

PRE-APPLICATION CONFERENCE

Date: 8/2/93
Conference Attendance: N/A
Proposal: REZONE PB to RMF-32
Location: 128 TELLER

Tax Parcel Number: 2945-142-12-008
Review Fee: \$330
(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? NO
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation? NO
Parks and Open Space fees required? NO Estimated Amount:
Recording fees required? NO Estimated Amount:
Half street improvement fees required? NO Estimated Amount:
Revocable Permit required? NO
State Highway Access Permit required? NO

Applicable Plans, Policies and Guidelines N/A

Located in identified floodplain? FIRM panel # NO
Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? NO
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking, Drainage, Floodplain/Wetlands Mitigation, Other, Screening/Buffering, Landscaping, Availability of Utilities, Land Use Compatibility, Traffic Generation, Geologic Hazards/Soils

Related Files: # 71-82

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature of Petitioner(s)

Signature of Representative(s)

REVIEW COMMENTS

Page 1 of 1

DATE: September 1993

FILE #106-93 TITLE HEADING: Rezone - 128 Teller Avenue

ACTIVITY: Rezone from Planned Business (PB) to Residential Multi-family (RMF-32)

LOCATION: 128 Teller Avenue

PETITIONER: Mark N. Vogt

**PETITIONER'S ADDRESS/TELEPHONE: 640 S. 12th Street
Grand Junction, CO 81501
241-0604**

ENGINEER/REPRESENTATIVE: Rolland Engineering

STAFF REPRESENTATIVE: Karl

**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW
COMMENTS IS REQUIRED ON OR BEFORE 5:00 P.M.,
September 28, 1993**

CITY AGENCIES:

CITY ATTORNEY

Dan Wilson 244-1505

None.

DEVELOPMENT ENGINEER

Gerald Williams 244-1590

No Comment.

CITY UTILITIES ENGINEER

Bill Cheney 244-1590

No comment.

COMMUNITY DEVELOPMENT

Karl Metzner 244-1439

No objection to rezoning. Recommend Planning Commission develop interim policies to guide downtown rezone requests until the proposed Downtown Plan is adopted.



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

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Receipt 591
 Date 9-2-93
 Rec'd By mp
 File No. 106 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			128 TELLER	From: PB To: RMF-32	
<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

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<i>Mark K Vogt</i> Name	<i>Kenneth Archuleta</i> Name	<i>Kenneth Archuleta</i> Name
<i>136 TELLER AVE</i> Address		<i>1925 Bunting</i> Address
<i>GJ CO 81501</i> City/State/Zip		<i>G.J. CO 81501</i> City/State/Zip
		<i>N/A</i> 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.

Kenneth Archuleta
 Signature of Person Completing Application 8-16-93
Date

Mark K Vogt
 Signature of Property Owner(s) - Attach Additional Sheets if Necessary

106 93

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JAMES RICHARDS
P.O. BOX 6074
HARRISBURG, PA 17112

LAURA VENABLE
545 GREENWOOD DR
GRAND JCT CO 81501

BILL & LINDA CLEVINGER
532 GRAND VALLEY DRIVE
GRAND JCT CO 81501

WILLIAM & MARGARET KYLE
P.O. BOX 40
LOMA, CO 81524

KAREN MARQUETTE
9113 EMERALD GROVE
LAKESIDE CA 92040

THOMAS GOERKE
922 N. 1ST ST
GRAND JCT, CO 81501

RICHARD & BARBARA WRZESKI
204 TELLER AVENUE
GRAND JCT CO 81501

RAYMOND & ADELINA MEDINA
212 TELLER AVENUE
GRAND JCT CO 81501

ARTHUR & LINDA ROSE
123 TELLER AVENUE
GRAND JCT CO 81501

ED & LENA SANKEY
3447 F RD
CLIFTON CO 81520

RODNEY & GENE GANA
145 BELFORD AVENUE
GRAND JCT CO 81501

MARK FILKINS
147 TELLER AVENUE
GRAND JCT CO 81501

HERBERT MILNER
127 TELLER AVENUE
GRAND JCT CO 81501

FRANCIS ASHCRAFT
220 GUNNISON AVENUE
GRAND JCT CO 81501

ROSE & ETAL CORCORAN
212 GUNNISON AVENUE
GRAND JCT CO 81501

AVIS GREEN
202 GUNNISON AVENUE
GRAND JCT CO 81501

MICHAEL & MARCELLA VASQUEZ
201 HILL AVENUE
GRAND JCT CO 81501

IMOGENE DILL
209 HILL AVENUE
GRAND JCT CO 81501

ROBERT MCGEE
211 HILL AVENUE
GRAND JCT CO 81501

JAMES BITTLE
140 GUNNISON AVENUE
GRAND JCT CO 81501

W.E. & JANET POMRENKE
710 VICTOR DRIVE
GRAND JCT CO 81501

ALMA THEOBOLD
118 GUNNISON AVENUE
GRAND JCT CO 81501

ARTHUR & LINDA ROSE
114 GUNNISON AVENUE
GRAND JCT CO 81501

GEORGE & JEAN AUSTIN
110 GUNNISON AVENUE
GRAND JCT CO 81501

CURTIS LANE
747 26½ ROAD
GRAND JCT CO 81506

Mark Vogt
136 Teller Avenue
Grand Junction, CO 81501

Kenneth Archuleta
1925 Bunting
Grand Junction, CO 81501

City of Grand Junction
Community Development
250 North 5th Street
Grand Junction, CO 81501

128 TELLER AVENUE
GRAND JUNCTION, CO 81501

The proposal is to change zoning from commercial to residential. Primary reason for the rezoning is Financing. The banks will finance me for a residential hous.

