





**DEVELOPMENT APPLICATION**  
 Community Development Department  
 250 North 5th Street Grand Junction, CO 81501  
 (303) 244-1430

**A** Receipt 5049  
 Date 5/20/92  
 Rec'd By [Signature]  
 # 5092  
 File No. \_\_\_\_\_

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
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			941 MAIN	B-3	Residential
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input type="checkbox"/> <b>PROPERTY OWNER</b>	<input type="checkbox"/> <b>DEVELOPER</b>	<input type="checkbox"/> <b>REPRESENTATIVE</b>
<input checked="" type="checkbox"/> Ellen McComas Name	<input checked="" type="checkbox"/> Name	<input checked="" type="checkbox"/> Norma Walker Name
941 Main Street Address	Address	1119 N. 1st Street, Unit G Address
Grand Junction, Colorado 81501 City/State/Zip	City/State/Zip	Grand Junction, Colorado 81501 City/State/Zip
(303) 243-5002 Business Phone No.	Business Phone No.	(303) 245-7571 Business Phone No.

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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 and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we 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 rescheduling expenses before it can again be placed on the agenda.

Ellen McComas  
 Signature of Person Completing Application Date 5/20/92

Norma Walker  
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Orig  
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From Office

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 Hajar  
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  
51929 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 as 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 south 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.

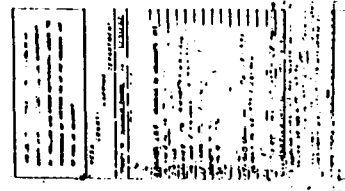
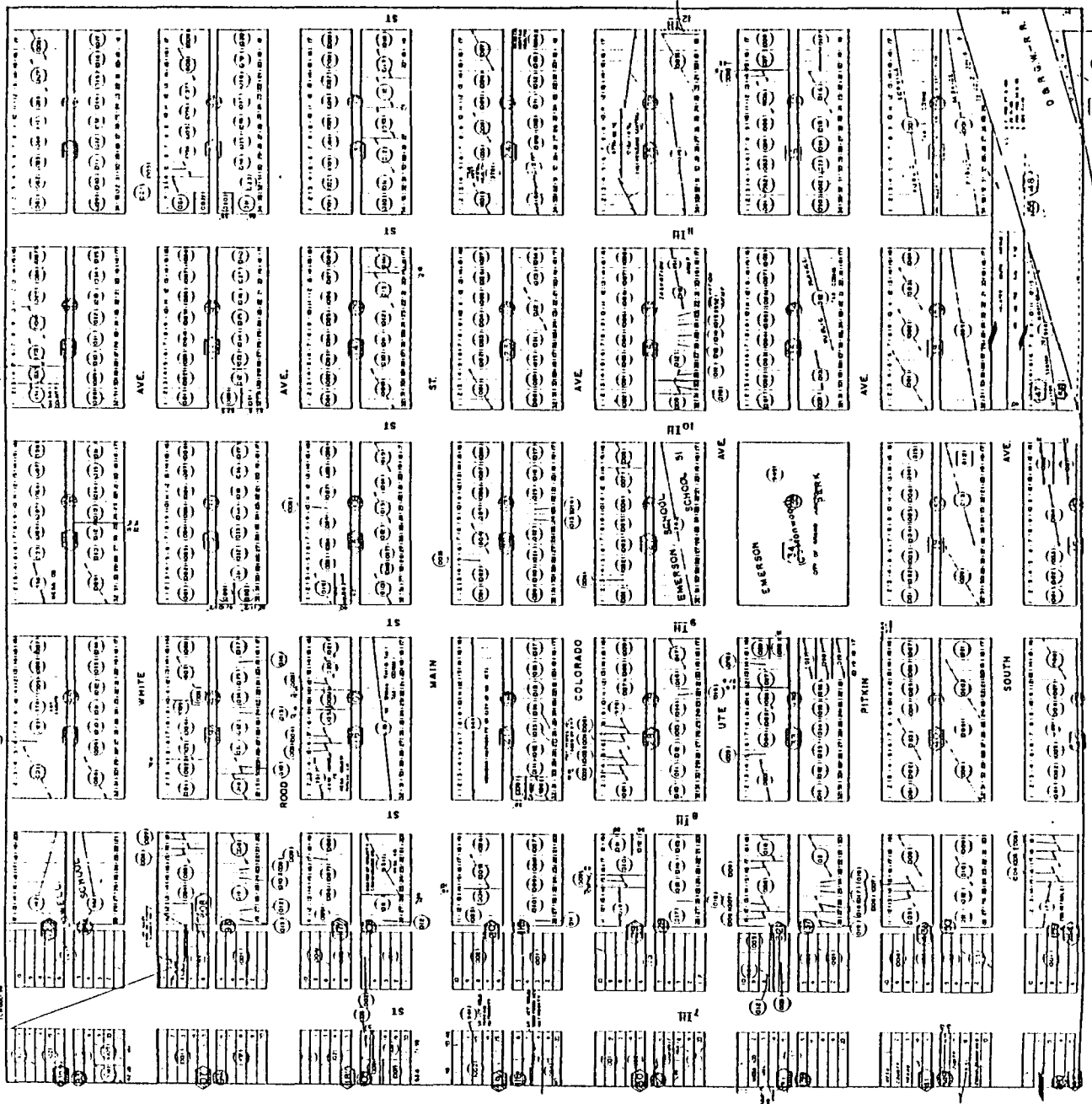
The Main street area is in transition and a mixed use of commercial, residential and multi-family units remain in this area. Moderate income housing and single family units are well kept and appear to remain stable in this area.

