

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.

COMMUNITY NEEDS: 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

SUMMARY: 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.

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

Evangeline Balerio
124 Ouray
Grand Jct Co.
81501

Arthur R. Vermilyea
118 Ouray Av.
Grand Jct. Co.
81501

Charles C. Kniffen
5338 Purdy Mesa Rd.
White water Co.
81527

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

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

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

James L. Kelther
Kraig S. Keltner
127 Ouray
Grand Jct. Co.
81501

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

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

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

Shari Ann Raso
PO 2328
Grand Jct. Co
81502

Central Bank of
PO 608
Grand Jct. Co.
81502
C/O Trustee

Barbara Jane Raso
P.O 2328
Grand Jct. Co.
81502

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REVIEW SHEET SUMMARY

FILE NO. 37-88 TITLE/HEADING Rezone C-2 to RMF-64 DUE DATE 9/20/88

ACTIVITY - PETITIONER - LOCATION - PHASE - ACRES Petitioner: James L. and Kraig Keltner

Location: 125 Ouray a.k.a. 127 Ouray Avenue

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

SEP 23 1988

PETITIONER ADDRESS 125 Ouray Avenue a.k.a. 127 Ouray Avenue Grand Junction, CO 81501

ENGINEER n/a

DATE REC. AGENCY COMMENTS

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
A MINIMUM OF 48 HOURS PRIOR TO THE FIRST SCHEDULED PUBLIC HEARING.

9/20/88 Development Dept.

This parcel is currently zoned C-2 but is adjacent to RMF-64 zoning to the east. The use on the parcel is a single family home. When zonings of large areas are done, it is sometimes difficult to decide where to draw the lines. In this case, the line between C-2 and RMF-64 could have just as easily been drawn one parcel to the west. Since the use has been single family for a long time, it could be argued that the zoning was a mistake. This would not constitute a spot zoning. The 1st Street Corridor Guideline encourages office uses between 1st and 2nd Streets, north of Grand, to buffer residential uses from commercial uses. The properties to the west have light business uses providing that buffer.

9/6/88 Fire Dept.

We have no objections to this rezone, just as long as adequate access for fire fighting purposes is available.

9/9/88 Building Dept.

No objections or comments.

RESPONSE NECESSARY

by 9/20/88



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,

A handwritten signature in cursive script that reads "Kathy Portner".

Kathy Portner
Planner

KP/tt



Acres _____

File No. _____

Units _____

Zone C-2

Density _____

REZONE

Tax Parcel Number

2945-142-037-004

Activity rezone from C-2 to RMF-64

Phase _____

Common Location 125 Ouray (also known as 127 Ouray)

Date Submitted _____

Date Mailed Out _____

Date Posted _____

____ day Review Period Return by _____

Open Space Dedication (acreage) _____

Open Space Fee Required \$ _____

Paid Receipt # _____

Recording Fee Required \$ _____

Paid (Date) _____

Date Recorded _____

review agencies

	A	B	X	E	G	H	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	X	BB	CC	FF	FF
Development Dept.	
City Public Works	
City Engineer	
Transportation Engineer	
City Parks/Recreation	
City Fire Dept.	
City Police Dept.	
County Planning	
County Engineer	
County Health	
County Parks/Recreation	
Comprehensive Planning	
Floodplain Administration	
G.J. Dept. of Energy	
Walker Field	
School District	
Irrigation	
Drainage	
Water (Ute, Clifton)	
Sewer Dist. (FV, CGV, OM)	
Mountain Bell	
Public Service (2 sets)	
State Highway Dept.	
State Geological	
State Health Dept.	
GJPC (7 packets)	
CIC (9 packets)	
OTHER	
Building Dept.	
Agencies																										
totals	21	21		1		1	1															1	21		1	

BOARDS	PC	DATE <u>10/4/88</u>	<u>Recommend approval</u>
	CIC	DATE <u>10/14/88</u>	<u>Approved on Consent agenda per PC recommendations</u>
STAFF			
	<u>Mike Sutherland</u>		
	<u>Kathy Partner</u> <u>244-1430</u>		

APPLICATION FEE REQUIREMENTS

\$375 fee ; payable upon submittals
make check to: City of Grand Junction

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development summary



File # 37-88 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 NO*		TECHNICAL REQUIREMENTS	SATISFIED NOT SATISFIED*	
	YES	NO*		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			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.