

Owen & Vonceil Ash
1302 Colorado Avenue
Grand Junction, CO 81501

Etta C. Carter
1330 Ute Avenue
Grand Junction, CO 81501

Ted & Carol Pletcher
1306 Colorado Avenue
Grand Junction, CO 81501

Elmer A. Burrows
1334 Ute Avenue
Grand Junction, CO 81501

O. D. & I. R. Hannigan
1320 Colorado Avenue
Grand Junction, CO 81501

Wilderness Electronics
241 S. 14th Street
Grand Junction, CO 81501

Dan & Patricia Levan
0953-117 Rd.
Glenwood Springs, CO 81601

Robert & Vickie Howe
1413 Colorado Avenue
Grand Junction, CO 81501

Glenn A. & Hulda M. Webster
1334 Colorado Avenue
Grand Junction, CO 81501

V. F. W. Lounge Post 1247
1402 Ute Avenue
Grand Junction, CO 81501

Delos W. & A. B. Else
1350 Colorado Avenue
Grand Junction, CO 81501

V. E. & E. E. Montgomery
1358 Colorado Avenue
Grand Junction, CO 81501

Charles K. & M. M. Lopas
1261 Colorado Avenue
Grand Junction, CO 81501

Smokey Valley Construction, Inc.
P. O. Box 40254
Grand Junction, CO 81504

Onofre & Patsy Arguello
P. O. Box 2444
Grand Junction, CO 81502

129-92
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Town Office

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WE, THE UNDERSIGNED PROPERTY OWNERS, HEREBY REQUEST THAT THE CITY OF GRAND JUNCTION INITIATE A REZONE OF THE FOLLOWING:
LOTS 3 through 12, BLOCK N, KEITH ADDITION, GRAND JUNCTION,
FROM ITS PRESENT ZONING OF C-2 TO B-1.

THE BLOCK IS PREDOMINANTLY RESIDENTIAL IN USE, AS ARE THE MAJORITY OF THE SURROUNDING BLOCK. THE EXISTING C-2 ZONING IS CREATING SERIOUS DIFFICULTIES FOR PROPERTY OWNERS WISHING TO SELL THEIR HOMES. HOME MORTGAGE FINANCING IS NOT AVAILABLE FOR RESIDENCES LOCATED IN COMMERCIAL ZONING. FURTHERMORE, IN THE EVENT OF A LOSS OF MORE THAN 50%, CITY CODES DO NOT ALLOW RESIDENTIAL REBUILDING IN A COMMERCIAL ZONE.

NAME OF PROPERTY OWNER PROPERTY ADDRESS &/OR HOME ADDRESS DATE

<i>Marlene Merrifield</i>	<i>1345 Colo Ave.</i>	<i>9/30/92</i>
<i>Irene Rees</i>	<i>1317 Colo Ave. 81506 2653 Paradise Ct G. Jct</i>	<i>10-1-92</i>

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To	<i>Giovanna</i>	From	<i>Betty</i>
Co.		Co.	
Dept.		Phone #	
Fax #	<i>241-4015</i>	Fax #	<i>2439890</i>

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NAME OF PROPERTY OWNER PROPERTY ADDRESS &/OR HOME ADDRESS DATE

Patricia A. Butteroff McCleary *1335 Colorado Ave.* *9-30-92*
Grand Jct, CO 81501

Jeffrey C. Parke *1327 Colorado Ave* *10-5-92*
Grand Jct, CO 81501

Michelle Marie Parke *1327 Colorado Ave, Grand Jct, CO 81501* *10/5/92*

FROM

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NAME OF PROPERTY OWNER PROPERTY ADDRESS &/OR HOME ADDRESS DATE

Patricia A. Bitterhoff McCleary 1335 Colorado Ave. 9-30-92
Terry K. Vickrey Grand Jct, CO 81501 9/30/92

REVIEW COMMENTS

Page 1 of 1

FILE NO. #69-92 **TITLE HEADING: Rezone - 1300 Block of Colorado Avenue**

ACTIVITY: Rezone from C-2 to B-1

LOCATION: South side of 1300 Block of Colorado Avenue

PETITIONER: Betty Fulton

PETITIONER'S ADDRESS/TELEPHONE: 242-2855

STAFF REPRESENTATIVE: Karl Metzner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS
IS REQUIRED ON OR BEFORE 5:00 P.M., November 24, 1992**

