



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

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

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				From: RSF ₂ to: PB B-3 8	
<input checked="" type="checkbox"/> Planned Development	<input checked="" type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final	12,000 sq. ft.	1150 HILL AVE.		BUSINESS OFFICE
<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

<input checked="" type="checkbox"/> Grand Junction Fed. C.U.	<input checked="" type="checkbox"/> Elaine Carpenter
Name	Name
1156 Hill	1156 Hill
Address	Address
Grand Junction, Co 81501	Grand Junction, Co
City/State/Zip	City/State/Zip
243-1370	243-1370
Business Phone No.	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.

Elaine Carpenter Signature of Person Completing Application 3-16-93
 Date

Grand Junction Federal C.U. by Elaine Carpenter, Mayor
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

FILED NO. 41 93

Donna Tague
1144 Hill Ave.
Grand Junction, CO 81501

Parcel #2945-141-18-006

William Hopkins
1991 S. Broadway
Grand Junction, CO 81503

Parcel #2945-141-18-005

Winifred Naudack
George Williamsin
1130 Hill Ave.
Grand Junction, CO 81501

Parcel #2945-141-18-003

Messiah Lutheran Church
840 N. 11th St.
Grand Junction, CO 81501

Parcel #2945-141-18-981

Etta Boggs
1135 Hill Ave.
Grand Junction, CO 81501

Parcel #2945-141-19-005

Ross and Laura Prather
1129 Hill Ave.
Grand Junction, CO 81501

Parcel #2945-141-19-004

Katherine Setter
1128 Gunnison Ave.
Grand Junction, CO 81501

Parcel #2945-141-19-006

Colcal Properties Group, LTD
10314 Norris Ave. Unit K
Pacoima, CA 91331

Parcel #2945-14-19-007
#2945-14-19-008
#2945-14-19-009

Grand Junction Federal C.U.
250 N. 5th St.

Grand Junction, Co
Parcel #2945-141-18-007

Original
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From Office

#41-95



March 18, 1993

Grand Junction Federal Credit Union
Attn: Eilene Carpenter
1156 Hill Avenue
Grand Junction, CO 81501

This letter confirms our conversation concerning the rezoning of property at 1150 Hill Avenue in Grand Junction, CO. I have no objection to having it rezoned for the purpose of making a parking area for your office when you expand.

I understand that the proposed rezone only affects that property, and that a privacy fence will be installed between my property at 1144 Hill Avenue and the proposed parking lot.

Respectfully,

Donna K. Tague

Donna K. Tague
1144 Hill Avenue
Grand Junction, CO 81501
(303)241-8904

/dt

Original
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From Office

#4-1 93



ACRES _____ FILE NUMBER 4093

UNITS _____ REZONE AND ODP ZONE _____

DENSITY _____ TAX SCHEDULE # _____

ACTIVITY Rezone from B-3 & RMF.

PHASE ODP

COMMON LOCATION 1150 Hill Ave

DATE SUBMITTED _____ DATE MAILED OUT _____ DATE POSTED _____

DAY REVIEW PERIOD _____ RETURN BY _____

OPEN SPACE DEDICATION (acreage) _____ OPEN SPACE FEE REQUIRED \$ _____ PAID RECEIPT # _____

RECORDING FEE REQUIRED \$ _____ PAID (Date) _____ DATE RECORDED _____

REVIEW AGENCIES

	A	B	C	D	E	F	G	H	I	J	K	L	M	N	O	P	Q	R	S	T	U	V	W	X	Y	XX	BB	CC	DD	EE	FF	GG
<input checked="" type="checkbox"/> Community Development	●	●		●			●	●							●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Engineer (2 sets)	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Transportation Engineer	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> City Parks/Recreation	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Fire Department	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Police Department	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Planning	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Engineer	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Health	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Floodplain Administration	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> G.J. Dept. of Energy	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Walker Field	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> School District 51	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Irrigation	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Drainage	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Water (Ute, Clifton)	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Sewer Dist. (FV, CGV, OM)	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> U.S. West	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> Public Service (2 sets)	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Dept. of Transportation	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Geological Survey	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> State Health Department	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Property Agent	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Utilities Engineer	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> City Attorney	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Building Department	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> DDA	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> GJPC (7 packets) <i>D. Jammy</i>	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input checked="" type="checkbox"/> CIC (1 packet)	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> County Surveyor	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●
<input type="checkbox"/> Other	●	●													●	●	●				●	●	●	●	●	●	●	●	●	●	●	●

