Table of Contents

| Fi | le | 1992-0069 Name: <u>Rezone - 1300 Block of Colorado Avenue</u> | | | | | | |
|---------------------------------|-------------------------------------|--|--|--|--|--|--|--|
| P r e s e n t | | 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 | | | | | | |
| Х | X | *Application form | | | | | | |
| X | | Review Sheets | | | | | | |
| | Receipts for fees paid for anything | | | | | | | |
| | *Submittal checklist | | | | | | | |
| | | *General project report | | | | | | |
| | | Reduced copy of final plans or drawings | | | | | | |
| X | | Reduction of assessor's map. | | | | | | |
| | | Evidence of title, deeds, easements | | | | | | |
| X | X | | | | | | | |
| | | Public notice cards | | | | | | |
| | | Record of certified mail | | | | | | |
| 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 | | | | | | |
| | | Traffic studies | | | | | | |
| X | X | *Review Comments | | | | | | |
| | - | *Petitioner's response to comments | | | | | | |
| X | X | *Staff Reports | | | | | | |
| | | *Planning Commission staff report and exhibits | | | | | | |
| | | *City Council staff report and exhibits | | | | | | |
| | | *Summary sheet of final conditions | | | | | | |
| | | DOCUMENT DESCRIPTION: | | | | | | |
| X | X | Agenda Item Summary - 12/16/92, 6/16/93 | | | | | | |
| X | X | Planning Commission Minutes - 12/1/92, 6/1/93 - ** | | | | | | |
| Х | | Computer Files Indexing Information Sheet | | | | | | |
| X | X | Ordinance No. 2640 - ** | | | | | | |
| X | X | Petition for Annexation | | | | | | |
| X | | Legal Ad - 11/24/92, 12/9/92 | | | | | | |
| X | X | City Council Minutes - 1/6/93, 7/7/93 - ** | | | | | | |
| X | | Display Ad - 5/31/93 | | | | | | |
| X | | Notice of Public Hearing mail-out - 6/1/93 | | | | | | |
| X | X | Reduced Assessor's Map with location references | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |
| | | | | | | | | |



DEVELOPMENT PLICATION Community Development Department 250 North 5th Street Grand Junction, CO 81501 (303) 244-1430 A Receipt _____ Date _____ Rec'd By _____

File No.

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

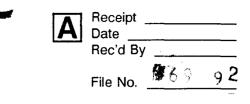
| PETITION | PHASE | SIZE | LOCATION | ZONE | LAND USE | |
|---|--|--------------------------------------|---|--|---|--|
| [] Subdivision Plat/Plan | [] Minor [] Major [] Resub | | | | | |
| X Rezone | | 50×125 | 3.E. CORNER 13th & COLORADO | From: C-2To: B- | -1 | |
| [] Planned Development | [] ODP [] Prelim [] Final | | | | | |
| [] Conditional Use | | | | | | |
| [] Zone of Annex | | | | | | |
| [] Text Amendment | | | | | | |
| [] Special Use | | | | | | |
| [] Vacation | | | | | [] Right-of-Way [] Easement | |
| PROPERTY OWN | ER | [] D | EVELOPER | [] REPRESENTATIVE | | |
| × Charles | F. Luru | ie~1 | | | | |
| Name 74140 | E) Paser | Name | 221 | Name | | |
| Address | | | 251 | Address | | |
| x talm Deser | +, Ca 9226 | D | | | ···· | |
| City/State/Zip | 2651 | City/State/Zip | | City/State/Zip | | |
| Business Phone No. (619)773- | 3647 | Business Phor | | Business Phone | Business Phone No. | |
| foregoing information is tra and the review comments | ue and complete to the s. We recognize that | e best of our kno we or our repre | wledge, and that we assu sentative(s) must be pres | me the responsibility to r sent at all hearings. In | eparation of this submittal, that the monitor the status of the application the event that the petitioner is not enses before it can again be placed | |

on the agendal <u>Language</u> <u>5-26-93</u> Signature of Person Completing Application X



