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X	X						
37	v	*Review Sheet Summary					
A	X	1 8.6					
<u> </u>		Review Sheets					
		Receipts for fees paid for anything					
		*Submittal checklist					
		*General project report					
		Reduced copy of final plans or drawings		A COMMISSION OF STREET AND STREET			
		Reduction of assessor's map.					
		Evidence of title, deeds, easements					
X	X	*Mailing list to adjacent property owners					
		Public notice cards					
		Record of certified mail					
		Legal description					
		Appraisal of raw land					
		Reduction of any maps – final copy					
		*Final reports for drainage and soils (geotechnical reports)					
		Other bound or non-bound reports					
		Traffic studies					
		*Review Comments					
		*Petitioner's response to comments		Control of the state of the sta			
X	X						
		*Planning Commission staff report and exhibits	_				
		*City Council staff report and exhibits					
		*Summary sheet of final conditions					
DOCUMENT DESCRIPTION:							
	X						
	X						
X	X						
	X	Front yard setback variance approval – 12/23/92-Bk 1946/Pg875					
X		Notice of Public Hearing Mail-out – 5/3/94					
\neg							

The Dorothy Mae Trust	Frances E. Patton	Robert D & FH Rait
903 Teller	P.O. Box 122	915 Teller
Grand Junction, CO 81501	Grand Junction, CO 81502	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	MAtthew D. Henson	Harlien Perino, Trustee
926 Hill	930 Hill	2731 Sierra Vista Road
Grand Junction, CO 81501	Grand Junction, CO 81501	Grand Junction, CO 81503
Dawn Bray	Craig & Joanne Little	Bud & Lee Ann Blaney
948 Hill	2702 Skyline	1635 Maple Court
Grand Junction, CO 81501	Grand Junction, CO 81506	Grand Junction, CO 81505
Verna Ellis	William & Linda Britton	Thomas Gibson
857 Teller	1728 N 18th Street	126 South Coulson
Grand Junction, CO 81501	Grand Junction, CO 81501	Fruita, CO 81521
WC & N Bush	Kalvin Mickelsen	Lisa Garvey
2005 N 17th Street	850 Hill	1220 County Road 205
Grand Junction, CO 81501	Grand Junction, CO 81501	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	VEra W. Morse	James & Brenda McDonnell
942 Teller	910 Teller	840 Teller
Grand Junction, CO 81501	Grand Junction, CO 81501	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 & Melssa Guillen -904 Teller 010 TK & ME Baughman. 918 Teller OIL Jay Johnson. Yo Margaret Myers. 934 Teller 012 Patrick & Loretta Zamora 942 Teller 015 Vera W. Morse 910 Teller 2945-141-10-013 James & Brenda Mc Donnell 840 Teller 014 David Pipe & Jacquelyn Gerhard 015 Helen Tilloten SBG Teller Olle Harbert & Geraldine Keesecker 860 Teller 40 K Keesecker 1661 Columbia Dr Englewood, FL 34223

2945-141-21-945. City (Washington Park)

2946-141-22-942 School District #61 East Jr. High. 2115 Grand Ave. 81501

2945-14	to the contract of the contrac
	col The Dorothy Mue Trust
	903 Teller De La Rolling Lambage La Company
	002 Frances E. Potton 911 Teller- Box 132 81502
	003 Robt. DFF.H. Pait
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	004 Lynn & Katrina Thompson 927 Teller
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	005 Peter Robinson & Marilyn Green 935 Teller
	124 Duray
	006 When A Dean Poss - 95
	Norman Bowles
	941 Teller
	OII James P. Waid
	924 Hill 357
	012 Mathaw D. Henson
	930 HIII
	013 Harlien Perino, Trustee. 936 Hill 2731 Sierra Vista Rd 81503
	4121 1210 - 41374 - FE - 8120

014 Dawn Bray 948 Hill Craig & Joanna Little 839 Teller 2945-141-15-005 QUUTAlkar 2702 Skyline 81504 845 Teller 006 Bud \$ Lee Ann Blaney 1635 Maple Ct 81505 007 Vena M. Ellis 857 Teller 008 Wm \$ Linda Britton 859 Têller 1728 N 18th 009 Thomas Gibson 861 Teller 1265. Chusin Fruita 81521 840 Hill OUT WC # N BUSK 2005 N 1111-015 Kalvin Mickelsen 850 Hill 862 Hill 014 Lisa Garvey 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

