

#70-94

The Dorothy Mae Trust
903 Teller
Grand Junction, CO 81501

Frances E. Patton
P.O. Box 122
Grand Junction, CO 81502

Robert D & FH Rait
915 Teller
Grand Junction, CO 81501

Lynn & Katrina Thompson
927 Teller
Grand Junction, CO 81501

Peter Robinson
Marilyn Green
726 Ouray
Grand Junction, CO 81501

Norman Bowles
947 Teller
Grand Junction, CO 81501

James P. Waid
926 Hill
Grand Junction, CO 81501

Matthew D. Henson
930 Hill
Grand Junction, CO 81501

Harlien Perino, Trustee
2731 Sierra Vista Road
Grand Junction, CO 81503

Dawn Bray
948 Hill
Grand Junction, CO 81501

Craig & Joanne Little
2702 Skyline
Grand Junction, CO 81506

Bud & Lee Ann Blaney
1635 Maple Court
Grand Junction, CO 81505

Verna Ellis
857 Teller
Grand Junction, CO 81501

William & Linda Britton
1728 N 18th Street
Grand Junction, CO 81501

Thomas Gibson
126 South Coulson
Fruita, CO 81521

WC & N Bush
2005 N 17th Street
Grand Junction, CO 81501

Kalvin Mickelsen
850 Hill
Grand Junction, CO 81501

Lisa Garvey
1220 County Road 205
Durango, CO 81301

Jesse & Melissa Guillen
904 Teller
Grand Junction, CO 81501

TK & ME Baughman
918 Teller
Grand Junction, CO 81501

Joy Johnson
c/o Margaret Myers
936 Teller
Grand Junction, CO 81501

Patrick & Loretta Zamora
942 Teller
Grand Junction, CO 81501

Vera W. Morse
910 Teller
Grand Junction, CO 81501

James & Brenda McDonnell
840 Teller
Grand Junction, CO 81501

David Pipe
Jacquelyn Gerhard
844 Teller
Grand Junction, CO 81501

Helen Tillotson
856 Teller
Grand Junction, CO 81501

Herbert & Geraldine Keesecker
c/o K Keesecker
1661 Columbia Drive
Englewood, FL 34223

School District #51
East Junior High School
2115 Grand Avenue
Grand Junction, CO 81501

Philip Coebergh
810 N 9th Street
Grand Junction, CO 81501

Ludwig & June Wood
906 Hill Ave.
Grand Junction, CO 81501

2945-141-09

009 Jesse & Melissa Guitten
-904 Teller

010 TK & ME Baughman
918 Teller

011 Jay Johnson
C/o Margaret Myers
936 Teller

012 Patrick & Loretta Zamora
942 Teller

015 Vera W. Morse
910 Teller

2945-141-10-013 James & Brenda McDonnell
840 Teller

014 David Pipe & Jacquelyn Gerhard
844 Teller

015 Helen Tillotson
856 Teller

016 Herbert & Geraldine Keesecker 860 Teller
C/o K Keesecker
1661 Columbia Dr Englewood, FL 34223

2945-141-21-945

City (Washington Park)

2945-141-22-942

School District #51

East Jr. High.

2115 Grand Ave. 81501

2945-141-16

001 The Dorothy Mae Trust
903 Teller

002 Frances E. Patton 911 Teller
Box 132 81502

003 Robt. D & F. H. Pait
915 Teller

004 Lynn & Katrina Thompson
927 Teller

005 Peter Robinson & Marilyn Green 935 Teller
726 Ouray

006 Cheryl & Dean Ross 95
Norman Bowles
947 Teller

011 James P. Waid
926 Hill

012 Matthew D. Henson
930 Hill

013 Harlien Perino, Trustee 936 Hill
2731 Sierra Vista Rd 81503

014 Dawn Bray
948 Hill

2945-141-15-005 Craig & Joanna Little
~~Joan & Alan Gibbs~~ 839 Teller
CellularMax 2702 Skyline 81504

