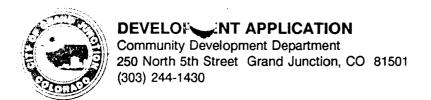
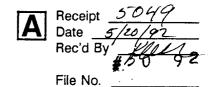
Table of Contents

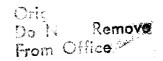
Fil	e	1993-0030 Name: 941 Main Street - Conditional Use Permit					
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, items are found on the list but are not present in the 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. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. 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.					
X	X	Table of Contents					
		*Review Sheet Summary					
X	X	*Application form					
X		Review Sheets					
		Receipts for fees paid for anything					
		*Submittal checklist					
X	X	*General project report					
		Reduced copy of final plans or drawings					
		Reduction of assessor's map.					
		Evidence of title, deeds, easements					
X	X	*Mailing list to adjacent property owners					
		Public notice cards					
	\perp	Record of certified mail					
X	X	Legal description					
		Appraisal of raw land					
		Reduction of any maps – final copy					
	_	*Final reports for drainage and soils (geotechnical reports)					
_		Other bound or non-bound reports					
7,	77	Traffic studies					
X	X	Teview Comments					
-	\dashv	*Petitioner's response to comments					
	\dashv	*Staff Reports *Planning Commission staff report and exhibits					
-		*City Council staff report and exhibits					
		*Summary sheet of final conditions					
I		DOCUMENT DESCRIPTION:					
		DOCOMENT DESCRIPTION					
		Action Sheet - Approved 7/7/92					
X	X	Planning Commission Minutes - 7/7/92 - **					
X		Public Notice Posting -Date signs to be returned - 7/17/92,					
	-	11/9/92					
X	X	Correspondence					
- 1	X	Site Plan					
X		Commitment to Insure - Abstract & Title Company of mesa					
X	-	County, Inc 4/14/92					
	X	Legal Ad - 5/26/92 Computer Files Indexing Information Sheet					
**		Computer 1 nes indexing finormation sheet					
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We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE		
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub						
[] Rezone				From: To:			
[] Planned Development	[] ODP [] Prelim [] Final						
			941 MAIN	B-3	Residential		
[] Zone of Annex					,		
[] Text Amendment							
[] Special Use							
[] Vacation					[] Right-of-Way [] Easement		
[] PROPERTY OWN	ER	[] DEVELOPER		[]	REPRESENTATIVE		
Ellen McCom	as	1-		No.	rma Walker		
Name	d-Backson - Inc. to the desired by t	Name		Name	ina warker		
941 Main St	reet			111	19 N. 1st Street, Unit G		
Address Address Address							
Grand Junction, Colorado 81501 Grand Junction, Colo							
City/State/Zip		City/State/Zip		City/State/Zip			
(303) 243-50	002			(30	03) 245-7571		
Business Phone No.		Business Phone No. B		Business Phone	Business Phone No.		
					Do NOT Remove		
NOTE: Legal property ow	ner is owner of record	on date of subr	nittal.		From Office		
foregoing information is tra and the review comments	ue and complete to the s. We recognize that	best of our knowe best of our repre	wiedge, and that we ass sentative(s) must be pro	ume the responsibility to esent at all hearings. In	preparation of this submittal, that the monitor the status of the application in the event that the petitioner is not beenses before it can again be placed		
tallen Vi	5/20/00						
Signature of Person (Completing Applica	ation			Date 0 7 7 2		
<u>.</u>							
Signature of Property Owner(s) - Attach Additional Sheets if Necessary							
Signature of Property	Owner(s) - Attach	Additional S	heets if Necessary				



William Branson Trustee 2216 Abbey Wood Road Lexington, Ky 40515

Joseph Redwood Attn: Adrienne A Barnett P.O. Box 4478 Pagosa Springs, CO 81157 William Gulliford C/O Steven W. Stewart 2509 Weslo Grand Junction, CO 81505

Donal and Janis McBee 773 25 3/4 Road Grand Jct., CO 81505 Marc Sinclair 940 Colorado Ave. Grand Jct., CO 81501 Colorado Savings Bank FSB 234 Columbine St. Denver, CO 80206

Marie Shaffer 377 33.5 Road Palisade, CO 81526 James McEvoy 2112 N. 1st Grand Junction, CO 81501 Nancy Salas and Roberto Hijar 625 Chipeta Ave. Grand Jct., CO 81501

Winona A. Willoughby and Sheryl Ann Morris 503 River View Dr. Grand Jct., CO 81503 Robert Willson and Nancy Wilson P.O. Box 3957 Grand Junction, CO 81502 Dorothy Mock 758 Garfield Dr. Palisade, CO 81526