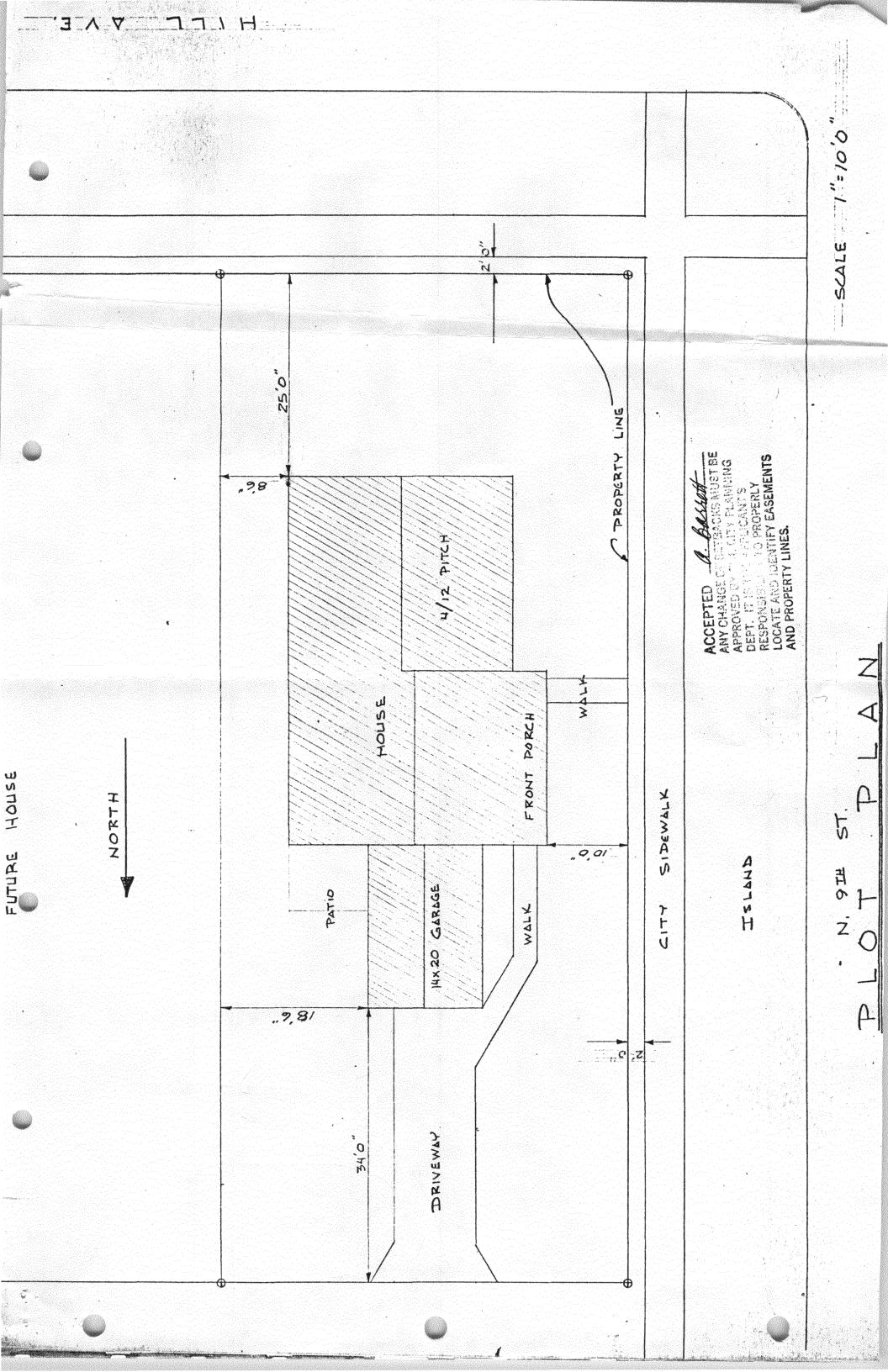
The proposed single family house on the northeast corner of Hill Avenue and 9th Street (Lots 31, 32, Block 25, City of Grand Junction) meets the criteria as set forth in Section 5-1-7.K.3 of the Zoning and Development Code to allow the front yard setback on 9th Street to be varied to ten (10) feet from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