TOTALS	20	12	12	4	11	11	11	1	1	21	9	8
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BOARDS G.J.P.C. DATE 5/4/93 Recommend approval

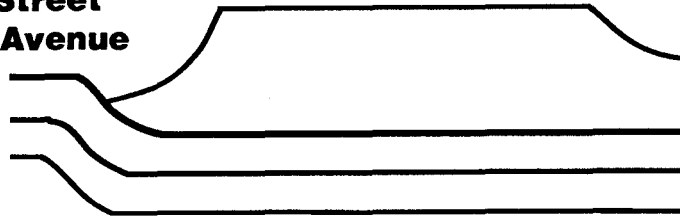
STAFF

APPLICATION FEE REQUIREMENTS
\$400 + ~~\$500~~ sign deposit

Grand Junction Federal Credit Union

Mail: 250 N. 5th Street
Office: 1156 Hill Avenue

Grand Junction, CO 81501
Phone: (303) 243-1370



Serving you since 1957

March 25, 1993

TO WHOM IT MAY CONCERN:

The Grand Junction Federal Credit Union purchased the property at 1150 Hill Ave. which adjoins our location at 1156 Hill in Sept. 1991 with the express purpose of necessary expansion. That time is at hand.

Our plan is to add approx. 540 sq ft. to our existing bldg for a total of 1725'. This will necessitate tearing down the building at 1150 Hill. The building is an eyesore and needs tearing down.

We plan to install a drive-up facility and pave the parking area. We will have room for more than 11 parking spaces.

Our neighbors have been contacted verbally and are enthusiastic about our plans. Our plan brings the property more in line with the neighborhood. There is a parking lot across the street and behind as well. The character of the area has changed much since the original zoning. Our property is bordered by the Hobby Hut and across the street is World Savings with a good size parking lot. Our business activity fits in well with existing businesses.

We are located less than $\frac{1}{2}$ block from a 4-lane arterial street. Access is excellent and all utilities are readily available.

Additionally we have improved our building and parking already in existence to a great degree. We have paved the parking with concrete, replaced the roof and painted our building a most pleasant color.

We believe our plan will greatly improve the appearance of the area and serve our members well for a long time to come.

Thank you for your consideration.

Sincerely,

Estimate Carpenter

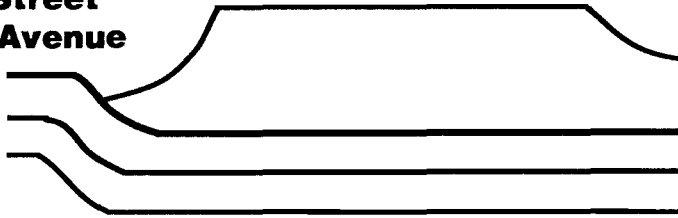
Manager

Original
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Any Office
#441 07

Grand Junction Federal Credit Union

Mail: 250 N. 5th Street
Office: 1156 Hill Avenue

Grand Junction, CO 81501
Phone: (303) 243-1370



Serving you since 1957

April 26, 1993

RE: Rezone
1150 Hill

TO WHOM IT MAY CONCERN:

Review comments: City Development Engineer
Gerald Williams

1. The planned rear entrance to the addition will be handicapped accessible. We believe the planned area will be much safer because a handicapped individual would not have to enter the traffic flow from a poor visibility point.
2. Covered in #1.
3. Final drawing will be at the prescribed scale.
4. The angled parking area will be lengthened to 21'.
5. This parking space will be eliminated to accommodate the 24' rule.
6. This plan along with the Grading and Drainage Plan will be submitted at final submittal.

Community Development Department
Karl Metzner

1. We intend to add more bushes if necessary, however, grass requires a good deal of maintenance. We are concerned with making the landscaping conform and to make it attractive; certainly more so than the parking lots across and behind our proposed parking area. Leaving the existing trees and shrubs goes a long way to achieve our goal. Also when the planters are added it should really do the trick.

Respectfully,

Elaine Carpenter

Petitioner's Representative

STAFF REVIEW

FILE # 41-93

DATE: April 27, 1993

STAFF: Karl Metzner

REQUEST: Rezoning from RMF-32 and B-3 to PB and outline development plan.

LOCATION: 1150 Hill Ave.

