

BRAY REZONE RMF-32 TO B-1

IMPACT STATEMENT / PROJECT NARATIVE

This request is to have the two lots located at 640 Belford Avenue be rezoned from residential multi-family (RMF-32) to light business (B-1). A change which would eliminate the home occupations but which would allow limited, inside service businesses.

The two lots, each 25' x 125' are located at 640 Belford Avenue. They are on the north side of Belford and just west of the north-south alley which runs between Belford and North Avenue. The total area of the lots is 6250 square feet, approximately 0.14 acres.

An existing frame house, constructed in 1909, will be remodeled to meet the building codes in order to be used as professional offices. The 1006 square foot house will not be materially altered on the exterior. There will be a handicapped ramp added and the east wall will be upgraded to a one hour fire rating because it is less than twenty feet from the alley. The structure will be cleaned up and painted. The existing lawn will be retained except for the area used for the handicapped ramp.

AREA

The existing house was constructed in 1909. Access to the existing garage was from the alley, hence, there are no curb cuts at this address. No curb cuts are requested. A realty office and a Doctors' office are just to the east of the two lots. South of the Doctors' office is the Grand Valley National Bank. To the immediate west is a paved, fenced parking lot with 19 spaces. From the parking lot and the bank to 6th Street there is a mixture of single and multi-family units, both owner occupied and tenant occupied. To the north of the property are businesses which front to North Avenue and which back to the alley.

All necessary public utilities are in place.

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From Office

#29 86

The parking lot to the west of lots 23 and 24, Block 6, Grand Junction, is owned by W.R.Bray, the petitioner. The parking lot has a wooden privacy fence along the west side, separating it from the adjoining residential unit. The 19 spaces in the lot are regularly used by the employees of Bray and Company, the user for the office space requested. The 19 spaces certainly exceeds the one space per three hundred square foot of office, required.

The existing house probably served a residential need when constructed in 1909. Residential zoning during the functional life of the house would have been appropriate. Today, financial and professional offices have successfully come to be in the neighborhood. Those offices are in "heavier" zones (B-3). There has been change in the character of the immediate neighborhood. Light business (B-1) zoning of the property will cause a stepping down in the zoning from 7th Street west toward 6th Street. The B-3 facing 7th would abut this B-1 which would, in turn, abut existing P (parking) which does adjoin existing RMF-32.

The NORTH AVENUE Policies address zoning and land uses on the north side of Belford Avenue. This light business zoning request fits those policies.

The request is to have two lots, #23 and #24 in Block 6 of Grand Junction rezoned from RMF-32 to B-1. A total of 6250 square feet is involved.

