



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. 65 92

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			1055 Main	B-3	SF 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

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Name	Frederick R. Montgomery	Name	* ADAM, M. GOLLIN and/or STEVE WATSON
Address	3636 G. Rd.	Address	* 1055 MAIN STREET
City/State/Zip	PALISADE, COLORADO 81526	City/State/Zip	GRAND JUNCTION, CO 81501
Business Phone No.	464-7058	Business Phone No.	*244-1730 ADAM

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.

Frederick R. Montgomery
 Signature of Person Completing Application 9/24/92
Date

Adam M. Gollin
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

65 92 (H)
From Office
DO NOT REMOVE
Final

David & Colleen V. Balak
1027 Rood Avenue
Grand Junction, CO 81501

Cecil C. & M. Wilson
1039 Rood Avenue
Grand Junction, CO 81501

Rosie R. Roberts
1045 Rood Avenue
Grand Junction, CO 81501

Dorothy Meyring
1051 Rood Avenue
Grand Junction, CO 81501

Larry P. & Linda C. Rattan
P.O. Box 25
Ouray, CO 81427

James Golden
Box 967
Grand Junction, CO 81502

James Golden
Box 967
Grand Junction, CO 81502

Harold E. Harris
1027 Main Street
Grand Junction, CO 81501

James Golden
P.O. Box 398
Grand Junction, CO 81502

Donald F. & Joan E. Meyers
1048 Main Street
Grand Junction, CO 81501

Carl F. Henderson
1062 Main Street
Grand Junction, CO 81501

Larry P. & Linda C. Rattan
2222 S. Broadway
Grand Junction, CO 81503

Claudia M. Bogges
544 Greenwood Drive
Grand Junction, CO 81503

Thornton Almeada
1125 Rood Avenue
Grand Junction, CO 81501

Edward M. & Elain H. Morris
1104 Main Street
Grand Junction, CO 81501

Laura D. Wachler-Lenc
1110 Main Street
Grand Junction, CO 81501

James J. Sloggett
P.O. Box 369
Clifton, CO 81520

1003 Main St. Partnership
Box 3025
Grand Junction, CO 81502

1021 Main Enterprises
1021 Main Street
Grand Junction, CO 81501

Harold D. & G.M. Harris
519 29 Road
Grand Junction, CO 81501

Cynthia Hand-Treece
1037 Main Street
Grand Junction, CO 81501

Adam Pate
1045 Main Street
Grand Junction, CO 81501

Frederick R. Montgomery
Jana M. & Trustee
3636 G Road
Palisade, CO 81526

James E. & Shannon K. Smith
P.O. Box 2102
Mills, WY 82644

Iris W. & James K. Johns
1010 Colorado Avenue
Grand Junction, CO 81501

T. Dale Soper
1030 Colorado Avenue
Grand Junction, CO 81501

Richard E. Jones
2495 H Road
Grand Junction, CO 81501

Stanley E. & Andrea L. Jones
708 Brassie Drive
Grand Junction, CO 81506

Geraldine E. McAuliffe
309 W. 8th
Leadville, CO 80461

Daniel K. Brown & Max E. Morris
1018 Colorado Avenue
Grand Junction, CO 81501

Theodore B. & Linda A. Koeman
769 Elm Avenue
Grand Junction, CO 81501

Colo. West Regional Mental
Health Center
P.O. Box 40
Glenwood Springs, CO 81601

Cynthia D. Webb
1127 Main Street
Grand Junction, CO 81501

Charles D. Holmes,
C. E. Emmons
c/o L. E. Wunderwald
P.O. Box 952
Grand Junction, CO 81502

Stanley E. & Andrea L. Jones
708 Brassie Drive
Grand Junction, CO 81506

The Resource Center Inc.
1129 Colorado Avenue
Grand Junction, CO 81501

Petroleum Bldg. Partnership
c/o Robert S. Levy
2581 S. Independence
Lakewood, CO 80227

Eugene R. Haskin
Stanley L. Seligman
3026 Patterson Road
Grand Junction, CO 81504

Fern Christensen
1015 Colorado Avenue
Grand Junction, CO 81501

Lenora L. Castaneda
1027 Colorado Avenue
Grand Junction, CO 81503

Larry W. Humphry
1031 Colorado Avenue
Grand Junction, CO 81501

Mike & E. J. Chesnick
1045 Colorado Avenue
Grand Junction, CO 81501

Arthur F. & D. J. Brockman
1047 Colorado Avenue
Grand Junction, CO 81501

Mary H. Davis
1720 White Avenue
Grand Junction, CO 81501

Frederick R. Montgomery
3636 G Road
Palisade, CO 81526

Adam Gollin
1055 Main Street
Grand Junction, CO 81501

Project Narrative and Adjacent Lane Use and Zoning Narrative

The petitioner is requesting a Conditional Use Permit, that will run with the land, for a single-family residential unit which is now located in a B-3 zoning at 1055 Main Street. Since it was built in 1903, the property has always been a single-family residential unit.