The land use surrounding the house is primairly used as residential. The property of 128 Teller has been used as residential living for several years. Also, the property of 128 Teller is now being used as residential living.

The property was originally residential then changed to commercial use, for a ceramic shop. When the property was sold it had been left as commercially zoned.

426 23

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STAFF REVIEW

FILE # 106-93

DATE: September 21, 1993

STAFF: Karl Metzner

REQUEST: Rezone from PB (Planned Business) to RMF-32 (Residential Multi-Family not to exceed 32 units per acre)

LOCATION: 128 Teller Avenue

APPLICANT: Mark N. Vogt

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Retail Sales

EAST: Single Family Residential

SOUTH: Single Family Residential

WEST: Single Family Residential

EXISTING ZONING: Planned Business

PROPOSED ZONING: RMF-32 (Residential Multi-Family not to exceed 32 units per acre)

SURROUNDING ZONING:

NORTH: B-3 (Retail Business)

EAST: RMF-32 (Residential Multi-Family not to exceed 32 units per acre)

SOUTH: RMF-32 (Residential Multi-Family not to exceed 32 units per acre)

WEST: C-2 (Heavy Commercial)

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this property.

STAFF ANALYSIS: This parcel was originally zoned Planned Business in 1982 to accommodate a small ceramic shop. It continued as a residence as well. The ceramic shop ceased operation after a few years and the structure continued to be used strictly as a residence. The current owner has requested the rezoning to facilitate financing for the sale of the property as a residence. Although all the residential zoning in the area is RMF-32, the majority of the

land uses are single family residential. It appears that many areas zoned multi-family residential but actually in single family residential uses should be down-zoned to a single family zoning district. However, down-zoning should be accomplished on a comprehensive or at least block-by-block basis, and should be based on a land use and zoning plan. The staff has proposed that a Land Use and Zoning Plan be developed for the Grand Junction urbanizing area. If approved, the planning process should commence in mid-1994 and be completed by 1996. The Plan is intended to evaluate land use/zoning conflicts and make recommendations for zoning changes to properly reflect existing and planned future uses. It is likely that the forthcoming Land Use and Zoning Plan will call for the subject site and surrounding parcels to be rezoned to a residential use -- either single family residential zoning to preserve existing uses or multi-family residential as a buffer between business uses along 1st Street and the single family residences on the interior of the north downtown neighborhood. The requested RMF-32 zoning is consistent with the residential zoning adjacent to the subject site.

STAFF RECOMMENDATION: Staff recommends approval of the requested rezone to RMF-32.

STAFF REVIEW

FILE # 106-93

DATE: October 20, 1993

STAFF: Karl Metzner

REQUEST: Rezone from PB to RMF-32

LOCATION: 128 Teller Ave.

APPLICANT: Mark N. Vogt

EXECUTIVE SUMMARY: The petitioner is requesting a rezoning from planned business to RMF-32 an existing single family residential structure. Planning Commission has recommended approval of the rezoning.

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Retail Sales

EAST: Residential

SOUTH: Residential

WEST: Residential

EXISTING ZONING: Planned Business

PROPOSED ZONING: RMF-32

SURROUNDING ZONING:

NORTH: B-3

EAST: RMF-32

SOUTH: RMF-32

WEST: C-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: None applicable to this property.

STAFF ANALYSIS: This parcel was originally zoned Planned Business in 1982 to accommodate a small ceramic shop. It continued as a residence as well. The ceramic shop ceased operation after a few years and the structure continued to be used strictly as a residence. The current owner has requested the rezoning to facilitate financing for the sale of the property as a residence. Although all the residential zoning in this area is RMF-32 the majority of the

land uses are single family residential. A study of the North Downtown residential zoning is on the Community Development Department work program for 1994. The study is intended to evaluate the land use/zoning conflicts and make recommendations for zoning changes to more realistically reflect existing and future uses. Until this study is completed an interim policy should be developed to address applications such as this one. Staff will be preparing recommendations for Planning Commission consideration in the near future.

This request for RMF-32 zoning is consistent with the surrounding residential zone. While a residential zone at a lower density may be appropriate for the area, it is preferable to address changes for the entire area rather than one parcel at a time.

STAFF RECOMMENDATION: Recommend approval of the requested rezone to RMF-32.

PLANNING COMMISSION RECOMMENDATION: Planning Commission unanimously (5-0) recommended approval of the rezoning.

TYPE LEGAL DESCRIPTION (S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

123 TELLER AVENUE
GRAND JUNCTION, CO 81501
MESA COUNTY
LOTS 17 & 18 BLK 12 G.J.

SEARCHED
SERIALIZED

106 93
03