Original
Do NOT Remove
From Office

#24 86

Joseph & Lou Anne Hughes
555 North Avenue
Grand Junction, CO 81501

Fred Soly
388 Rode11
Grand Junction, CO 81503

Nellie F. Murray
629 North Avenue
Grand Junction, CO 81501

2945-142-06-001, 002

2945-142-06-003

2945-142-06-004

L. J. & Lynn Cobb
8109 Trendwood Drive
Lincoln, NE 68506

W.R. Bray
2660 G Road
Grand Junction, CO 81505

Glen A White
616 Belford
Grand Junction, CO 81501

2945-142-06-005

2945-142-06-006,7, 141-01-002,3

2945-142-06-008

John H. Murray
614 Belford
Grand Junction, CO 81501

First National Bank of G.J.
P.O. Box 608
Grand Junction, CO 81502

American Oil Company
Atten J.D. Stewart
600 S. Cherry Suite 915
Denver, CO 80222

2945-142-06-009

2945-142-06-010

2945-141-01-001

HPS
1007 North 7th Street
Grand Junction, CO 81501

Glen F. Arnold
356 W. Kennedy
Grand Junction, CO 81505

Raymond D. Oliver
c/o Leader Mfg. Co
1015 Euclid Avenue
Cleveland OH 44115

2945-141-01-004

2945-142-07-002

2945-142-07-003

Douglas D & Carmen C. Bryce
631 Belford
Grand Junction, CO 81501

Warren A Broderson Etal
637 Belford
Grand Junction, CO 81501

Grand Valley National Bank
P. O. Box 4090
Grand Junction, CO 81502

2945-142-07-004

2945-142-07-005

2945-141-12-005

Betty M. Unfred
3020 Vin Rose Way
Grand Junction, CO 81504

Robert L. Bray
1015 N 7th Street
Grand Junction, CO 81501

John L. Ballagh
554 Eastmoor Drive
Grand Junction, CO 81504

2945-142-07-001

#29 86

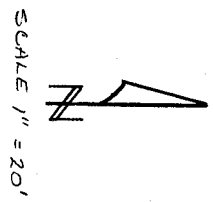
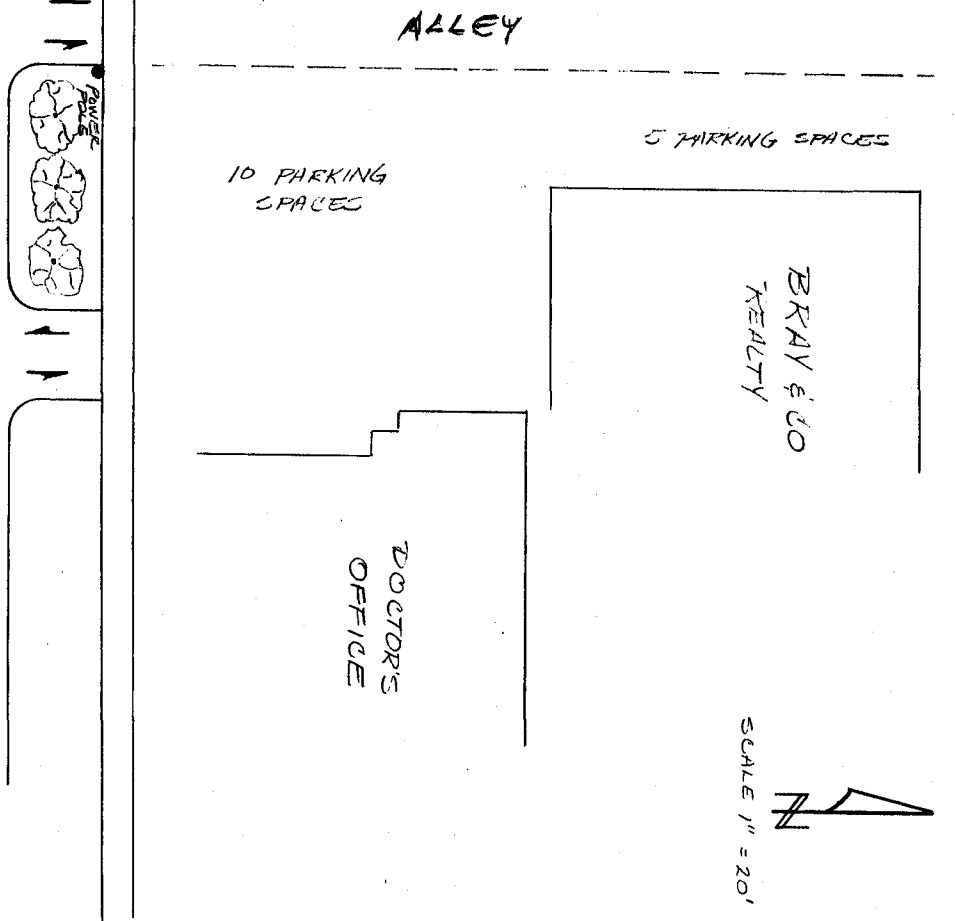
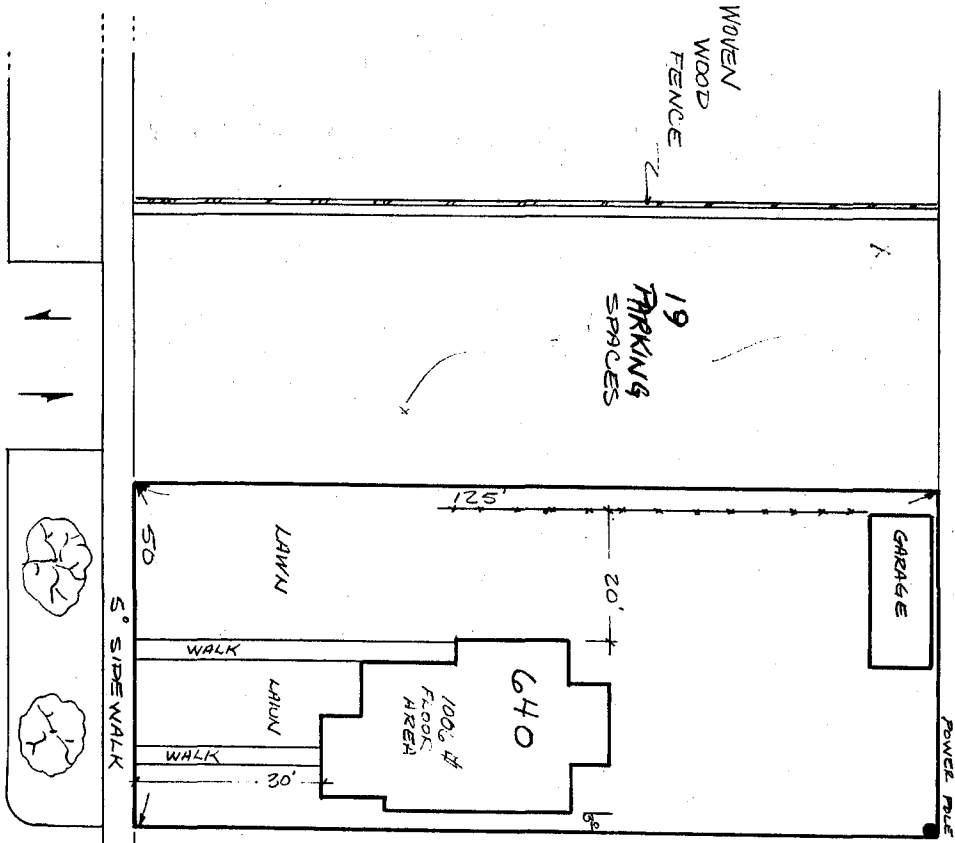
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#29 86

