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X	X	Special Warranty Deed Mayflower Capital Co, and Kraig S. Keltner and James L. Keltner - 4/88	
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IMPACT STATEMENT

FOR

JAMES L. KELTNER - REZONE

LOCATION: 125 (also known as 127) Ouray Avenue, Grand Junction, Colorado, further known as the East 15 feet of Lot 6 and all of Lot 7 in Block Seventy Seven (77) of the City of Grand Junction.

EXISTING USE: Single family and residence consisting of 1467 square foot, three bedroom, 1 1/2 baths.

SURROUNDING USE AND ZONING: Property is located among single family homes to the East and South zoned RMF64. Properties West to First Street are single family homes converted to light business uses in a C-2 zone. Properties North to Grand Avenue are business in a C-2 zone.

<u>COMMUNITY NEEDS</u>: The community is demanding more single family residences than commercial. The property owner has restored this vacant commercial property to a single family home and has a ready , willing and able buyer for the property. Due to the nonconforming use, the buyer is unable to secure financing.

UTILITY SERVICE: Subject property is serviced with the following utility services - Sewer, Grand Junction Domestic - Grand Junction City Water Gas and Electric - Public Service of Colorado

<u>SUMMARY:</u> This proposal, if granted, compliments the surrounding area and also reflects the attitude of downtown being a convenient place to live. The community benefits due to the high demand for single family homes verses the low demand for heavy commercial users in this area.

> **#3**7 88 Original Do NOT Remove From Office

Marjorie L. Tucker P.O 1601 Grand Jct. Co. 81502

Charles C. Kniffen 5368 Purdy Mesa Rd. White water Co. 81527

Gary T. Nichols Kenneth E. Nichols 9150 W. 74th Av. Aravada Co. 80005

Neva M. Ritter 2641 Cottonwood Dr. Grand Jct. Co. 81506

Cenrtal Bank of PO 608 Grand Jct. Co. 81502 C/O Trustee Evangeline Balerio 124 Ouray Grand Jct Co. 81501

Raymond C. Beckner Rodney C. Power 2105 S. Broadway Grand Jct. Co. 81503 James L. Kelther

Kraig S. Keltner 127 Ouray Grand Jct. Co. 81501

Barbara J. Raso PO 2328 Grand Jct. Co. 81502

Barbara Jane Raso P.O 2328 Grand Jct. Co. 81502 Arthur R. Vermilyea 118 Ouray Av. Grand Jct. Co. 81501

Thos B. Williams 115 Ouray Av. Grand Jct. Co. 81501

Marie Anna Krabble Nellie Vigil 384 1/2 27 1/2 Grand Jct. Co. 81501

Shari Ann Raso PO 2328 Grand Jct. Co 81502



Original Do NOT Remove From Contract

	REV	IE N	SHEET	SUM	MARY
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FILE NO.	37-88 TITLE HEADI	NG Rezone C-2 to RMF-64	DUE DATE 9/20/88
			oner: James L. and Kraig Keltner
	n: 125 Ouray a.k.a. 127		
LUCULIO	<u> </u>	our dy Avenue	RECEIVED GRAND JUNCTION PLANNING DEPARTNENT
			STP 23 1988
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PETITIONE	R ADDRESS <u>125 Oura</u>	Avenue a.k.a. 127 Ouray	Avenue Grand Junction CO 81501
ENGINEER	n/a		
DATE REC.	AGENCY	COMMENTS	
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9/20/88 '	Development Dept. Fire Dept.	RMF-64 zoning to the single family home. it is sometimes diffi In this case, the lin just as easily been d the use has been sing argued that the zoning stitute a spot zoning encourages office use of Grand, to buffer r The properties to the viding that buffer. We have no objections	east. The use on the parcel is a When zonings of large areas are done cult to decide where to draw the lin e between C-2 and RMF-64 could have rawn one parcel to the west. Since le family for a long time, it could g was a mistake. This would not cou g. The lst Street Corridor Guideling es between 1st and 2nd Streets, north residential uses from commercial use

Response Necessary

by



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

October 28, 1988

Unifirst Mortgage 610 Rood Avenue Grand Junction, CO 81501

To Whom It May Concern:

The proposal for the zoning change from heavy commercial (C-2) to residential multi-family (RMF-64) for the property located at 125 Ouray, a.k.a. 127 Ouray Avenue, has been officially approved by City Council. The final reading of this ordinance will be held on November 2, 1988. The rezone itself will become effective December 4, 1988.

With the approval of this rezone, the property may be rebuilt for residential use, if destroyed, provided that it meet all bulk requirements of the RMF-64 zone.

Please contact this office should there be any questions.

Sincerely,

hatty Portner

Kathy¹Portner Planner

KP/tt

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development summary



File # _______

Name Rezone C-2 to RMF-64 Date 10/16/88

PROJECT LOCATION: 125 Ouray a.k.a. 127 Ouray Avenue

PROJECT DESCRIPTION: A request by James and Kraig Keltner to rezone 125 Ouray from C-2 to RMF-64.

REVIEW SUMMARY (Major Concerns)

POLICIES COMPLIANCE	YES	№*	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		1	Irrigation/Drainage	x	
			Landscaping/Screening	X	
			Other:		

* See explanation below

STATUS & RECOMMENDATIONS:

This property is located in the middle of the 100 block of Ouray on the south side. Zoning to the west is C-2 and zoning to the east is RMF-64. It is currently being used as a single family home. The C-2 zoning makes the use non-conforming, resulting in financing problems. Rezoning to RMF-64 to fit the use does not seem to present any problems.

Planning Commission Action

10/4/88 Planning Commission recommended approval.