222 UNDEVELOPED  
CONDOMINIUMS  
TIS R/W  
2945141

222 UNDEVELOPED  
CONDOMINIUMS  
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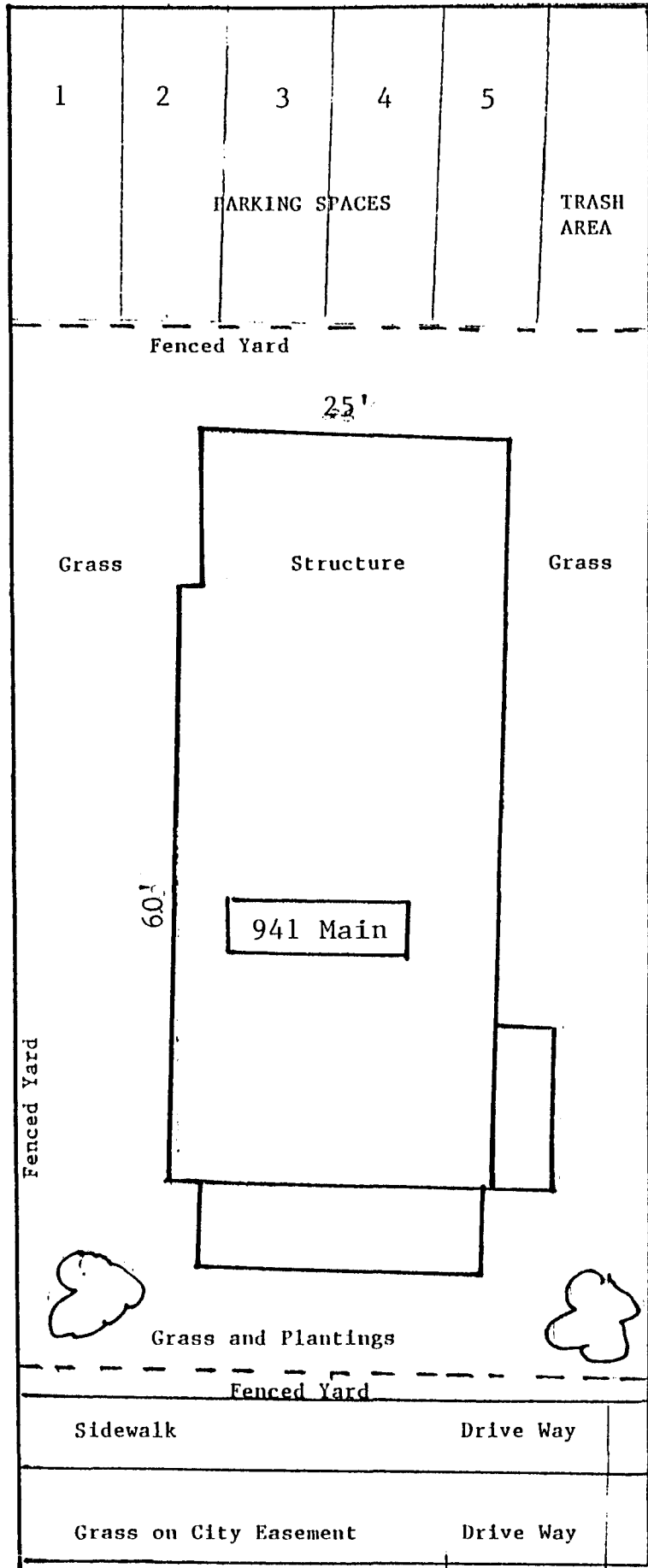
SITE PLAN  
941 Main Street

