



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

A Receipt _____
 Date _____
 Rec'd By _____

File No. 71 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 checked="" type="checkbox"/> Rezone			634 & 636 Teller Av.	From: B-3 To: RMF32	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<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"/> PROPERTY OWNER		<input type="checkbox"/> DEVELOPER		<input type="checkbox"/> REPRESENTATIVE	

Mrs. Dorothy Brown
Name

634 Teller Ave
Address

Grand Jct, Co, 81501
City/State/Zip

242 - 3555

Business Phone No.

Name

Address

City/State/Zip

Business Phone No.

City of G.J. - Karl Metzger
Name

250 N. 5th St.
Address

Grand Jct, Co, 81501
City/State/Zip

244 - 1430

Business Phone No.

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.

Karl Metzger
Signature of Person Completing Application

12/14/92
Date

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

Mary L. Vancil & Betty S. Bray
639 Teller Avenue
Grand Junction, CO 81501

Elma A. & H.A. Mercer
627 Teller Avenue
Grand Junction, CO 81501

Robert W. Snyder
617 Teller Avenue
Grand Junction, CO 81501

Elsie E. & Gary Dean Lord
601 Teller Avenue
Grand Junction, CO 81501

Walter Eugene Barrett
1648 Washington Street
Denver, CO 80203-1400

Lula M Kneipp
612 Teller Avenue
Grand Junction, CO 81501

Rose M. Tomlinson
624 Teller Avenue
Grand Junction, CO 81501

Dorothy L. Brown & Betty S. Bray
639 Teller Avenue
Grand Junction, CO 81501

Betty M. Unfred
3020 Vin Rose Way
Grand Junction, CO 81501

Dennis D. & Deana S. Lambert
P.O. Box 2157
Montrose, CO 81402-2147

Oliver & Charlotte Raymond
625 Belford Avenue
Grand Junction, CO 81501-2717

Douglas C. & Carmen C. Bryce
631 Belford Avenue
Grand Junction, CO 81501-2717

Grand Valley National Bank
P.O. Box 4090
Grand Junction, CO 81502-4090

Ronald D. & Rebecca C. Wride
815 N. Seventh Street
Grand Junction, CO 81501-3202

George J. & Diane E. Cukro
805 N. Seventh Street
Grand Junction, CO 81501-3202

P.C. 1/4/93 - Rec. approval

STAFF REVIEW

FILE # 78-92

DATE: January 5, 1993

REQUEST: Rezone from B-3 to RMF-32.

LOCATION: 734 and 736 Teller Ave.

APPLICANT: City of Grand Junction

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH-- residential

EAST-- business

SOUTH-- residential

WEST-- residential

EXISTING ZONING: B-3

REQUESTED ZONING: RMF-32

SURROUNDING ZONING:

NORTH-- RMF-32

EAST:-- B-3

SOUTH-- RMF-32

WEST-- RMF-32

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

STAFF ANALYSIS: In 1968, ordinance # 1292 rezoned two blocks south of North Avenue from R-2 (now RMF-32) to B-3. It appears the intent was to rezone the property lying between 7th Street and the North/South alley to the west. The property currently under consideration lies west of that alley. The lots fronting 7th Street in the block between North Ave. and Belford are numbered 11-22 but the lots in the block between Belford and Teller are numbered 11-20. The legal description in the ordinance referenced lots 11-22 in both blocks. Thus two lots west of the alley were included in the rezone. It appears that this zoning was an error in the legal description contained in the ordinance. The zoning map was

changed for the lots fronting 7th Street but not for the two lots west of the alley. The owner of the property at the time of the rezoning has stated that she did not request the rezone and was never notified that her property was to be rezoned. The current owner assumed the property was zoned residential. The B-3 zoning was discovered through research for a proposed alley improvement district. The current owner is elderly and has stated that she does not want business zoning on her property. Staff feels the evidence supports the opinion that this property was zoned in error and at the request of the owner, has initiated this petition to correct that error.

STAFF RECOMMENDATION: Recommend approval of the requested rezone because the properties current zoning was in error.