Isabel and Glen Hertel 1661 Dolores Grand Jct., CO 81503 1003 Main Street Partnership P.O.Box 885 Grand Junction, CO 81502

James and Linda Martin 943 Rood Grand Jct.,CO 81501

Patricia Lewis 961 Main St. Grand Jct., CO 81501

1021 Main Enterprises 1021 Main St. Grand Junction, CO 81501 Johnny and Virginia Webb 957 Rood Grand Junction, CO 81501

Linda Morgan and Carol Ulibarri 15702 Zeigler Ct Ramona, CA 92065

Harold Harris GM 519 29 Road Grand Junction, CO 81501 Thomas Lewis 1514 Rood Ave Grand Junction, CO 81501

Karen McClean
P.O. Box 4774
Grand Junction, CO 81502

Doris and David Thatcher 174 29 1/2 Road Grand Jct., CO 81503 Coloramo Federal Credit Union 910 main St. Grand Jct., CO 81501

Garrett and Edith McMillin 2337 Bluff St. Boulder, CO 80304 Iris and James Johns 1010 Colorado Ave. Grand Junction, CO 81501 Pregnancy Center of GJ 940 main St. Grand Jct., CO 81501

Frank Spencer 27113 Sterra Vista Grand Junction, CO 81503 Daniel Brown and Max E. Morris 1018 Colorado Ave. Grand Junction, CO 81501

Glen and Anita Hibberd 946 Main St. Grand Junction, CO 81501 Don Kelley 960 Main St. Grand Junction, CO 81501

Joseph Shipman 920 main Street Grand Junction, CO 81501 Ellen McComas 941 Main Street Grand Jct., CO 81501

Larry and Joanna Feather 631 Rushmore Drive Grand Jct., CO 81503

Amos and Mary Louise Yost 919 Colorado Ave. Grand Junction, CO 81501

Robert Sours 649 Karen Lee Drive Grand Jct., CO 81504

Virgil Robertson and Jeffrey Kilmer 1335 Gunnison Ave. Grand Junction, CO 81501

Pearl Waterfield 937 Colorado Ave. Grand Jct., CO 81501

Eula Leach 945 Colorado Ave. Grand Jct., CO 81501

Harry and Barbara Link 1699 PinyonAve Grand Jct., CO 81501

Modesto Galvan 3002 Hwy 6 & 24 Grand Jct., CO 81504

Project Narrative

The owners are requesting a Conditional Use Permit for a Residential Four-plex unit in a B-3 zoning. The property is currently being used a a four -plex and has been a four-plex residential unit for 25 years. The property was a residential unit prior to being converted into a four-plex. The property is zoned B-3, however, is "Grandfathered" as to the use at this time.

The area is mixed use at this time and includes low impact commercial, single family and multi-unit residential property. The North side of Main in the 900 block is zoned B-1 and the south side is zoned B-3. The North and sides of the street contains approximately 30% commercial use and 70% residential single family and multi-unit residential. The B-1 zoning on the north side of Main allow multi family and single family residences as an allowed use.

The owner is asking for a Conditional Use permit to allow financing on this property as a multi family or residential unit. The current zoning is a hardship to the owner. The current B-3 zoning does not allow a loan to be made on this property as a multi-unit property or as a single family property. Although the property is "Grandfathered", current lending regulations will not allow a loan to be placed on a property that does not conform to zoning regulations.

Parking is provided with 5 spaces on site off the rear alley. The parking is graveled. Three parking spaces are located in front of the property on Main street.

The property is landscaped in grass in the front and back and the yard is fenced. Setbacks are adequate for this use in the rear and front of the property. Trash receptacles are located in the alley and picked up in the alley at this time by the City of Grand Junction.

Adjacent Land Use and Zoning Narrative

The zoning on the north side of the 900 block of Main is B-1. This zoning allows residential and multi-family units as an allowed use. The zoning on the South side of Main is B-3 which does not allow single family residential or multi-family units. The nature of the neighborhood in the 900 block of Main is predominantly multi-family, single family older homes and businesses of low impact which include beauty shops, clinics, architects, planners and a credit union.

The 1000 and 1100 blocks are zoned R-64 on both the South and North sides of Main Street which is a residential high density zoning.

The Main street area is in transition and a mixed use of commercial, residential and multi-family units remain in this area. Moderate income housing and single family units are well kept and appear to remain stable in this area.

