



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

A Receipt _____
 Date _____
 Rec'd By _____
 File No. 22 93

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		.5 acre	1212 BOOKCLIFF	From: RMF64 To: B-2	
<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

PROPERTY OWNER ~~DEVELOPER~~ REPRESENTATIVE

<u>Julie M. Gillis</u> <u>Darrel R. Blehm</u> <input checked="" type="checkbox"/> <u>Richard C. Huffaker</u>	Name	<u>1212 Bookcliff Avenue</u>	Address	<u>Grand Junction, CO 81501</u>	City/State/Zip	<u>242-3635 Gillis</u> <u>245-0785 Blehm</u>	Business Phone No.	<u>245-3333 Huffaker</u>
<u>Russ E. Gillis</u>	Name	<u>723 Pacific Dr.</u>	Address	<u>Grand Junction, CO 81506</u>	City/State/Zip	<u>(303) 241-5181</u>	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.

Russ E. Gillis 2-25-93
 Signature of Person Completing Application Date

Julie M. Gillis, D.B.
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

Richard C. Huffaker

Stamp: *Noted for Removal from Office*

22-93
/ 2945-122-00-038
JOHN E BROPHY
LEONA M
2654 PARADISE WY
GRAND JUNCTION, CO 81506-8632

/ 2945-122-17-032
MARIE A GOLDEN
1305 WELLINGTON CT #109
GRAND JUNCTION, CO 81501-8126

/ 2945-122-00-047
DAVID W COURTNEY
CAROL D
727 - 25 ROAD
GRAND JUNCTION, CO 81505

/ 2945-122-17-034
KENNETH J SCHONSHECK
NANCY J
1305 WELLINGTON CT #117
GRAND JUNCTION, CO 81501-8130

/ 2945-122-00-044
WILLIAM J CALVER
VIRGINIA L
2185 BUFFALO DR
GRAND JUNCTION, CO 81503-2556

/ 2945-122-17-035
A ELINOR LARSON
1305 WELLINGTON CT #116
GRAND JUNCTION, CO 81501-8130

/ 2945-122-00-167
LAIRD T MILBURN
P O BOX 2188
GRAND JUNCTION, CO 81502-2188

/ 2945-122-17-036
MILDRED D WALKER
1305 WELLINGTON CT #115
GRAND JUNCTION, CO 81501-8130

/ 2945-122-17-033
WILLIAM L LANGE
1305 WELLINGTON AV #110
GRAND JUNCTION, CO 81501-8210

/ 2945-122-00-036
DONALD R CARNS
A M
2424 N 12TH ST
GRAND JUNCTION, CO 81501-8106

/ 2945-122-17-031
L KRISTINE GARDNER
P O BOX 1301
GLENWOOD SPRINGS, CO 81602-1301

/ 2945-122-00-037
DONALD R CARNS
ALICE N
2412 N 12TH STREET
GRAND JUNCTION, CO 81501-8106

/ 2945-122-00-048
KAREN HAYASHI TRAYLOR
TRUSTEE
780 ELM AV
GRAND JUNCTION, CO 81501-3028

/ 2945-122-00-064
JOHN D CROZIER
M S
13 VISTA DR
BROOKFIELD, CT 06804-1617

/ 2945-122-00-166
ROSE T WARD
736 TULIP DR
GRAND JUNCTION, CO 81506-1836

22-93
/ 2945-111-00-014
DONALD G SULLIVAN
CAROL SHELL
2335 N 12TH ST
GRAND JUNCTION, CO 81501-8103

/ 2945-111-00-975
FAIRMOUNT COMMUNITY CLUB
2511 N 12TH ST
GRAND JUNCTION, CO 81501-8202

/ 2945-111-00-016
BETTY J WHITE
1160 BOOKCLIFF
GRAND JUNCTION, CO 81501-8116

/ 2945-111-00-015
RICHARD C HUFFAKER
TR - RICHARD HUFFAKER TRUST
1964 CHAPPARRAL DRIVE
GRAND JUNCTION, CO 81503

/ 2945-111-25-020
WELLINGTON III CONDOMINIUM ASSN
1120 WELLINGTON AVE
GRAND JUNCTION, CO 81501-6115

/ 2945-111-00-017
DONALD E LOVATO
804 JAMAICA DR
GRAND JUNCTION, CO 81506-8635

/ 2945-111-25-021
FREDERICK A SCHUMANN
PO BOX 2391
GRAND JUNCTION, CO 81502-2391

2945-122-20-001
WGH GROUP
1964 CHAPPARRAL
GRAND JUNCTION, CO 81503

2945-122-20-002
GILLIS, JULIE MCDONNELL
723 PACIFIC DR
GRAND JUNCTION, CO 81506

2945-122-20-003
WGH GROUP
1964 CHAPPARRAL
GRAND JUNCTION, CO 81503

/ 2945-111-00-079
EARL A YOUNG
2303 N 1ST ST
GRAND JUNCTION, CO 81501-2027

/ 2945-111-00-081
DOS INC
421 BRACH DR
GRAND JUNCTION, CO 81503-2757

/ 2945-111-00-082
DOS INC
421 BRACH DR
GRAND JUNCTION, CO 81503-2757

2945-122-20-004
DARREL R. BLEHM
1212 BOOKCLIFF AV #4
