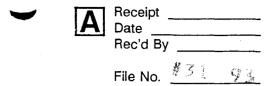
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Fil	e	1993-0031 Name: <u>1200 Block o</u>	f Col	огас	do Avenue - Rezone C2 to B1							
P r e s e n t	S c a n n e d	A few items are denoted with an asterisk (*), which means retrieval system. In some instances, items are found on the lifle because they are already scanned elsewhere on the system to be found on the ISYS query system in their designated categorouments specific to certain files, not found in the standard Remaining items, (not selected for scanning), will be listed at the contents of each file.	ist l m. ' orie che	out The es. eckl	are not present in the scanned electronic development ese scanned documents are denoted with (**) and will list materials, are listed at the bottom of the page.							
X	X	Table of Contents										
		*Review Sheet Summary										
X	X	*Application form										
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		Receipts for fees paid for anything										
		*Submittal checklist										
X	X											
		Reduced copy of final plans or drawings										
		Reduction of assessor's map.										
		Evidence of title, deeds, easements										
		*Mailing list to adjacent property owners										
	_	Public notice cards  Record of certified mail										
		Legal description										
		Appraisal of raw land										
-	$\dashv$	Reduction of any maps – final copy										
		*Final reports for drainage and soils (geotechnical reports)										
		Other bound or non-bound reports										
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X	X	*Review Comments										
		*Petitioner's response to comments										
X	X											
		*Planning Commission staff report and exhibits		• • • •								
		*City Council staff report and exhibits										
		*Summary sheet of final conditions										
	DOCUMENT DESCRIPTION:											
		Development Application		Π								
X	X	Ordinance No. 2677 - **										
X	X	Signed Petition requesting that the City of Grand Jct. initiate a										
		rezone		<u> </u>								
X		Legal Ads - 3/30/93, 4/5/93, 4/14/93										
X		Planning Commission Minutes, Agenda - 4/6/93 - **	ļ	L								
X	X	City Council Minutes - 4/21/93, 5/5/93, 6/16/93 - **	↓_	_								
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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					
<b>⋈</b> Rezone		lacre t	1200 BLOCK COLORL AUC - SOUTH SIDE	From: <i>0-2</i> To: <i>B-/</i>		
[ ] Planned Development	[ ] ODP [ ] Prelim [ ] Final					
[] Conditional Use						
[] Zone of Annex						
[] Text Amendment						
[] Special Use						
[] Vacation					[ ] Right-of-Way [ ] Easement	
Name	OCKOSED P	Name		Name / Name / S	seand Junction of St.	
Address		Address		250 N. 5 21. Address		
City/State/Zip		City/State/Zip		City/State/Zip	notion, Co.	
Business Phone No.		Business Phor	ne No.	Business Phone No.		
NOTE: Legal property ow						
foregoing information is tr 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 esentative(s) must be pre	ime the responsibility to monitions at all hearings. In the e	ation of this submittal, that the ator the status of the application event that the petitioner is not a before it can again be placed to	
Signature of Person (	Completing Applica	ation		V	Date	
attached						
Signature of Property	Owner(s) - Attach	Additional S	heets if Necessary			

## PROJECT NARRATIVE

Rezone from C-2 to B-1

Lots 3-16, Block M, Keith Addition

The requested zoning includes 7 parcels on the south side of the 1200 block of Colorado Ave. One parcel on the southeast corner of 12th and Colorado has not joined in this petition since his proposed use for this parcel (restaurant) is not an allowed use in B-1.

The properties being petitioned are all residential uses and the character of both sides of the 1200 block of Colorado is primarily residential. Petitioners have requested this rezoning to remove the non-conforming status of their properties and facilitate martgage financing. Residential uses are an allowed use in B-1. The B-1 is requested to allow the option for future light business uses.

The Community Development Department has initiated this rezoning request on behalf of the petitioners. This is consistent with past practice where multiple ownerships have existed under zoning which is grossly inappropriate for the existing uses. As with previous similar requests, department staff believes the original zoning (C-2) was in error.

1200 CO.

WE THE UNDERSIGNED PROPERTY OWNERS, HEREBY REQUEST THAT THE CITY OF GRAND JUNCTION INITIATE A REZONE OF THE FOLLOWING:

LOTS 3 MIROUGH 16, BLOCK M, KEITH ADDITION, GRAND JUNCTION, FROM IT'S 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 ZONE IS CREATING SERIOUS DIFFICULTIES FOR PROPERTY OWNERS WISHING TO SELL THEIR HOMES. HOME MORTAGE FINANCING IS NOT AVAILIABLE FOR RESIDENCES LOCATED IN COMMERCIAL ZONING. FURTHERMORE, IN THE EVENT OF A LOSS OF MORE THAN 50% OF THE PROPERTY, CITY CODES DO NOT ALLOW RESIDENTIAL REBUILDING IN A COMMERCIAL ZONE.

NAME OF PROPERTY OWNER

PROPERTY ADDRESS

DATE

Deluc Evilla : 3 Volorado que

Robertes Eastand 1953 Cologado anie

m. Lopes 1261 Colo Que

1261 Colo 2-24-93 1235 Colorado Ave 3-04-93

Q-44-93

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## **REVIEW COMMENTS**

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FILE NO. #31-93 TITLE HEADING: Rezone from C2 to B1

**LOCATION:** 1200 Block of Colorado Avenue, South Side

**PETITIONER:** City of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE: 250 North 5th Street

Grand Junction, CO 81501

244-1439

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

No comment.

**CITY ATTORNEY** 3/18/93

Dan Wilson/John Shaver 244-1506

No comment.

## STAFF REVIEW

FILE # 31-93

DATE: March 30, 1993

STAFF: Karl Metzner

REQUEST: Rezoning from C-2 to B-1

LOCATION: South side 1200 Block Colorado Ave.

APPLICANT: Dan Holycross

EXISTING LAND USE: Residential

PROPOSED LAND USE: Residential/Light Business

SURROUNDING LAND USE:

NORTH: Single family residential EAST: Single family residential/office

SOUTH: Commercial WEST: Vacant/office

**EXISTING ZONING: C-2** 

PROPOSED ZONING: B-1

SURROUNDING ZONING:

NORTH: RSF-8 EAST: C-2 & B-1 SOUTH: C-2 WEST: B-1

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No plans or policies exist for this area.

STAFF ANALYSIS: Property owners of lots 3 through 16 of the south side of the 1200 block of Colorado Ave have requested rezoning to remove the non-conforming status of their properties. These properties are currently developed as residential but zoned C-2. If a residence was to be destroyed over 50% of its market value it could not be replaced under the existing zoning. This nonconforming status inhibits mortgage financing for these properties. This request is similar to the rezoning of the 1300 Block of Colorado to B-1 which was done in the fall of 1992. In both cases staff has initiated the process at the request of the property owners since the zoning is so totally inappropriate to the historic use and probable future use. One

4/6/93

becommend approval

letter i Million**ove** evoca i tellog parcel at the southeast corner of 12th and Colorado is not included in this petition and will remain C-2. The B-1 zone allows residential uses as well as limited business uses such as offices.

STAFF RECOMMENDATION: Recommend approval since the existing zoning was in error at the time of adoption.