DEVELOPMENT PLICATION Community Development Department

250 North 5th Street Grand Junction, CO 81501 (303) 244-1430



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 | | | | |
| X Rezone | | | SOUTH STOLE 1300 BLOCK COLORMOD NUC | From: C.1 To: B-1 | |
| [] Planned Development | [] ODP [] Prelim [] Final | | | | |
| [] Conditional Use | | | | | |
| [] Zone of Annex | | | | | |
| [] Text Amendment | | | | | |
| [] Special Use | | | | | |
| [] Vacation | | | | | [] Right-of-Way [] Easement |
| [] PROPERTY OWN | IER | [] DEVELOPER | | [] REPRESENTATIVE | |
| SEE ATTAC | HED PETT | Tion | | Ciryof Gra | und function |
| Name | | Name | | Nampe 150 11 5 -12 59 | |
| Address | | Address | | City of Grand Junction Name 250 N. 5 ⁻¹⁵ St. Address <u>Grand Junction</u> , Co. City/State/Zip | |
| City/State/Zip | | City/State/Zip | | | |
| Business Phone No. | | Business Phone No. | | <u>J.44-143</u> Business Phone No. | 0 |
| NOTE: Legal property ow | ner is owner of record | | | | Onginal Do SCA Reviewe Vicin Office |

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.

on the agenda

Signature of Person Completing Application

Date

1300 Block Colorado ✓ Re-Zone from C-2 to B-1

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

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

O. D. & I. R. Hannigan 1320 Colorado Avenue Grand Junction, CO 81501 Wilderness Electronics 241 S. 14th Street

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

Glenn A. & Hulda M. Webster 1334 Colorado 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 Etta C. Carter 1330 Ute Avenue Grand Junction, CO 81501

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

Grand Junction, CO 81501

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

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

> 129-92 Coicinal Con MOT Remove Conce Office

totessel Is MO**T Romove** Nom CMice

01

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,

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

ul Colo 81506 1317 a 2653 10

of pages Post-It™ brand fax transmittal memo 767) nn 66 Phone Co. F# 4 9 Dept -40

#69 9**2**

DATE



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

THE BLOCK IS PREDOMINANTLY RESIDENTIAL IN USE, AS ARE THE MAJORITY OF THE SUBROUNDING BLOCK. THE EXISTING C-2 ZONING IS CREATING BERIOUS 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 NOME ADDRESS DATE 9-30-92 lorado ave. 35 81501 अविकेश Ave CO. 81501 1327 10819 man 442 ---------

769 32

·····

inal. OT Remove a Office

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

•

FROM

THE BLOCK IS PREDOMINANTLY RESIDENTIAL IN USE, AS ARE THE MAJORITY IN THE SURROUNDING BLOCK. THE EXISTING C-2 ZONING IS CREATING FERIOUS DIFFICULTIES FOR PROPERTY OWNERS WISHING TO SELL THEIR HOMES. ME MORTGAGE FINANCING IS NOT AVAILABLE FOR RESIDENCES LOCATED IN COMMERCIAL ZONING, FURTHERMORE, IN THE EVENT OF A LOSS OF MORE THAN 564 CITY CODES DO NOT ALLOW RESIDENTIAL REBUILDING IN A COMMERCIAL COME.

NAME OF PROPERTY OWNER PROPERTY ADDRESS &/OR HOME ADDRESS DATE nº Cleasy 9-30 42 1335 Colorado ave. M Trand · · · --------------.

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 DEPARTMENT11/17/92Karl Metzner244-1439

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 MEIZNER

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 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 dependent 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

CC APProved 1/2/93

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.

GRAND JUNCTION CITY COUNCIL DATE: AGENDA ITEM SUMMARY: STAFF:

June 16, 1993 Community Development Karl Metzner

ACTION REQUESTED:

Rezoning from C-2 (Heavy Commercial) to B-1 (Limited Business) on property located at the Southeast Corner of 13th and Colorado.

EXECUTIVE SUMMARY:

Petitioner has requested a rezoning to B-1 to allow a preschool. Preschools are not a permitted use in C-2. Property to the east of this parcel was rezoned to B-1 in fall of 1992 at the request of the property owners. Planning Commission recommends approval.