GRAND JUNCTION, CO 81501

2945-111-30-001
DONALD ANDERSON
393 1/2 HILLVIEW DR
GRAND JUNCTION, CO 81503

Original
NOT Remove
from Office

PROJECT NARRATIVE

Proposal: Rezone parcel #2945-122-20 from RMF-64 to B-1

Proposal Location: 1212 Bookcliff Avenue (Corner of 12th & Bookcliff)

Discussion:

The 1212 Bookcliff Medical Building was built in 1979 under a conditional use permit in an area which was zoned as residential multi-family (RMF-64). In 1981 the City Code was changed so that offices are no longer allowed as a conditional use in RMF-64. The existing building is a legal nonconforming use.

According to Article 12 (Use and Occupancy) of the Condominium Declaration for the 1212 Bookcliff Medical Building, the units have been and shall be used only as doctors offices and other commercial activities (such as pharmacies, optical shops, and laboratories) normally and usually associated with and beneficial to primary usage as doctors offices.

The unit owners request that the parcel be rezoned, B-1, in order to make the zoning consistent with the existing use and to allow the owners to obtain a permit to install a free-standing sign adjacent to 12th Street. This sign will allow patients to more easily and safely identify the building while driving along 12th Street.

The 12th Street corridor has grown over the past 14 years since this building was constructed and many businesses have relocated in this area. Approximately one block south, a new office building is under construction to house medical offices. Also to the south on the west side of 12th, Community Hospital has purchased property for possible future expansion.

The proposed rezone is in conformance with the 12th Street corridor guidelines and is compatible with the surrounding area.

REVIEW COMMENTS

Page 1 of 1

FILE NO. #22-93

TITLE HEADING: Rezone from RMF-64 to B-1

LOCATION: 1212 Bookcliff Avenue

PETITIONER: Richard Huffaker, Julie Gillis, Daniel Blehm

PETITIONER'S ADDRESS/TELEPHONE: 1212 Bookcliff Avenue
Grand Junction, CO 81501
241-5181

STAFF REPRESENTATIVE: Karl Metzner

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS REQUIRED
ON OR BEFORE 5:00 P.M., MARCH 29, 1993.**

CITY PROPERTY AGENT 3/4/93
Tim Woodmansee 244-1565

No comments.

FIRE DEPARTMENT 3/8/93
George Bennett 244-1400

No problems at this time.

CITY DEVELOPMENT ENGINEER 3/16/93
Gerald Williams 244-1591

No comment.

CITY UTILITY ENGINEER 3/16/93
Bill Cheney 244-1590

No comment.

COMMUNITY DEVELOPMENT DEPT. 3/17/93
Karl Metzner 244-1439

This project was approved and built under a conditional use for office in a RMF-64 Zone under previous City codes. All structures, landscaping, parking and other site improvements are existing. Rezoning this property would remove its non-conforming use status. The use is in compliance with the 12th Street corridor guidelines.

Recommend a Planned Business Zone instead of B-1. Recommend proposed additional sign be approved as part of the plan.

FF



ACTION SHEET

ACRES _____

UNITS _____

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 _____

REZONE

FILE NUMBER #22 93

ZONE _____

TAX SCHEDULE # _____

Rezone RMF-64 to B-1

1212 Bookcliff

2/26/93

DATE MAILED OUT _____

DATE POSTED _____

REVIEW AGENCIES

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

Table with 28 columns (A-Z, BB-GG) and 28 rows of agencies. Includes: 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.