BELFORD AVENUE

BRAY REZONE
RMF-32 → B-1



ALLEY

ALLEY

POWER POLE

POWER POLE

REVIEW SHEET SUMMARY

FILE NO. #29-86 TITLE HEADING Rezone RMF-32 to B-1 DUE DATE 10-16-86

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Rezone at 640 Belford Ave. for W.R. Bray

PETITIONER ADDRESS 2660 G Road

~~ENGINEER~~ Representative: John Ballah

<u>DATE REC.</u>	<u>AGENCY</u>	<u>COMMENTS</u>
10-07-86	Bldg. Dept.	This office has already made a preliminary field investigation for proposed change in Building Code use of residential structure to office. No major problems with the proposed change. Recommend approval.
10-09-86	Mt. Bell	No objection.
10-09-86	Public Service	Gas & Electric: no objections.
10-14-86	City Engineer	I would like to see the existing garage removed to improve visibility for vehicles entering and exiting the parking lot. Access to this property should be limited to the existing driveways at the north and south ends of the parking lot. If necessary, raised curbs should be constructed along the north and east property lines to limit access.
10-15-86	City Police	I see no problems.
10-16-86	Planning Dept.	1) What is the separate and total office floor space of the existing offices and proposed building which will be using the parking-zoned lot to the west of this proposal? Please provide a break down of square footages and all available parking spaces. 2) Per Section 4-2-8 of the Grand Junction Zoning & Development Code: "All business uses in this district (B-1) shall cease operation and turn off illuminated signs daily at 11:00 p.m." Are there any plans for business operations at this location which would last beyond 11:00 p.m.? 3) Any signage will require a separate sign permit. 4) Will the fences be improved or removed around the perimeters of this property?
10-22-86	City Fire Dept.	This office has no objection to the proposed rezone.