This single-family residential unit is located in an area of mixed use. Included in this mixed use area are other single-family residential units, multi-unit residential and low-impact commercial properties. The nature of the neighborhood, in the 1000 Block of Main, is predominantly older, single-family homes (which are well kept and appear to remain stable) and businesses of low-impact which include a law firm, other professional offices, a day care center, and a gallery.

The north side of Main Street at the 1000 block is zoned B-1 while the south side of the street is zoned B-3. The B-1 zoning, on the north side of Main, allows for single-family residences as an allowed use. However, the zoning on the south side of the street, on the same block, does not allow for a single-family residential unit even though the neighborhood predominately consists of older, single-family residential units and professional offices. Also, across the alleyway, and directly south of the 1000 block of Main, is zoned B-1. Again, allowing single-family homes as a conditional use. In other words, the south side of Main is completely surrounded by B-1 zoning which allows single-family units as a conditional use.

The current zoning is a hardship to both the petitioner and owner of the property. The owner is attempting to sell this property to the petitioner and there is a contract on this property. However, the petitioner's lender will not approve the mortgage loan because of the B-3 zoning. Current lending regulations will not allow a loan to be placed on a property that does not conform to zoning regulations. It is for this reason that the petitioner is requesting a Conditional Use Permit to allow financing on this property as a single-family residential unit.

The property is landscaped with grass and shrubbery in the front and back. The yard is fenced. There is a driveway on the side of the house which allows for off-street parking. There is also a two-car garage in the alley. The trash is picked up by the City of Grand Junction.

#65 92
Original
Docket Number
from Office

(R) (B)

11 September 1992

Mr. Steve Watson
Bray and Company Realtors
1015 North Seventh Street
Grand Junction, Colorado 81501

Dear Mr. Watson,

The property located at 1055 Main Street (Tax Parcel 2945-144-23-006) in Grand Junction is zoned Retail Business (B-3). In order to make an existing single family residence a conforming use in the B-3 zone, the City of Grand Junction Zoning and Development Code requires the property be granted a Conditional Use permit. Such a permit requires a development application process through the Grand Junction Community Development Department which involves development fees, a minimum 45-day review period, and a public hearing. Once the application materials are submitted to the Community Development Department, there is no guarantee as to approval of the Conditional Use permit. Such a determination must be made by the Grand Junction Planning Commission at a public hearing.

Should you have further questions regarding this property, please do not hesitate to contact the Community Development Department.

Sincerely,

Kristen Ashbeck
Planner

FILE #55-92
page 2 of 2

DOWNTOWN DEVELOPMENT AUTHORITY 10/12/92
Barbara Creasman 245-2926

The DDA has no objections and in fact encourages residential uses in and around the core downtown area.

COMMUNITY DEVELOPMENT DEPARTMENT 10/12/92
Kristen Ashbeck 244-1437

This application does not involve a change in use. Continued occupancy of the structure as a single family residence is consistent with surrounding land use and neighborhood character. All improvements shown on the site plan are existing and no changes are proposed.

COMMUNITY DEVELOPMENT STAFF REVIEW

FILE: 65-92

DATE: 23 October 1992

REQUEST: Conditional Use - Single Family Residence in a Retail Business (B-3) Zone

LOCATION: 1055 Main Street

APPLICANT: Frederick R. Montgomery / Adam M. Gollin

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE

NORTH: Mixed Use - SF Residential / Business
SOUTH: Mixed Use - SF Residential / Business
EAST: Vacant Business / Multifamily Residential
WEST: Mixed Use - SF Residential / Business

EXISTING ZONING: Retail Business (B-3)

PROPOSED ZONING: N/A

SURROUNDING ZONING

NORTH: Limited Business (B-1)
SOUTH: Limited Business (B-1)
EAST: Retail Business (B-3)
WEST: Retail Business (B-3)

STAFF ANALYSIS

This portion of downtown Grand Junction is a transitional area of mixed land uses between the Central Business District and the outlying downtown residential neighborhoods. Some older homes have been converted to compatible non-residential uses such as professional offices; although many other residences are being renovated and continue to function as single family homes.