CITY AGENCIES:

COMMUNITY DEVELOPMENT DEPARTMENT 11/17/92
Karl Metzner 244-1439

The properties being petitioned for zoning are all single family residential uses and the character of both sides of Colorado Avenue in the 1200 and 1300 blocks is predominately single family. An office use exists on the southeast corner of 13th and Colorado. This parcel is not included in the petition. Petitioners have requested rezoning to remove non-conforming status and facilitate mortgage funding.

Staff initially recommended B-1 to avoid placing a residential zone between two C-2 zones. However, after site review and analysis of the area, RSF-8 zoning is recommended to further maintain the residential character of the area. The north side of 1200 and 1300 blocks of Colorado are currently RSF-8.

STAFF REVIEW

FILE # 69-92

DATE: December 1, 1992

REQUEST: REZONE FROM C-2 TO B-1

LOCATION: 1300 BLOCK OF COLORADO AVE.

APPLICANT: Betty Fulton (and staff)

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: N/A

SURROUNDING LAND USE:

NORTH-- SINGLE FAMILY RESIDENTIAL

EAST-- SINGLE FAMILY RESIDENTIAL

SOUTH-- COMMERCIAL

WEST-- BUSINESS

EXISTING ZONING: C-2

PROPOSED ZONING: B-1

SURROUNDING ZONING:

NORTH-- RSF-8

EAST-- C-2

SOUTH-- C-2

WEST-- C-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES

STAFF ANALYSIS: Both the 1200 and 1300 blocks of Colorado Ave. are single family residential in character even though the south side of the street is zoned C-2. The Southeast corner of 13th and Colorado is a office for mobile home sales in a converted house. This is currently the only non-residential use in both blocks. The non-conforming status of the residences in the C-2 zone restricts the ability to obtain motgage financing. As with other similar requests earlier this year, the current zoning in this block is not compatible with the existing uses. The Community Development Department's workprogram for 1993 includes a study of the zoning and uses for the downtown area to proactively address other similar situations. This request is being processed at this time to facilitate the sale of one of the homes in this block.

P.C. 12/1/92 approved to B-1

Cic 12/16/92 approved 1st reading to B-1

RECOMMENDATION: Staff recommends approval of RSF-8 zoning, even though the properties at each end of the block will remain C-2 at this time. As part of the 1993 study staff intends to discuss more appropriate zoning with these owners. The request for B-1 zoning was at recommendation of staff in an attempt to avoid placing a residential zone next to C-2. However, after further review and discussion we feel it appropriate to zone as close as possible to existing uses and preserve the residential character of the area.

GRAND JUNCTION CITY COUNCIL

DATE: DEC. 16, 1992

AGENDA ITEM SUMMARY

STAFF:KARL METZNER

ACTION REQUESTED:

Rezone 5 parcels in the 1300 block of Colorado Ave. from C-2 (Heavy Commercial to B-1 (Limited Business).

EXECUTIVE SUMMARY:

The south side of Colorado Ave. in the 1300 block is zoned C-2. The north side of the street is zoned RSF-8 (Residential). The existing land uses on both sides of the street are residential except for the southwest corner of 13th and Colorado which is a mobile home sales office in a converted residential structure. No mobile homes are stored on this site. As with several other cases in the recent past the owners of the residential units in the C-2 zone are having problems selling their homes since lenders are reluctant to finance non-conforming uses which cannot be replaced should they be destroyed by fire or other disaster. Residential uses are allowed in the B-1 zone and property owners are requesting this zone change to eliminate the non-conforming status of their properties. The properties on each end of this block have not joined in this petition. The owner of the mobile home sales office wishes to retain the flexibility of the commercial zone for other uses although the sales office itself is an allowed use in the B-1 zone. The owner of the southeast corner also owns commercial property to the south and wishes to retain the C-2 zoning for possible future expansion of his business.