006 Bud & Lee Ann Blaney 845 Teller
1635 Maple Ct 81505

007 Verna M. Ellis
857 Teller

008 Wm & Linda Britton 859 Teller
1728 N 18th

009 Thomas Gibson 862 Teller
126 S. Coulson
Fruita 81521

014 WC & N Bush 840 Hill
2005 N 17th

015 Kalvin Mickelsen
850 Hill

3-4640

014 Lisa Garvey 862 Hill
1220 County Rd 205
Durango, 81301



City of Grand Junction, Colorado
250 North Fifth Street
81501-2668
FAX: (303) 244-1599


December 23, 1992

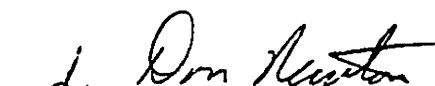
BOOK 1946 PAGE 875

1624716 01:20 PM 12/23/92
MONIKA TODD CLK&REC MESA COUNTY CO

The proposed single family house on the northeast corner of Hill Avenue and 9th Street (Lots 31, 32, Block 25, City of Grand Junction) meets the criteria as set forth in Section 5-1-7.K.3 of the Zoning and Development Code to allow the front yard setback on 9th Street to be varied to ten (10) feet from the property line.

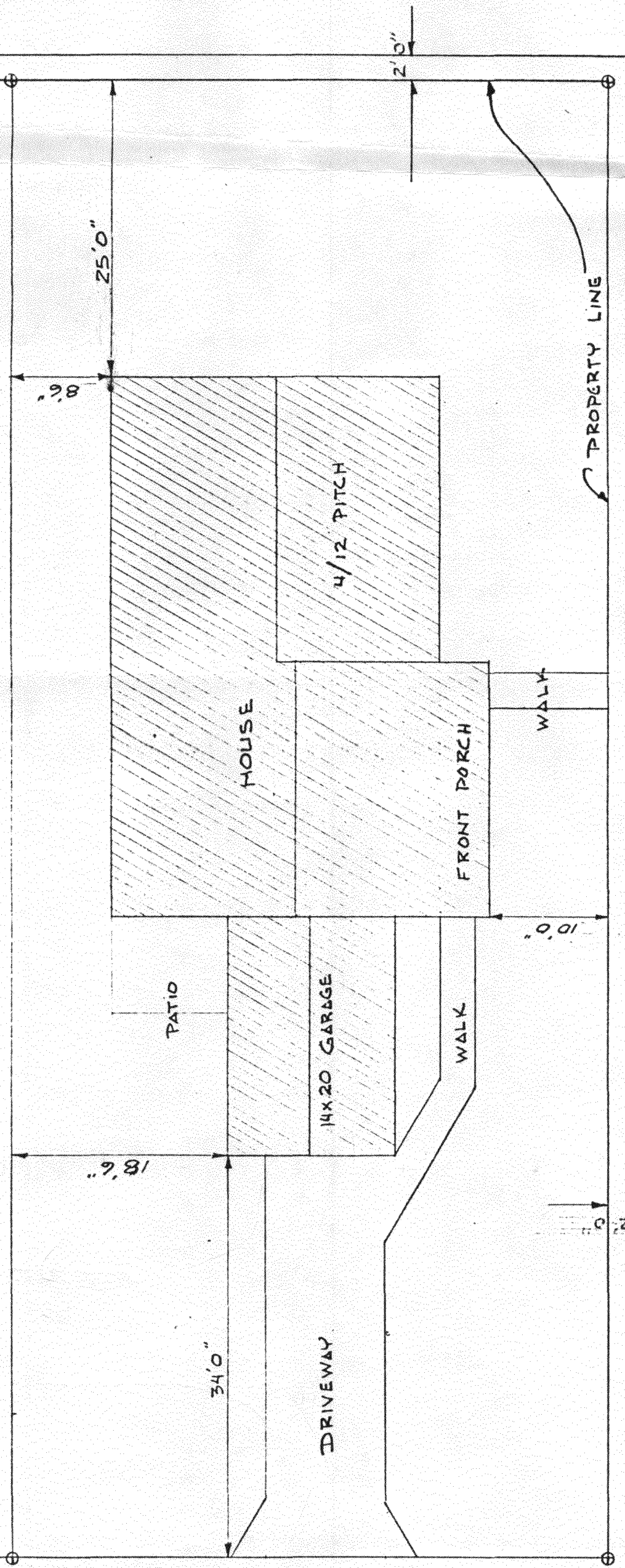
Vehicular access will not be provided directly from 9th Street to the structure. The location of the proposed structure will not create unsafe conditions for pedestrian or vehicle circulation.