This request is one such instance where the petitioner is wanting to upgrade the home at 1055 Main Street and continue to occupy it as a residence as it has been historically used since its construction in 1903. In the B-3 zone in which the home exists, a single family residence is not an allowed use by right. Since the structure existed before the zoning code, it is considered a grandfathered nonconforming use. However, if the property is damaged more than 50 percent of its replacement value, it cannot be replaced without a conditional use permit. In order for the property to be sold to the petitioner, the lending institution is requiring that the home be a conforming use within the zone (whether by right or conditional use).

There are no changes proposed and all improvements on the property are existing. This historic home should be encouraged to remain as such. The purpose of this application is to eliminate the nonconforming use.

STAFF RECOMMENDATION: Approval

FF



ACTION SHEET

ACRES _____

UNITS 1

DENSITY _____

ACTIVITY _____

PHASE _____

COMMON LOCATION _____

DATE SUBMITTED _____

DAY REVIEW PERIOD _____

RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____

OPEN SPACE FEE REQUIRED \$ _____

PAID RECEIPT # _____

RECORDING FEE REQUIRED \$ _____

PAID (Date) _____

DATE RECORDED _____

CONDITIONAL USE

FILE NUMBER

#65 92

ZONE

B-3

TAX SCHEDULE #

2945-144-23-006

Single Family Residence in B-3 Zone

Final

1055 Main Street

DATE MAILED OUT _____

DATE POSTED _____

REVIEW AGENCIES

A B ~~C~~ ~~D~~ ~~E~~ ~~F~~ ~~G~~ ~~H~~ ~~I~~ ~~J~~ ~~K~~ ~~L~~ ~~M~~ ~~N~~ ~~O~~ ~~P~~ ~~Q~~ ~~R~~ ~~S~~ ~~T~~ ~~U~~ ~~V~~ ~~W~~ ~~X~~ ~~Y~~ ~~Z~~ AA BB CC DD EE FF GG

Community Development

City Engineer (2 sets)

Transportation Engineer

City Parks/Recreation

City Fire Department

City Police Department

County Planning

County Engineer

County Health

Floodplain Administration

G.J. Dept. of Energy

Walker Field

School District 51

Irrigation

Drainage

Water (Ute, Clifton)

Sewer Dist. (FV, CGV, OM)

U.S. West

Public Service (2 sets)

State Dept. of Transportation

State Geological Survey

State Health Department

City Property Agent

City Utilities Engineer

City Attorney

Building Department

DDA

GJPC (7 packets)

CIC (1 packet)

County Surveyor

Other

16 Packets total

Letter:
7:00 am
to whom It May
Concern

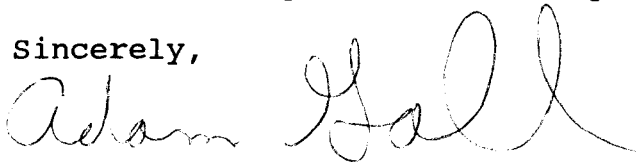
October 19, 1992

Chris Ashbeck
Community Development Department
250 N. 5th Street
Grand Junction, CO 81501

Dear Chris:

Please accept this as an acknowledgement that I have received a copy of the Development Review Form. The comments were all positive and encouraging concerning my request for conditional use. Therefore, there is no need for any additional response.

Sincerely,



Adam M. Gollin
Petitioner

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
OCT 20 1992



Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2662
(303) 244-1430 FAX (303) 244-1599

November 4, 1992

To Whom It May Concern:

On November 3, 1992 the Grand Junction Planning Commission approved a Conditional Use Permit for a single family structure in a Retail Business (B-3) zone at 1055 Main Street in downtown 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 #65-92.

Should you require additional information, please contact the Community Development Department at (303) 244-1430.

Sincerely,

A handwritten signature in cursive script, appearing to read "Kristen", followed by a horizontal line.

