certified Residential Specialist. He made a choice to live in the downtown neighborhood because of the attraction of the Historic District. His area of expertise is downtown residential listings and sales, and there have been no residential sales over \$150,000 south of North Avenue in the last five years. He discussed the vision and leadership of former civic leaders. He feels 7th Street is a point of interest Grand Junction can be very proud of. He thanked the Council for their service to the community.

Petitioner Judy Smith clarified the only way into the property is through the alley, which would generate less traffic because her customers would be smaller in number than the size of a family. She stated there are 1800 square feet downstairs, 1500 square feet upstairs, and a complete finished loft and basement. Federal money can be obtained from the National Historic Society for this property as an

"edge" property. These "edge" properties fall into decay because they are half commercial and half residential. They recommend this type use, a low impact business, one that will take care of it. There are many properties in Denver that are falling into decay because the residential area will not allow them to have partial commercial. Colfax Avenue is a good example. Ms. Smith stated she sold a house at the corner of 11th Street and Grand Avenue on June 1, 1995. It has less square footage, it is in much worse shape than the house at 407 N. 7th Street, and it sold for \$180,000.

Councilmember Afman asked Ms. Portner to again list the established uses allowed under the current PR-8 zone. Ms. Portner stated each property in the district was allowed as it existed at the time the PR zoning was assigned in 1984.

There were no other public comments. The hearing was closed.

Councilmember Graham thanked all who attended the meeting and offered testimony. He stated Council is not to vote as to what they feel is right personally, but to apply the existing law of the Zoning and Development Code to this particular situation and come up with a resolution consistent with the Code. He cited the following Section 4-4-4 of the Zoning and Development Code which is the criteria the City Council and the Planning Commission need to apply whenever there is a request for a rezone:

- a. Was the existing zone in error at the time of adoption? He did not feel testimony has been given to that fact.
- b. Has there been a change of character in the area due to installation of public facilities other than zone changes, new growth trends, deterioration, development transition, etc? He thinks the answer is yes if the increased traffic flows in the area is included.
- c. Is there an area of community need for the proposed rezone? He answered no. He noted there has been a lot of argument to the contrary that there is a community need to retain the zone as it currently exists.
- d. Is the proposed rezone compatible with the surrounding area? Will there be adverse impacts? Councilmember Graham would say yes, although compatible means different things to different people. Compatible, contrasted with identical, may be where a difference exists between a residential use and a residential character.
- e. Will there be benefits derived by the community or area by granting the proposed rezone? Councilmember Graham did not think so. The opposite could be argued.

- f. Is the proposal in conformance with the policies, intents or requirements of this Code, with the City Master Plan, Comprehensive Plan and any other adopted plans and policies? The answer is no if the conflict in the corridor guidelines is accepted.
- g. Are adequate facilities available to serve development for the type and scope suggested by the proposed zone? If utilities are not available, could they be reasonably extended? The answer is no.

After weighing the above criteria, Councilmember Graham concurred with Staff that there is no overwhelming need for the rezone.

Councilmember Mantlo agreed with Councilmember Graham.

Mayor Maupin stated during his entire lifetime he has never seen anyone come or go out of the house at 407 N. 7th Street, or any indication that it was inhabited. He is fearful the house will suffer from neglect. It is a crucial property in the Historic District. He felt the petitioner's use and restrictions of it, and the guidelines that could be adopted for its preservation, would guarantee it would stay residential in use. It would be zoned a Planned Business. Any time that changed, it would have to come back through Planning Commission and City Council. He does not know who else is going to be able to use the house.

Councilmember Terry felt Council's responsibility goes beyond looking at the property by itself because it is part of a very important historic district in Grand Junction. She is certain one zone change will lead to another. She is not willing to do a rezone to affect this neighborhood.

Councilmember Theobald felt the petitioner made an excellent proposal for the use of the house. The use will be unobtrusive and as compatible as can be. Yet he agrees with other members of Council. His concern is not so much changing the zone on one house, but where it is located. He is also concerned with deterioration or a problem residence. He felt the house was priced to be sold as commercial and not residential. He does not feel it is realistic to think a residence in that neighborhood can be sold for \$350,000. He thinks the historic features of the house are more important than what is inside the house. He believes that given a residential appraisal and price, it can be a residential home.

Councilmember Afman stated the deterioration consideration is a real dilemma. She feels the sincerity and dedication of this neighborhood is the spirit of the entire proposal, and the purpose of the Historic Preservation District was to preserve this as a residential area. She did not feel the

two houses south of Grand Avenue are to be considered in this case. She supports the neighborhood in their desire to keep this property zoned residential.

Upon motion by Councilmember Mantlo, seconded by Councilmember Terry and carried by roll call vote with Mayor **MAUPIN** voting **NO**, the appeal was denied.