



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

Receipt _____
 Date _____
 Rec'd By _____
 File No. 110 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
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input checked="" type="checkbox"/> Conditional Use			819 Road	B-3	Residential
<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 checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
Name <u>Mark Schelhaas</u>	Name	Name
Address <u>819 Road Ave</u>	Address	Address
City/State/Zip <u>Grand Jct, CO 81501</u>	City/State/Zip	City/State/Zip
Business Phone No. <u>243 7030</u>	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.

X Mark Schelhaas Signature of Person Completing Application 9-2-93 Date

X Mark Schelhaas Signature of Property Owner(s) - Attach Additional Sheets if Necessary

SUBMITTAL CHECKLIST

CONDITIONAL USE

Location: 819 Road

Project Name: _____

ITEMS		DISTRIBUTION													TOTAL REQ'D.								
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input checked="" type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Parks and Rec.	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field												
<input checked="" type="checkbox"/> Application Fee	VII-1	1																					
<input checked="" type="checkbox"/> Submittal Checklist*	VII-3	1																					
<input checked="" type="checkbox"/> Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1												
<input checked="" type="checkbox"/> Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1												
<input checked="" type="checkbox"/> 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1												
<input checked="" type="checkbox"/> Evidence of Title	VII-2	1				1																	
<input checked="" type="checkbox"/> Appraisal of Raw Land	VII-1	1																					
<input checked="" type="checkbox"/> Names and Addresses	VII-3	1																					
<input checked="" type="checkbox"/> Legal Description	VII-2	1			1																		
<input type="checkbox"/> Deed	VII-1	1			1	1																	
<input type="checkbox"/> Easement	VII-2	1	1	1	1	1																	
<input type="checkbox"/> Avigation Easement	VII-1	1			1	1																	
<input type="checkbox"/> ROW	VII-3	1	1	1	1	1																	
<input checked="" type="checkbox"/> General Project Report	X-7	1	1	1	1	1	8	1	1	1	1												
<input checked="" type="checkbox"/> Location Map	IX-21	1																					
<input checked="" type="checkbox"/> Vicinity Sketch / <i>Site Plan</i>	IX-33	1	1	1	1	1	8	1	1	1	1												

TOTAL REQ'D.
13

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

PRE-APPLICATION CONFERENCE

Date: 9/2/93
Conference Attendance: Mark Schelhaas 242-4492
Proposal: Residential in B-3
Location: 819 Road

Tax Parcel Number: 2945-144-
Review Fee: \$450

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees required? Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?

Applicable Plans, Policies and Guidelines

Located in identified floodplain? FIRM panel #

Located in other geohazard area?

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?

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:

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.

X Mark Schelhaas 9-3-93 Mark Schelhaas 9-3-93
Signature(s) of Petitioner(s) Signature(s) of Representative(s)

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2945-144-16-004
SMITH, KRIS & WILBUR
825 ROOD AV
GRAND JUNCTION, CO 81501