APPLICANT: Grand Junction Federal Credit Union

EXISTING LAND USE: Residential and existing Credit Union

PROPOSED LAND USE: Credit Union

SURROUNDING LAND USE:

NORTH: Church parking lot

EAST: Retail Sales

SOUTH: Parking Lot

WEST: Residential

EXISTING ZONING: RMF-32 and B-3

PROPOSED ZONING: PB

SURROUNDING ZONING:

NORTH: RMF-32

EAST: B-3

SOUTH: P (Parking)

WEST: RMF-32

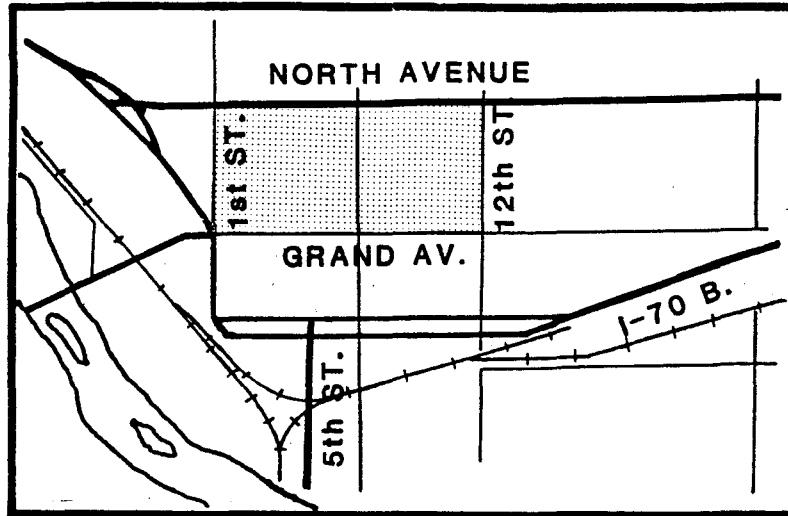
RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: This area falls under the Downtown residential neighborhood guidelines. The guidelines discourage encroachment of non residential uses into residential neighborhoods. Two non residential uses already extend to, and past, the west line of this proposal. This would appear to comply with the corridor guidelines in that it does not encroach any further than existing non residential uses.

STAFF ANALYSIS: The Grand Junction Federal Credit Union proposes to expand its existing facility to the west and add a drive up window. This expansion will require the removal of one single family structure. Land uses to the north, south and west are nonresidential and screening is proposed for the east. The existing residential structure is in poor condition. Should this application be approved petitioners will have to process a final plan application with more specific engineering information. It appears that there has been a change in character of the neighborhood and that there will be no adverse impact as a result of this development. This

proposal will not intrude any further into the residential neighborhood than the current nonresidential uses to the north and south.

STAFF RECOMMENDATION: Recommend approval subject to all review agency comments.

DOWNTOWN RESIDENTIAL NEIGHBORHOOD GUIDELINES



GENERAL DESCRIPTION

The downtown residential neighborhood being considered is bounded by 1st Street, North Avenue, 12th Street and Grand Avenue. It is one of the older sections of town with a mix of single family and multi-family uses. Most multi-family units are within older homes. However, there are several apartment complexes such as the Aladdin and Arabian Apartments. Business/commercial uses exist along the boundary corridors.

BACKGROUND AND HISTORY

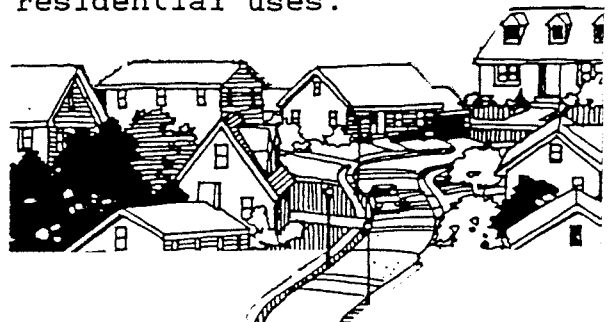
The Downtown Residential Neighborhood was part of the original platted town bounded by North Avenue, South Avenue, 1st Street and 12th Street. Gunnison Avenue was named for an early explorer, and Ouray and Chipeta Avenues were named for the Ute Indian Chief and his wife. Early commercial and residential development began from this grid system.

EXISTING ZONING AND USES

Much of the area west of 7th Street is zoned residential multi-family, 32 units per acre (RMF-32), and residential multi-family, 64 units per acre (RMF-64). The area east of 7th Street is a mix of RMF-32, RMF-

64, and residential single family, 8 units per acre (RSF-8). RSF-8 zoning allows only one dwelling unit per parcel of land. It does, however, allow for a sub-unit within the principal structure through a Special Use permit if the main house is owner-occupied and the single family appearance of the home is retained.