FISCAL IMPACT:

N/A

BACKGROUND/ISSUES/OPTIONS:

This situation is typical of many in the downtown area where the existing land uses do not fit the existing zoning. Financial institutions are becoming increasingly reluctant to finance non-conforming uses. This is compounded by recent real estate trends that indicate more people want to purchase and rehabilitate older residential structures in the downtown area. The Community Development Departments 1993 work program includes a study of zoning and existing uses in the downtown area and possible recommendations for rezoning to reduce the number of non-conforming uses and to protect the existing character of residential areas. This request was initiated by one of the owners who has a contract for sale and is dependant on this rezone to obtain financing. The other owners in the center of the block have joined in the petition. There are two zoning options which could be used. Since

the north side of Colorado Ave is zoned RSF-8 these properties could be zoned RSF-8 without being considered spot zoning. RSF-8 would eliminate the possibility of light business uses (office/service business) developing on the south side of the block, which could have a negative impact on the residential uses on the north side of the block. The B-1 zone removes the non-conforming status of the residential units but would permit conversions to light business uses. A survey of the property owners petitioning for the rezone indicates they would prefer the B-1 zone since it would allow the flexibility of operating a home business without the limitations of a residential home occupation.

RECOMMENDATION:

Staff recommendation to Planning Commission was for a RSF-8 zone to more fully retain the residential character of the block. Planning Commission (4-0) recommends the B-1 zoning since that was what the petition requested. Planning staff still feels that RSF-8 would better preserve the existing character of the block and in addition provide a zone break at the alley to the south instead of at Colorado Ave. Typically different zones should be separated at alleys or rear yards rather than street frontages. This allows more opportunity for screening and buffering to reduce impacts between incompatible uses.

STAFF REVIEW

FILE # 69-92

DATE: May 25, 1993

STAFF: Karl Metzner

REQUEST: Rezone from C-2 to B-1

LOCATION: Southeast Corner 13th and Colorado

APPLICANT: Charles Lurvey

EXISTING LAND USE: Office

PROPOSED LAND USE: Preschool

SURROUNDING LAND USE:

NORTH: Residential

EAST: Residential

SOUTH: residential

WEST: Residential

EXISTING ZONING: C-2

PROPOSED ZONING: B-1

SURROUNDING ZONING:

NORTH: RSF-8

EAST: B-1

SOUTH: C-2

WEST: B-1

*CE approved
7/7/93*

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this property.

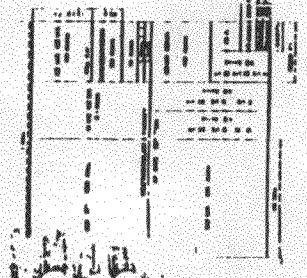
STAFF ANALYSIS: The 1300 block of Colorado Ave. is primarily single family residential in nature. However, the south side of the block was zoned C-2 making the existing uses non-conforming. In the fall of 1992 some property owners in the block petitioned for a rezoning to B-1. This had the effect of making the residences conform while still retaining the ability to have light business uses. At the time of this rezoning the owners of parcels at both ends of the block did not join the petition and these properties remain C-2. The property at the Southeast corner of 13th and Colorado has changed ownership and the new owner desires to rezone to B-1 in order to allow a Headstart Preschool which is not an allowed use in C-2. This rezoning will bring this property into conformance with the zoning of most of the south side of the 1200 and 1300 blocks of Colorado Ave.

STAFF RECOMMENDATION: Recommend approval of the rezone since the current zoning was in error.

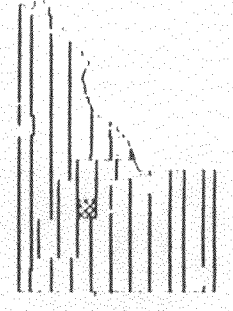
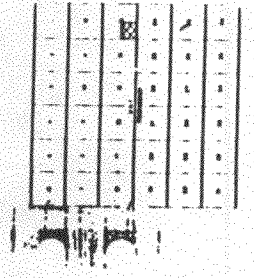
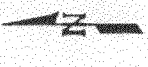
Proposed Rezoning C-1 to B-1

