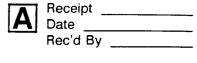
Table of Contents

Fi	le	1992-0078 Name: 634 & 636 Teller Ave B-3 to RMF-32							
_	1 6								
P r	S	A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS							
e	a	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development							
s	n	file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will							
e	n	be found on the ISYS query system in their designated categories.							
n t	e d	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	T-bl- of Cdd-							
		Table of Contents *Review Sheet Summary							
X	X	*Application form							
X		Review Sheets							
71									
	-	Receipts for fees paid for anything							
	-	*Submittal checklist							
-		*General project report							
X		Reduced copy of final plans or drawings							
<u> </u>		Reduction of assessor's map.							
37	77	Evidence of title, deeds, easements							
X	X	*Mailing list to adjacent property owners							
		Public notice cards							
X		Record of certified mail							
		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							
\dashv		*Review Comments							
X	X	*Petitioner's response to comments							
	-	*Staff Reports							
\dashv		*Planning Commission staff report and exhibits							
		*City Council staff report and exhibits *Summary sheet of final conditions							
DOCUMENT DESCRIPTION:									
X	X	Ordinance No. 2643 - **							
X		City Council Minutes - 1/20/93, 2/3/93 - **							
X		Mesa Co. Property Assessment list							
X	X	Planning Commission Minutes - 1/5/93 - **							
X		Legal Ad - 12/29/93							
X	X	Reduced Assessor's Map with designated area							
\exists									
	$\neg \uparrow$								
	\top								
	\neg								
\dashv	\dashv								
	T								
	\neg								



DEVELOPMENT PLICATION

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



File No. <u>#7 9 2</u>

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							
Rezone			634 \$ 634 Teller Av.	From: B-3To: RMF32				
[] Planned Development	[] ODP [] Prelim [] Final							
[] Conditional Use								
[] Zone of Annex								
[] Text Amendment								
[] Special Use								
[] Vacation					[] Right-of-Way [] Easement			
[] PROPERTY OWN	IER	[] DI	EVELOPER	[] REPI	RESENTATIVE			
Name Name Name								
634 Veller Address	the	Address Address						
Corand Jet Co. 8150/ Corand Jet, Co, 8150/								
242 - 35	55	City/State/Zip City/State/Zip			6			
Business Phone No.		Business Phon	e No.	244-1430 Business Phone No.				
NOTE: Legal property owner is owner of record on date of submittal.								
foregoing information is to and the review comments represented, the item will on the agenda.	ue and complete to the s. We recognize that the bedropped from the a	best of our knowe or our representa, and an a	wledge, and that we assur sentative(s) must be pres	s with respect to the preparat me the responsibility to monito ent at all hearings. In the ev cover rescheduling expenses to	r the status of the application ent that the petitioner is not			
Signature of Person (Completing Applica	ition	1,	/[Date			
		· · · · · · · · · · · · · · · · · · ·	****					

Mary L. Vancil & Betty S. Bray Elma A. & H.A. Mercer Robert W. Snyder 639 Teller Avenue 627 Teller Avenue 617 Teller Avenue Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 Elsie E. & Gary Dean Lord Walter Eugene Barrett Lula M Kneipp 1648 Washington Street 601 Teller Avenue 612 Teller Avenue Denver, CO 80203-1400 Grand Junction, CO 81501 Grand Junction, CO 81501 Rose M. Tomlinson Dorothy L. Brown & Betty S. Bray Betty M. Unfred 639 Teller Avenue 624 Teller Avenue 3020 Vin Rose Way Grand Junction, CO 81501 Grand Junction, CO 81501 Grand Junction, CO 81501 Dennis D. & Deana S. Lambert Oliver & Charlotte Raymond Douglas C. & Carmen C. Bryce P.O. Box 2157 625 Belford Avenue 631 Belford Avenue Montrose, CO 81402-2147 Grand Junction, CO 81501-2717 Grand Junction, CO 81501-2717 Grand Valley National Bank Ronald D. & Rebecca C. Wride George J. & Diane E. Cukro 805 N. Seventh Street P.O. Box 4090 815 N. Seventh Street

Grand Junction, CO 81501-3202

Grand Junction, CO 81501-3202

Grand Junction, CO 81502-4090

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.

HTROK