Multi-family zones allow for more than one structure per parcel, provided the density is not exceeded, setbacks are met, maximum lot coverage is not exceeded, and parking and landscaping requirements are accommodated. RMF-32 zoning limits each structure to four dwelling units. RMF-64 zoning has no such restriction, but again, development is limited by the other requirements of the zone. The multi-family zones, through Special and Conditional Use Permits, allow a few more community and human care/treatment facilities than the single family zone. Otherwise, these areas are also restricted to residential uses.



The 7th Street Historic District extends from Grand to Hill Avenues and is zoned planned residential, 8 units per acre (PR-8). This zoning retains the low density and protects the historic character of the corridor.

The various publicly owned lands and facilities are zoned Public Zone (PZ). The purpose of PZ is to provide identification of public ownership, uses, and facilities in order to protect public investment and interest. Most uses in this zone must be reviewed through the Special or Conditional Use process, except those uses allowed in residential zones.

The 1st Street and North Avenue corridors contain commercial zoning and uses. Grand Avenue and 12th Street are a mix of business and residential zoning. For the most part, business and commercial uses are confined to these corridors, with the exception of the Credit Union and professional offices in the 400 and 500 blocks of Ouray. These two uses were approved as Conditional Uses in R-3 zoning under the old Zoning and Development Code.

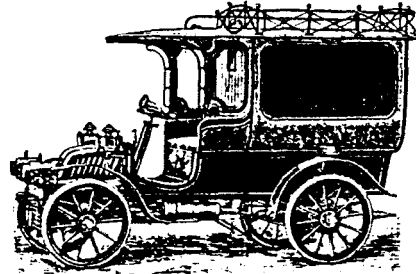
CORRIDOR GUIDELINES

The City has adopted corridor guidelines for 1st, 7th and 12th Streets and North Avenue. A separate corridor guideline for Grand Avenue will be developed in the future.

The 1st Street Guideline encourages redevelopment of the business and commercial uses along the corridor. Offices are encouraged between 1st and

2nd Streets to act as a buffer between the commercial and residential uses.

The 7th Street Guideline endorses the PR-8 zoning to protect the existing historical character and single family uses of the corridor.



The 12th Street Guideline recognizes that section of 12th Street north of Gunnison as being in a transitional phase. It discourages non-residential development encroaching into the existing residential neighborhoods. Existing north/south alleyways (or approximate lines where alleys would exist) should serve as a buffer between the residential areas and any non-residential development fronting on 12th Street. The corridor south of Gunnison Avenue is primarily residential in use and zoning. Encroachment into this area by business uses is discouraged.

The North Avenue Guideline suggests commercial zoning and uses along the corridor are appropriate. The existing residential uses abutting the corridor should be respected and protected. Office and multi-family residential uses may be appropriate on the north side of Belford to buffer the existing single family residential uses from commercial development.

ISSUES

Potential development conflicts in this neighborhood were brought to light in March of 1987 when the Teacher's Credit Union requested a rezone to expand their parking lot to Chipeta Avenue. The request was denied by City Council based on neighborhood opposition. The Council asked that a neighborhood plan be developed to assist in the decision-making process. In addition, a request in December of 1987 to rezone properties involved in a land swap between Mesa County and the Credit Union was tabled by the Planning Commission pending the implementation of a neighborhood plan.



NEIGHBORHOOD GUIDELINES

Listed below are the revised Downtown Residential Neighborhood Guidelines as adopted by the City Council on July 6, 1988. Note the change in the guidelines concerning the Credit Union and Older American Center.

Business/commercial uses should be confined to the major corridors--1st Street, North Avenue, 12th Street and Grand Avenue, as per the Corridor Guidelines.

Encroachment of non-residential uses into existing residential areas is discouraged.

The downtown residential neighborhood is recognized for its historic significance.

Renovation of existing older single family structures as housing is encouraged.

The residential neighborhood, bounded by Ouray Avenue, 2nd Street, Belford Avenue and 12th Street needs to develop a strong sense of community through continuity within sub-neighborhoods.

The neighborhood is encouraged to develop a unique identity through landscaping, streetscaping and architectural design.