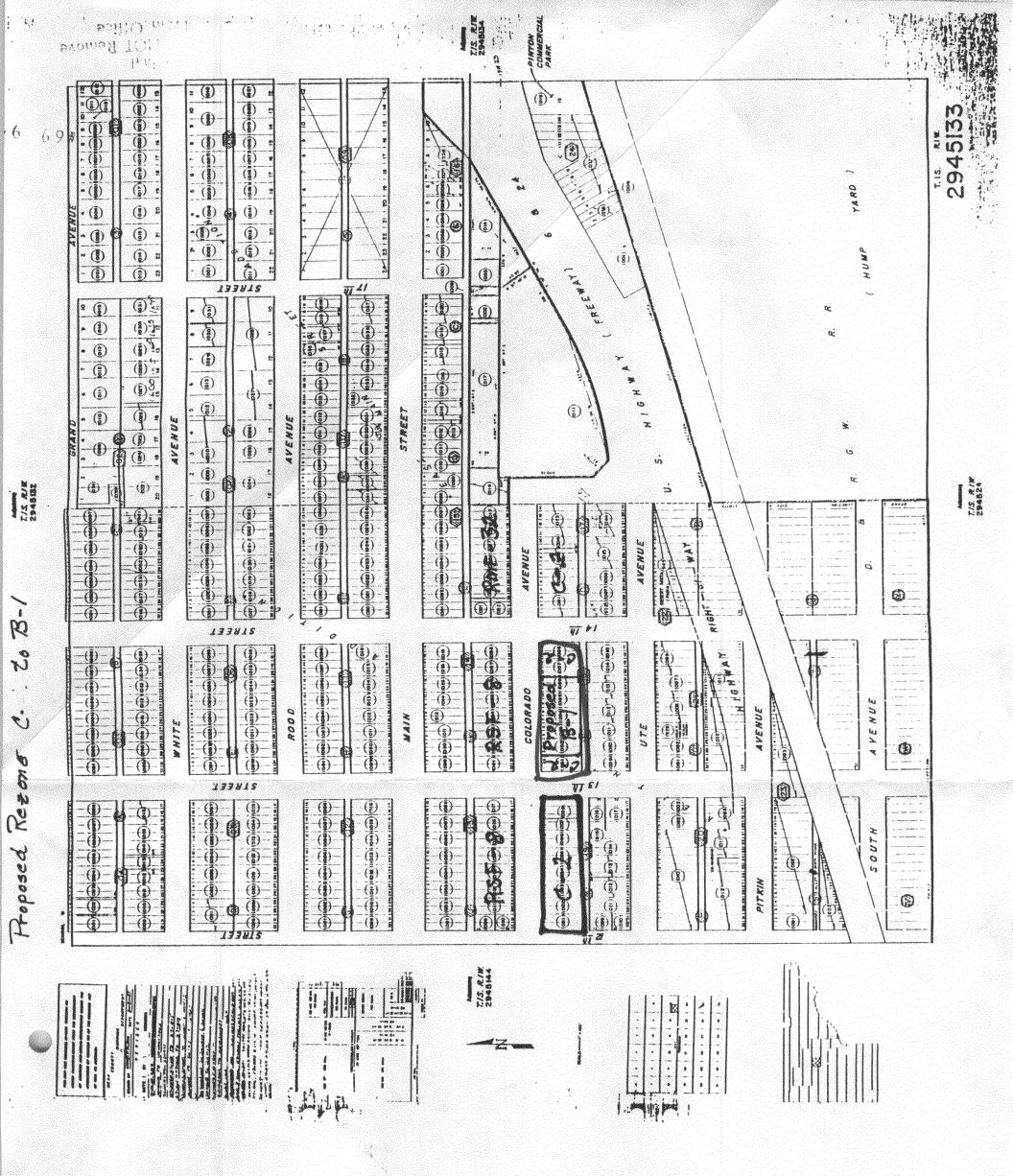
FISCAL IMPACT: None

BACKGROUND\ISSUES\OPTIONS:

The 1300 block of Colorado Ave. is primarily residential in nature. However, the South side of the block was zoned C-2 making the existing uses nonconforming. In the fall of 1992 some property owners in the block petitioned for 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 to allow a Headstart preschool. 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.

RECOMMENDATION:

Staff and Planning Commission recommend approval of the rezoning.





Prom Office