2945-144-16-005
GRAND VALLEY CONSULTING ENGINEERS
827 ROOD AVE
GRAND JUNCTION, CO 81501

2945-144-16-006
HALL, RICHARD
RANDALL PEARCE
843 ROOD AVE
GRAND JUNCTION, CO 81501

2945-144-16-008
ARMSTRONG, EDWARD
P O BOX 1681
GRAND JUNCTION, CO 81502

2945-144-16-020
ARMSTORNG, EDWARD
659 LARKSPUR LN
GRAND JUNCTION, CO 81506

2945-144-16-021
EDWARD ARMSTRONG
659 LARKSPUR
GRAND JUNCTION, CO 81506

2945-144-16-931
MESA COUNTY
750 MAIN ST
GRAND JUNCTION, CO 81501

2945-144-09-010
KELLEY, LEE O
812 ROOD AVE
GRAND JUNCTION, CO 81501

2945-144-09-011
COOPER, JAMES & BEVERLEY
3645 APPOLLO DR
SALT LAKE CITY, UT 84124

2945-144-09-014
MOORE, GREGORY
P O BOX 4456
GRAND JUNCTION, CO 81502

● 2945-144-09-014
● MOORE, GREGORY
● P O BOX 4456
● GRAND JUNCTION, CO 81502

● 2945-144-09-015
● VOPEL, RONALD & JUDY
● 850 ROOD AV
● GRAND JUNCTION, CO 81501

● 2945-144-09-016
● TRACY, ROBERT
● 902 ROOD AV
● GRAND JUNCTION, CO 81501

● 2945-144-09-017
● KESSBERGER, STEVEN
● 825 27 $\frac{1}{2}$ RD
● GRAND JUNCTION, CO 81506

● 2945-144-09-018
● L J LINDAUER INC
● 715 HORIZON DR #360
● GRAND JUNCTION, CO 81506

● 2945-144-09-019
● MCKELVIE, GORDON & ADA
● 832 ROOD AV
● GRAND JUNCTION, CO 81501

● 2945-144-21-941
● HOUSING AUTHORITY OF THE CITY OF GRAND JUNCTION
● 2236 N 17TH ST
● GRAND JUNCTION, CO 81501

● 2945-144-15-010
● COLORAMO FEDERAL CREDIT UNION
● 910 MAIN ST
● GRAND JUNCTION, CO 81501

● 2945-144-15-018
● COLORAMO FEDERAL CREDIT UNION
● 910 MAIN ST
● GRAND JUNCTION, CO 81501

● 2945-144-15-019
● FEATHER, LARRY & JOANNA
● 631 RUSHMORE DR
● GRAND JUNCTION, CO 81503

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● 2945-144-17-007
HOBBS, CECIL & IDA
1267 TEXAS AV
● GRAND JUNCTION, CO 81501

● 2945-144-17-008
HOBBS, CECIL & IDA
1267 TEXAS AV
● GRAND JUNCTION, CO 81501

● 2945-144-17-009
HOBBS, CECIL & IDA
1267 TEXAS AVE
● GRAND JUNCTION, CO 81501

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● 2945-155-17-931
MESA COUNTY
BOARD OF COUNTY COMMISSIONERS
● P O BOX 897
GRAND JUNCTION, CO 81502

● 2945-144-10-009
TRACY, ROBERT
902 ROOD AV
● GRAND JUNCTION, CO 81501

● 2945-144-10-010
TRACY, ROBERT
902 ROOD AV
● GRAND JUNCTION, CO 81501

● 2945-144-22-001
WELCEL, BRYAN & PAM SMITH
P O BOX 1845
● GRAND JUNCTION, CO 81502

● 2945-144-22-002
MCBEE, DONALD & JANIS
775 25 3/4 RD
● GRAND JUNCTION, CO 81505

STAFF REVIEW

FILE: 110-93

DATE: September 29, 1993

STAFF: Kristen Ashbeck

REQUEST: Conditional Use - Single Family Residence in a Retail Business (B-3) Zone

LOCATION: 819 Rood Avenue

APPLICANT: Mark Schelhaas

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Single Family Residential

SOUTH: Business

EAST: Business

WEST: Parking Lot

EXISTING ZONING: Retail Business (B-3)

PROPOSED ZONING: N/A

SURROUNDING ZONING:

NORTH: Retail Business (B-3)

SOUTH: Retail Business (B-3)

EAST: Limited Business (B-1)

WEST: Retail Business (B-3)

RELATIONSHIP TO COMPREHENSIVE PLAN:

There is no comprehensive plan for this area of the City.

STAFF ANALYSIS:

This portion of downtown Grand Junction is a transitional area of mixed land uses between the Central Business District and the outlying downtown residential neighborhoods. Some older homes have been converted to compatible non-residential uses such as professional offices; although many other residences are being renovated and continue to function as single family homes.

This request is one such instance where the petitioner is wanting to upgrade the home at 819 Rood Avenue and continue to occupy it as a residence as it has been historically used since its construction. In the B-3 zone in which the home exists, a single family residence is not an allowed use by right. Since the structure existed before the zoning code, it is considered a grandfathered nonconforming use. However, if the property is damaged more than 50 percent of its replacement value, it cannot be replaced without a conditional use permit. In order for the property to be refinanced by the petitioner, the lending institution is requiring that the home be a conforming use within the zone (whether by right or conditional use).

There are no changes proposed and all improvements on the property are existing. The purpose of this application is to eliminate the nonconforming use.

STAFF RECOMMENDATION: Approval

October 6, 1993

Fidelity Mortgage
735 Rood Avenue
Grand Junction, Colorado 81501

ATTN: Lisa

To Whom It May Concern:

The Grand Junction Planning Commission, at their October 5, 1993 hearing approved a Conditional Use permit for a single family residence in a Retail Business (B-3) zone for the property located at 819 Rood Avenue (tax schedule number 2915-144-16-003) in Grand Junction. The existing single family residence at this address is now considered a conforming use and could be replaced as a single family residence if it was destroyed by fire or other causes.

Please do not hesitate to contact me if you have further questions regarding this Conditional Use permit.

Sincerely,

Kristen Ashbeck
Planner
(303) 244-1437

xc: file
Mark Schelhaas