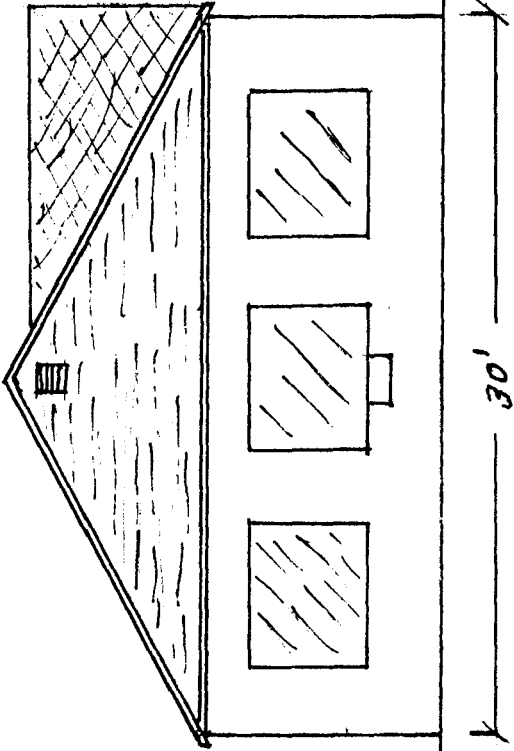
Renovation of structures for professional offices is encouraged in the transitional/buffer areas between business/commercial and residential uses.

The renovation of existing structures is encouraged for multi-family use, rather than building new structures that may not fit in with the character of the neighborhood.

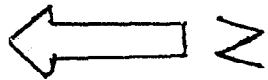
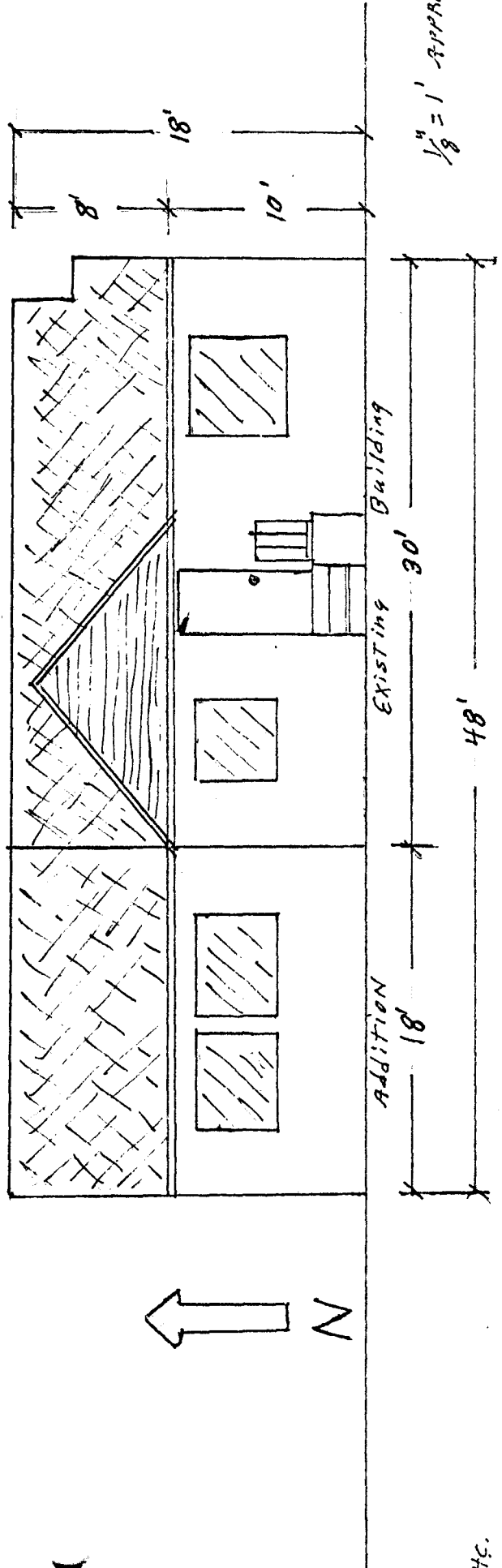
The 500 block of the north side of Ouray and the south side of Chipeta is recognized as a unique area with an existing business. Further encroachment of new business/commercial uses into this block is discouraged; expansion of the existing Credit Union facilities to the north of the alley is discouraged.

As a community facility, the Older American Center is a recognized asset to the downtown area. Expansion of the Center, compatible with the area, is encouraged to enhance further renovation of the residential neighborhood and to support downtown facilities.