9-6-4-

ALLEY

ALLEY

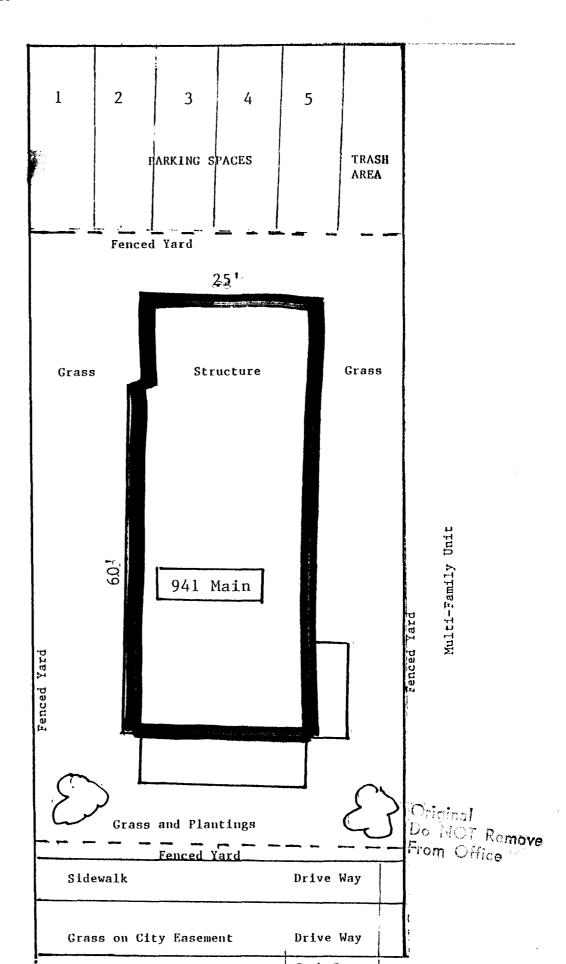
1 2 3 5 4 TRASH MARKING SPACES AREA Fenced Yard 251 Structure Grass Grass Multi-Family Unit ₹09 941 Main Fenced Yard Grass and Plantings Fenced Yard Drive Way Sidewalk Grass on City Easement Drive Way

Single Family Residential Unit

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ALLEY

ALLEY

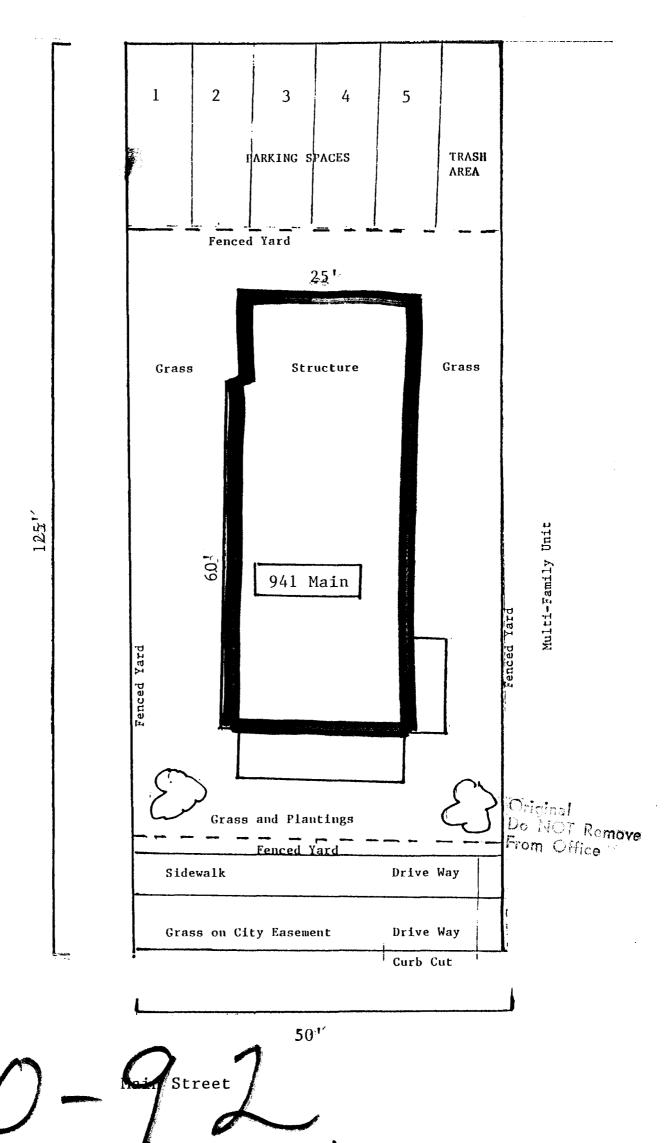


Single Family Residential Unit

1251

ALLEY

ALLEY



Single Family Residential Unit

REVIEW COMMENTS

(Page 1 of 2)

FILE NO. #30-92

TITLE HEADING: Conditional Use Permit

ACTIVITY: Conditional Use Permit for a 4-plex in a B-3 Zone

LOCATION: 941 Main Street

PHASE: Final

ACRES:

PETITIONER: Ellen McComas

PETITIONER'S ADDRESS/TELEPHONE:

941 Main Street

Grand Jct, CO 81501

(303) 243-5002

ENGINEER/REPRESENTATIVE: Ellen McComas

STAFF REPRESENTATIVE: Karl Metzner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS

IS REQUIRED ON OR BEFORE 5:00 P.M., July 3, 1992.