Katherine M. Portner
Acting Community Development Director


J. Don Newton
City Engineer

FUTURE HOUSE

NORTH



PROPERTY LINE

CITY SIDEWALK

ISLAND

ACCEPTED *A. Barrett*
 ANY CHANGE OF DETACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

SCALE 1" = 10'0"

N. 9TH ST. PLOT PLAN

HILL AVE.

FILE #70-94

CURRENT OWNERS

2945-141-16-019 - 810 N 9th Street

Philip Coebergh
810 N 9th Street
Grand Junction, CO 81501

2945-141-16-018 - 906 Hill

Ludwig C & June C Wood
906 Hill Avenue
Grand Junction, CO 81501

#70 94

**Original
Do NOT Remove
From Office**

STAFF REVIEW

FILE: #70-94
DATE: April 27, 1994
STAFF: Kathy Portner
REQUEST: Rezone from PZ to RSF-8
LOCATION: 910 N. 9th Street and 906 Hill Avenue
APPLICANT: City of Grand Junction

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: School
EAST: Residential
WEST: Residential

EXISTING ZONING: PZ

PROPOSED ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RMF-32
SOUTH: PZ (Public Zone)
EAST: RSF-8
WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Downtown Residential Neighborhood Guidelines support residential uses in this area.

STAFF ANALYSIS:

This property was previously owned by the School District and zoned PZ (public zone). At the time the property was sold for private development it should have been rezoned to a zone compatible with the neighborhood. The RSF-8 zoning, as proposed, is consistent with the zoning to the east and west of the properties. The two homes on the properties were built to meet the bulk requirements of the RSF-8 zone.

STAFF RECOMMENDATION:

Staff recommends approval of the rezone from PZ to RSF-8.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #70-94, a request for a rezone from PZ to RSF-8, I move we forward this onto City Council with a recommendation of approval.

STAFF REVIEW

FILE: #70-94
DATE: May 12, 1994
STAFF: Kathy Portner
REQUEST: Rezone from PZ to RSF-8
LOCATION: 910 N. 9th Street and 906 Hill Avenue
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY:

A proposed rezone to correct the zoning on two parcels of land previously owned by School District 51.

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH: Residential
SOUTH: School
EAST: Residential
WEST: Residential

EXISTING ZONING: PZ

PROPOSED ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RMF-32
SOUTH: PZ (Public Zone)
EAST: RSF-8
WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Downtown Residential Neighborhood Guidelines support residential uses in this area.

STAFF ANALYSIS:

This property was previously owned by the School District and zoned PZ (public zone). At the time the property was sold for private development it should have been rezoned to a zone compatible with the neighborhood. The RSF-8 zoning, as proposed, is consistent with the zoning to the east and west of the properties. The two homes on the properties were built to meet the bulk requirements of the RSF-8 zone.

STAFF RECOMMENDATION:

Staff recommends approval of the rezone from PZ to RSF-8.

PLANNING COMMISSION RECOMMENDATION:

At their May 3, 1994 hearing, Planning Commission recommended approval.