T/S R/W
2948132

THE CITY ENGINEER
PLANNING DEPARTMENT
CITY OF DENVER
1615 WEST 14TH AVENUE
DENVER, COLORADO 80202
TELEPHONE 733-3277
FACSIMILE 733-3278
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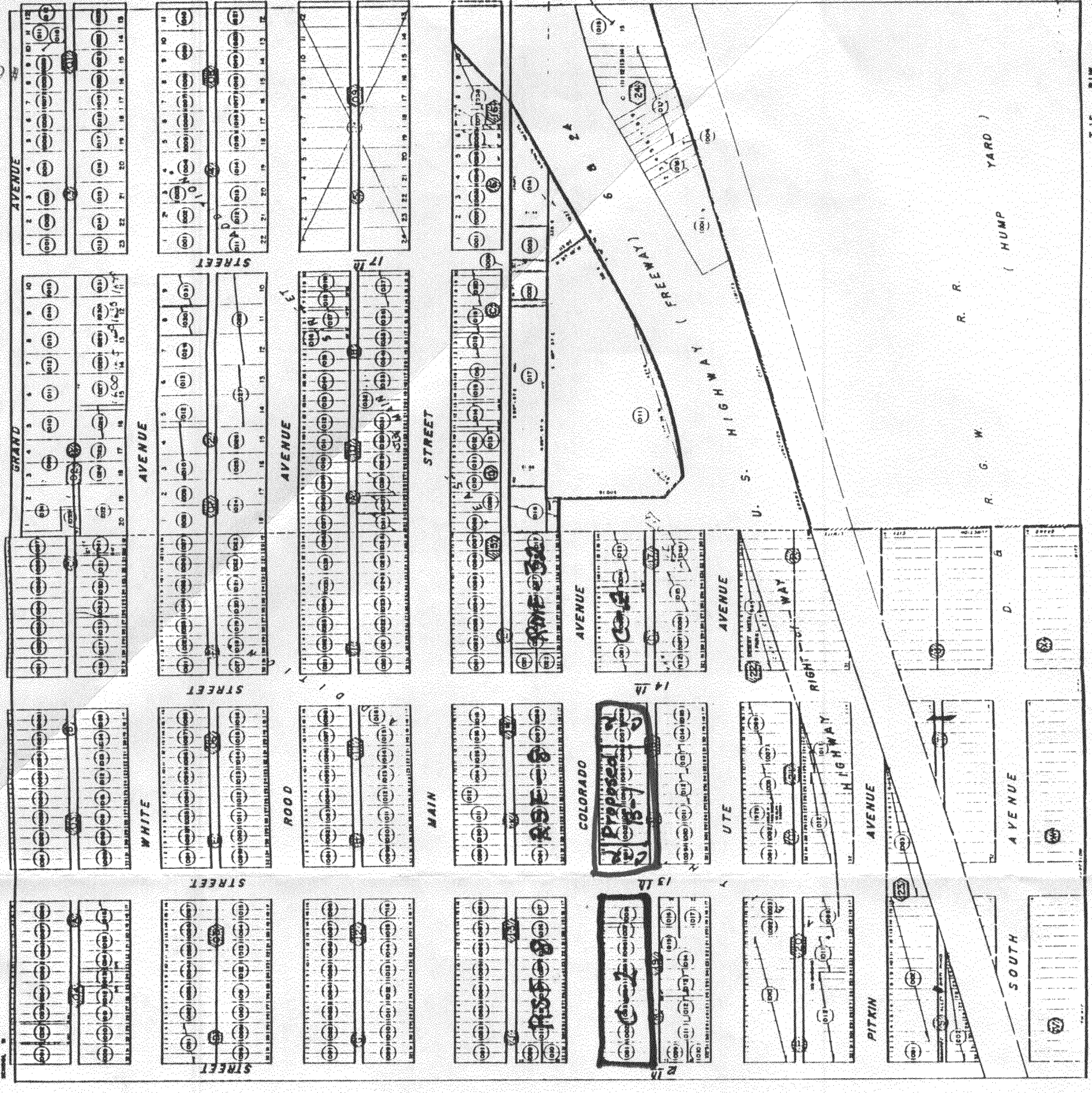


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