CITY FIRE DEPARTMENT

05/27/92

George Bennett

244-1400

We don't have a problem with this Conditional Use for a multifamily unit as long as all Code requirements are met pertaining to this type of use.

CITY POLICE DEPARTMENT 05/29/92

Marty Currie 244-3563

No problems noted.

DOWNTOWN DEVELOPMENT AUTHORITY 06/03/92

Barbara Creasman 245-2926

We have no objections.

Page 2 of 2 FILE #30-92

CITY UTILITIES ENGINEER

06/15/92

Bill Cheney

244-1590

All services are existing and appear to be adequate. County Building Department should check to insure adequate water service sizing to the building.

CITY ENGINEER 06/17/92

Don Newton 2

244-1559

No comments.

CITY ATTORNEY 06/18/92

John Shaver 244-1506

- 1. Petitioner's Site Plan depicts "grass on City easements." Is this installation pursuant to a revocable permit?
- 2. Petitioner must demonstrate compliance with all Zoning and Development Code requirements relative to the Conditional Use.

COMMUNITY DEVELOPMENT 06/18/92 Karl Metzner 244-1439

All improvements on the Site Plan are existing and no changes are proposed. I see no problems with this application.

MISSING COMMENTS FROM: City Property Agent



TO WHOM IT MAY CONCERN

On July 7, 1992 the Grand Junction Planning Commission approved a Conditional Use Permit for a multi family (4-plex) structure in a B-3 (business) zone at 941 Main Street, Grand Junction, Colorado. This approval changes the status of this structure from a non-conforming use to an allowed use and will permit reconstruction of the structure should it be damaged by fire or other causes. Reference to this approval is on file with the Grand Junction Community Development Department in file # 30-92.

Please let me know if you require any additional information.

Sincerely

Karl G. Metzner Senior Planner

COMPUTER FILES INDEXING INFORMATION SHEET

1	. File Number	The state of the s
2	. Type of Application <u>Conditional Uses</u>	
3.	Name of Project gal Main - 4-Plex	
4.	Address of Project 941 Main	7-
5.	Name of Applicant Filen Mc Comps	
б.	Co-Applicant Norma Walker	
7.	Census Tract Traffic Zone	41
8.	Land Use Type 104 Residential	
9.	Action Date 7/7/92 Appeared By	
.0.	Action Taken	
1.	Suspense Date(s)	•



ACRES	AIDITIONAL LIGE	FILE NUMBER 30-92				
ACRES CON	NOTIONAL USE	ZONE				
DENSITY	•	TAX SCHEDULE # 2945 - 144 - 22 - 44				
	be Residential in B-3	TAN SCHEDULE # 2045 VILLE				
ACTIVITY Conaccional C	se residential in 0-3					
PHASE						
COMMON LOCATION 941 /	MAIN St					
DATE SUBMITTED	DATE MAILED OUT					
	RETURN BY					
OPEN SPACE DEDICATION (acreage	e) OPEN SPACE FEE REQUIRED \$	PAID RECEIPT #				
RECORDING FEE REQUIRED \$	PAID (Date)	DATE RECORDED				
		X X II V X X X X X X X X X X X X X X X X				
L REVIEW AGENCIES -	A B C X E X G H X J K L X X P Q R	X X U V X X X X X BB CC DD EE FF GG				
● Planning Department						
City Engineer						
Transportation Engineer						
City Parks/Recreation						
City Fire Department						
City Police Department						
County Planning						
County Engineer						
County Health						
Walker Field						
School District						
O Irrigation						
O Drainage						
Water (Ute, Clifton)						
Sewer Dist. (FV, CGV, OM)						
O U.S. West						
O Public Service (2 sets)						
State Highway Department						
State Geological						
State Health Department						
City Property Agent						
City Utilities Engineer						
City Attorney						
Building Department						
DDA						
GJPC (7 packets)						
Other						
Outher						
3						
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TOTALS						
BOARDS DATE P.C. 1/1/92	- amount subsect to de	Il america de				
The Hall	- approved subject to sta	H comments				
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STAFF		70 A 35				
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