ALLEY

ALLEY

Single Family Residential Unit

125'



Multi-Family Unit



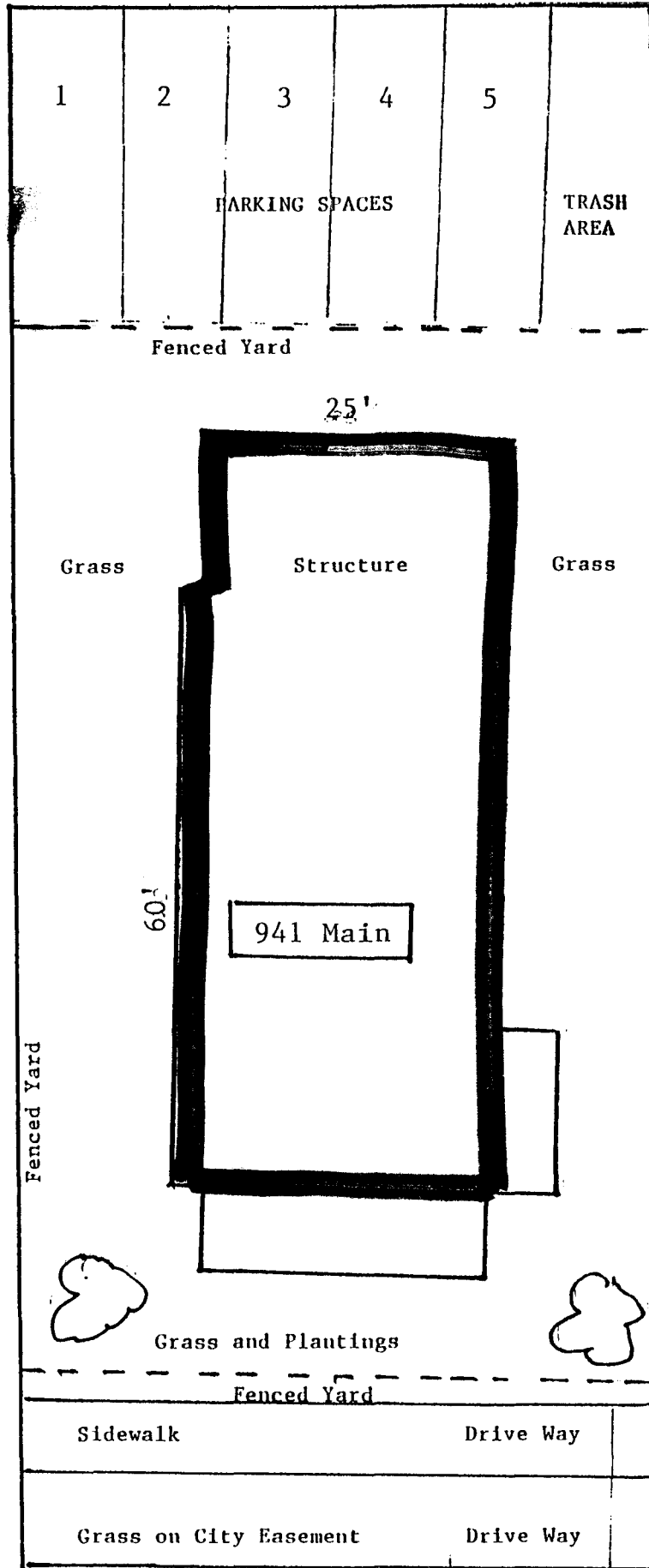
SITE PLAN  
941 Main Street

ALLEY

ALLEY

Single Family Residential Unit

125'



Fenced Yard

25'

Grass

Structure

Grass

941 Main

60'