Kristen K. Ashbeck
Planner



SEPT. 1992

B-1 single family 961 sell outside	B-1 951 single family	B-1 941 A-plex 1, 2, 3, A	B-1 937 & 935 A-plex 1, 2, 3, A	B-1 917 A-plex 1, 2, 3, A	B-1 903 B-plex 1, 2, 3, A
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MAIN STREET

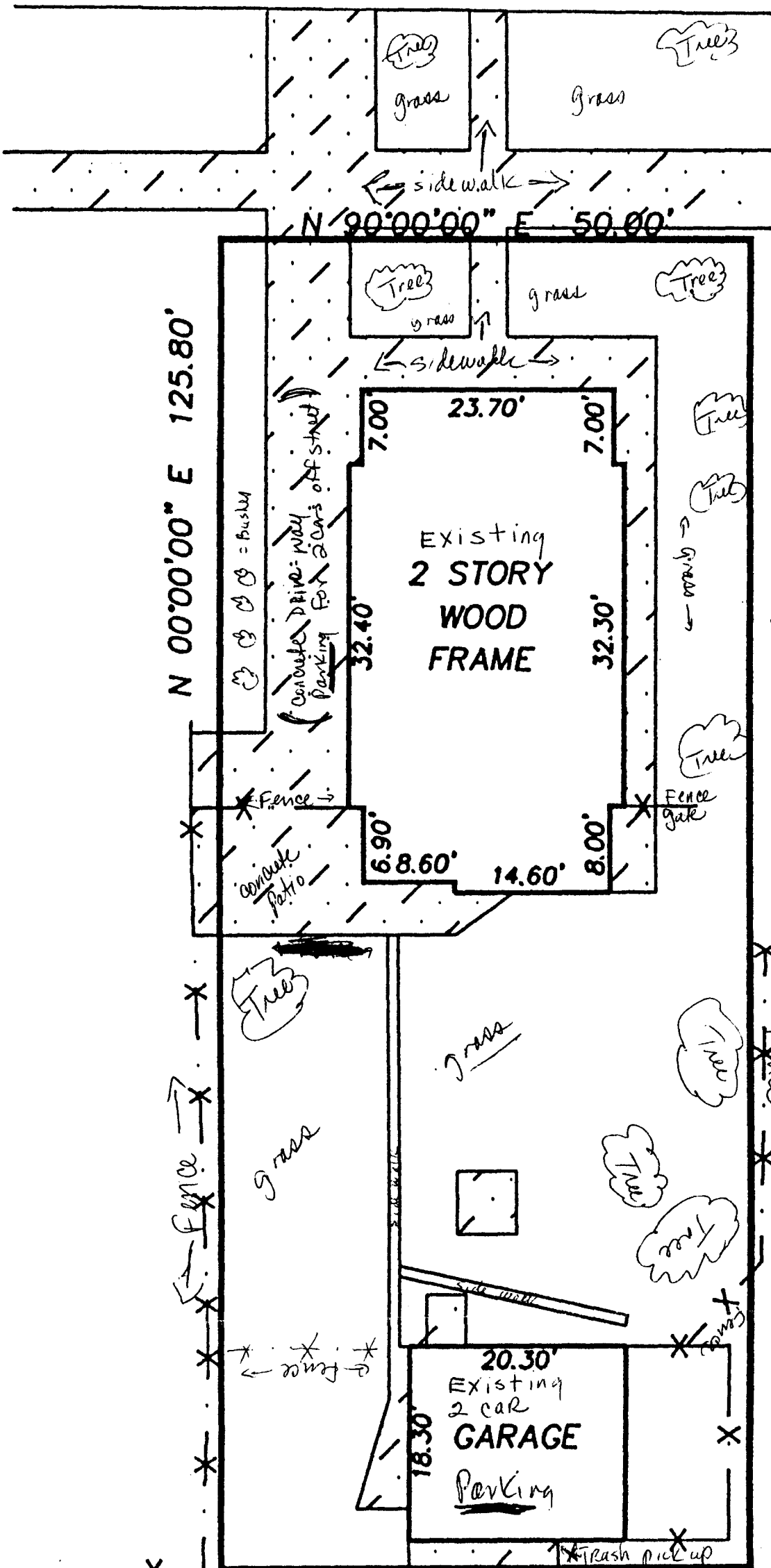
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B-1 1055 single family	B-1 1045 single family	B-1 1037 Handpiece Designs & Gallery	B-1 1027 & 1025 Kids Campus	B-1 1021 MIND LAW CLINIC	B-1 1003 The Learning Horse OFFICES
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MAIN STREET

Both Blocks currently

MAIN STREET



Original
Do NOT Remove
From Office

465 92

N 00°00'00" E 125.80'

S 00° E 125.80'

N 90°00'00" W 50.00'

THIS PROPERTY DOES NOT FALL WITHIN
THE 100 YEAR FLOOD PLAIN

DED

IMENTS .