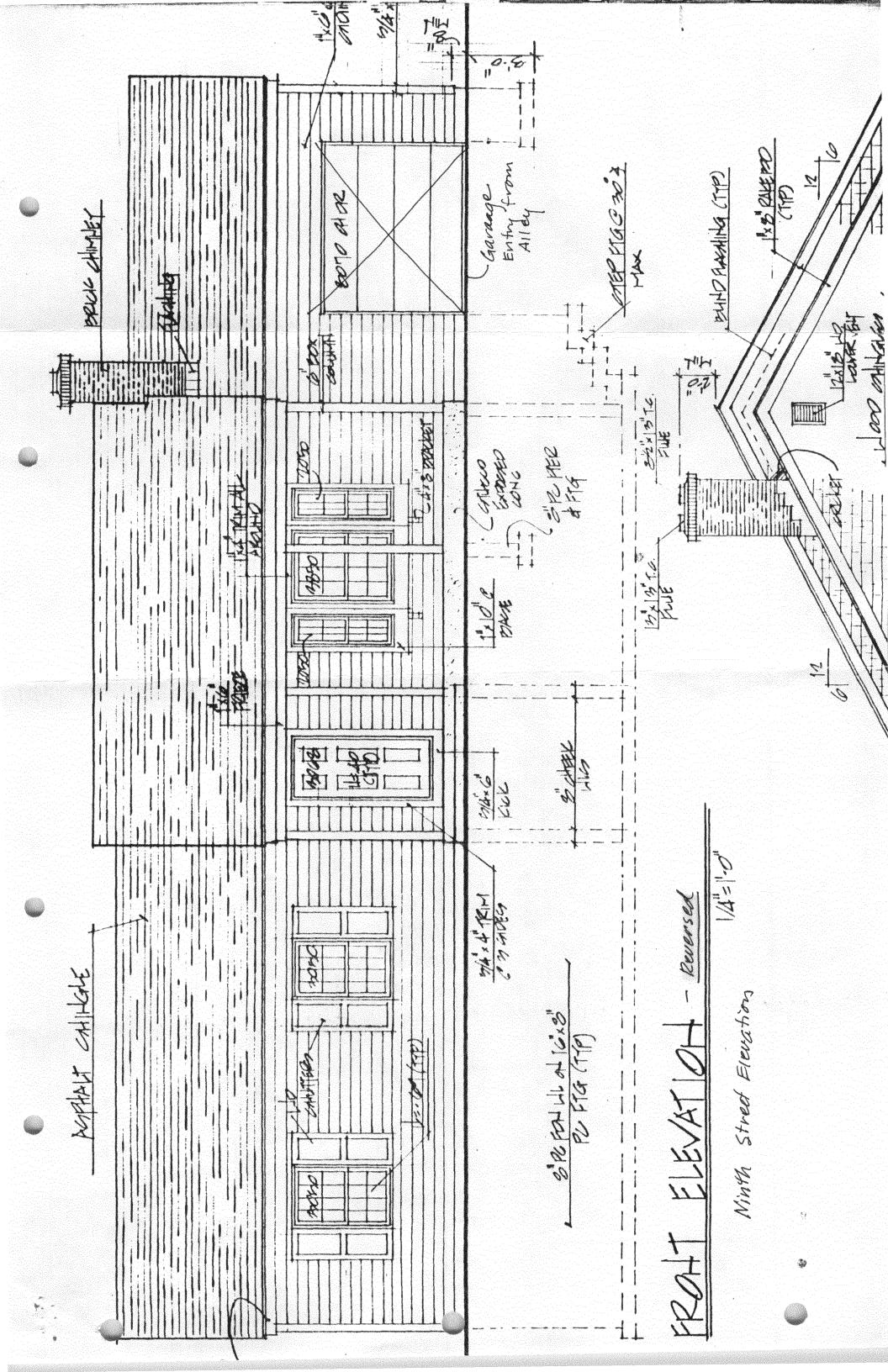
Vehicular access will not be provided directly from 9th Street to the structure. The location of the proposed structure will not create unsafe conditions for pedestrian or vehicle circulation.

Katherine M. Portner

Acting Community Development Director

J. Don Newton City Engineer





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Hill St. Elevation

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ACCEPTED ANY CHANNOS OF APPROVED SY OFFICE OF STATE OF ST

THE STATEMENTS AND PROPERTY LINES. LOCATE AR

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:

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.