Fenced Yard

Fenced Yard

Multi-Family Unit

Grass and Plantings

Fenced Yard

Sidewalk

Drive Way

Grass on City Easement

Drive Way

Original  
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From Office

SITE PLAN  
941 Main Street

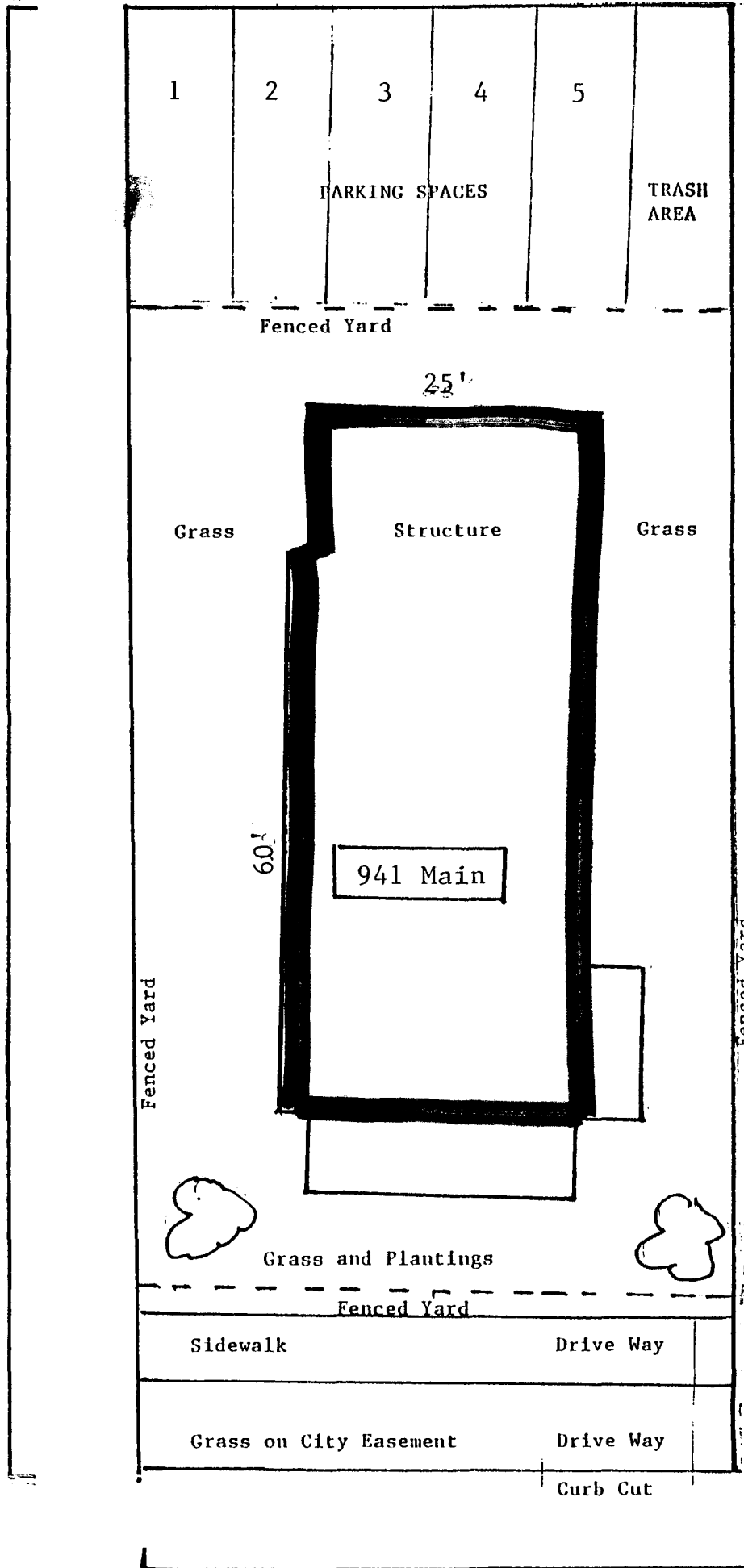
ALLEY

ALLEY

Single Family Residential Unit

125'

Multi-Family Unit



50'

Main Street

30-92

**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

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS  
IS REQUIRED ON OR BEFORE 5:00 P.M., July 3, 1992.**  
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**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.

**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** 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**



Grand Junction Planning Commission  
1700 1/2 Main Street  
Grand Junction, Colorado 81505  
Phone: (970) 241-3333  
Fax: (970) 241-3337

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

A handwritten signature in cursive script, which appears to read "Karl G. Metzner", is written over a horizontal line.

Karl G. Metzner  
Senior Planner

COMPUTER FILES INDEXING  
INFORMATION SHEET

1. File Number 30-92
2. Type of Application Conditional Use
3. Name of Project 941 Main - 4-plex
4. Address of Project 941 Main
5. Name of Applicant Ellen McComas
6. Co-Applicant Norma Walker
7. Census Tract 2 Traffic Zone 41
8. Land Use Type 104 Residential
9. Action Date 7/9/92 Appeared By \_\_\_\_\_
10. Action Taken \_\_\_\_\_
11. Suspense Date(s) \_\_\_\_\_