LATE

GJPC Public Hearing 11-13-86

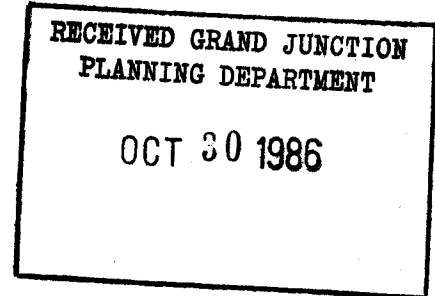
MOTION: (COMMISSIONER TRANSMEIERS), "MADAM CHAIRMAN, ON ITEM #29-86, THE REZONE FROM RMF-32 to B-1, I MAKE A MOTION WE SEND THIS TO CITY COUNCIL WITH RECOMMENDATION OF APPROVAL SUBJECT TO STAFF COMMENTS, BUT NOT REQUIRING REMOVAL OF THE GARAGE AND REQUIRING A STOP SIGN AT THE PARKING LOT ONTO THE ALLEY."

Commissioner O'Dwyer seconded the motion and it was passed unanimously by a vote of 5-0.

Grand Junction Planning Commission
via Planning Staff
559 White Room 60

October 30, 1986

RE: #29-86 Rezone 640 Belford Avenue
Response to review agency comments



Dear Commission and Staff:

The purpose of this letter is to address questions raised by agencies reviewing the rezoning. "No objection" responses will not be addressed.

The City engineer did visit the site and did see the garage, which has been there for a considerable time. The building is away from the intersection of the two alleys. It is no closer to the east-west alley than several other structures in the area. Allowing the "garage" to remain should not aggravate any traffic situations. The recommendations about a raised curb along the north line (next to the garage) seems reasonable.

Planning staff asked several questions. All of the building at 640 Belford will be used as office, a total of 1006 square feet. The 640 Belford building would require 4 off street parking spaces (at the rate of 1 per 300 square feet). However, the following table is provided for an overall look at parking:

Building	Area	Reg'd Spaces
Bray & Company Main Bldg	7200 Sq Ft	24
Appraisal Office	280 Sq Ft	1
Remote Office	440 Sq Ft	2
640 Belford	1006 Sq Ft	4
Subtotal - required parking area		<u>31</u>
1015 North 7th front		6
1015 North 7th rear		5
640 Belford		19
1017 North 7th (north of alley)		<u>19</u>
Subtotal - provided		49

Net parking 100% of required plus 18 spaces, all off street.

Second, there are no plans to have any business operations at 640 Belford beyond the normal daylight work hours.

It is understood that all signs would require a separate sign permit. Such permits as necessary will be obtained. Illuminated signing is not proposed.

The board fences in various stages of disrepair will be removed.

Sincerely,

A handwritten signature in cursive script that reads "John Ballagh". The signature is written in dark ink and is positioned above the printed name.

John Ballagh

development summary



File # 29-86 Name Bray Rezone Date 11-14-86

PROJECT LOCATION: 640 Belford Avenue

PROJECT DESCRIPTION: A request to rezone from residential multi-family (RMF-32) to Light Business zone (B-1). The house is owned by Bray & Co. located between an existing parking lot and office buildings. The building would be used solely for a Bray & Co. property management office.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES		NO *		TECHNICAL REQUIREMENTS	SATISFIED		NOT SATISFIED *	
Complies with adopted policies	X				Streets/Rights Of Way				X
Complies with adopted criteria	X				Water/Sewer	X			
Meets guidelines of Comprehensive Plan	X				Irrigation/Drainage	X			
					Landscaping/Screening	X			
					Other: _____				

* See explanation below

The City Engineer suggested that an existing storage shed on the rear of the property should be removed for better site distance for alley traffic. The petitioner disagrees in that the storage shed is needed, and that the shed causes no more site problems than any six foot fence (which would be allowed built to the edge of the alleyway).

STATUS & RECOMMENDATIONS:

Staff has no objection to the proposal and the petitioner has agreed to all technical recommendation except as noted above.

Planning Commission Action

Recommendation of approval subject to staff comments except the requirement that the garage be removed and adding the requirement that a stop sign be placed at the exit onto the alley from the parking lot.

development summary



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