

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 mortgage 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 THROUGH 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 MORTGAGE 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

Robert L. Eastland *1253 Colorado Ave.*

Blue Castle *1253 Colorado Ave.*

Ma. Miller *1253 Colorado Ave.*

[Signature] *[Address]*

Margie M. Lopes *1261 Colo. Ave*

2-24-93

[Signature] *1261 Colo*

2-24-93

[Signature] *1235 Colorado Ave*

3-04-93

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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

PC 4/6/93 Recommend approval

Remove from file

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.