FOR THE
COUNTY ENGINEER
COUNTY OFFICE
MILWAUKEE, WIS.



30'



ADDITION 18'

EXISTING 30'

BUILDING 10'

48'

18'

10'

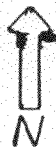
1/8" = 1' APPROXIMATE

O.H.C.

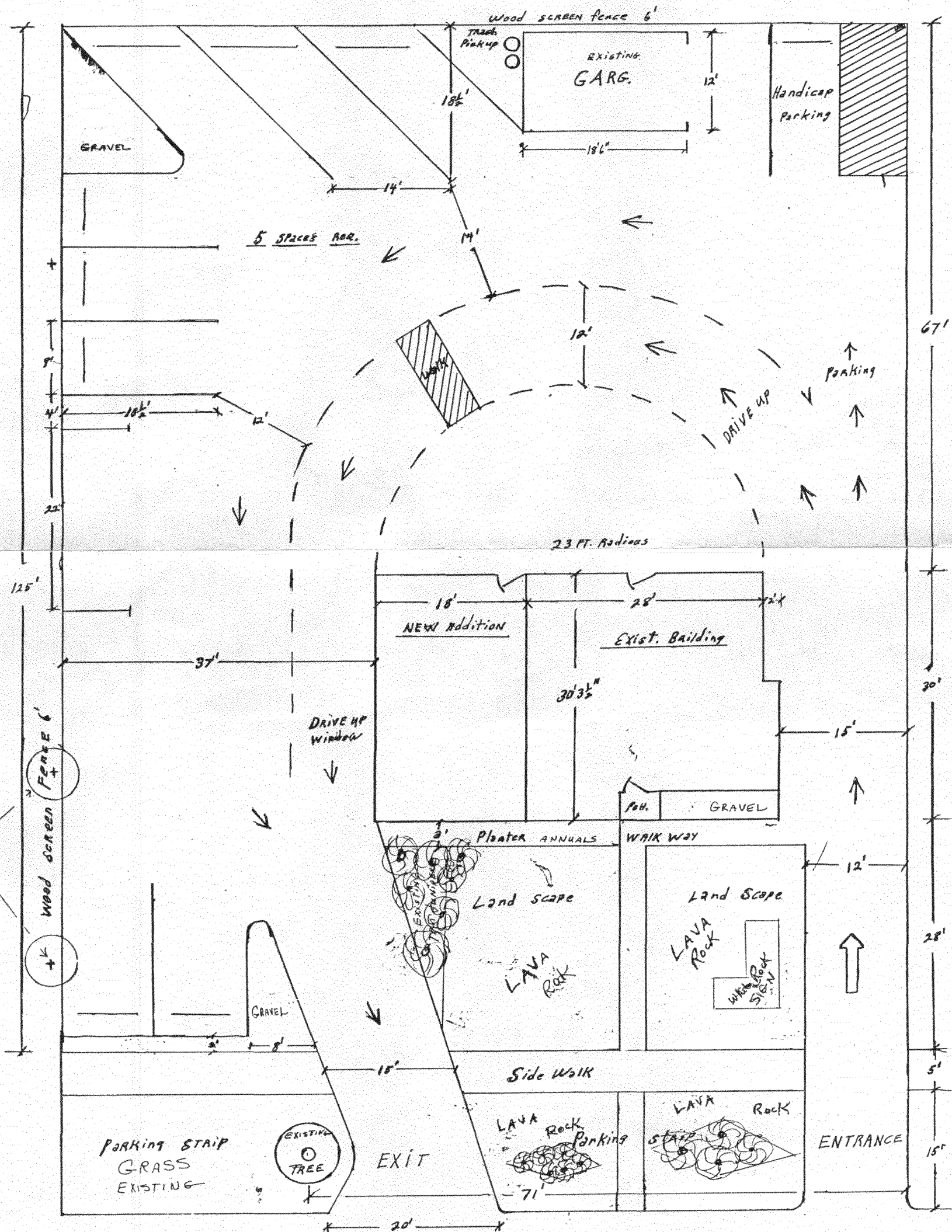
3 ea 11x17"
12 ea 24x32"

Church parking lot
↑

GRAND JUNCTION FED. CREDIT UNION



ALLEY
100'



(Site Plan)

Hill STREET

EXISTING JUNIPERS
Scale 1/8" = 1 FT. APPROXIMATE

41.93

Savings & Loan
↓

Original
Do NOT Remove
From Office

18" x 24" size