



DEVELOPMENT APPLICATION

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

Receipt _____

Date 9-20-95

Rec'd By MC

File No. CMP95-167

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			<u>842 White Ave</u>	<u>B-3</u>	<u>Residential</u>
<input type="checkbox"/> Zone of Annex					
<input type="checkbox"/> Variance					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

<input checked="" type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input checked="" type="checkbox"/> REPRESENTATIVE
<u>EDWARD RICHARD MARTINEZ</u>		<u>SAME</u>
Name	Name	Name
<u>842 WHITE AVENUE</u>	<u>[REDACTED]</u>	<u>SAME</u>
Address	Address	Address
<u>GRAND JUNCTION, COLORADO 81501</u>		<u>SAME</u>
City/State/Zip	City/State/Zip	City/State/Zip
<u>248-7340</u>		<u>SAME</u>
Business Phone No.	Business Phone No.	Business Phone No.

NOTE: Legal property owner is owner of record on date of submittal.

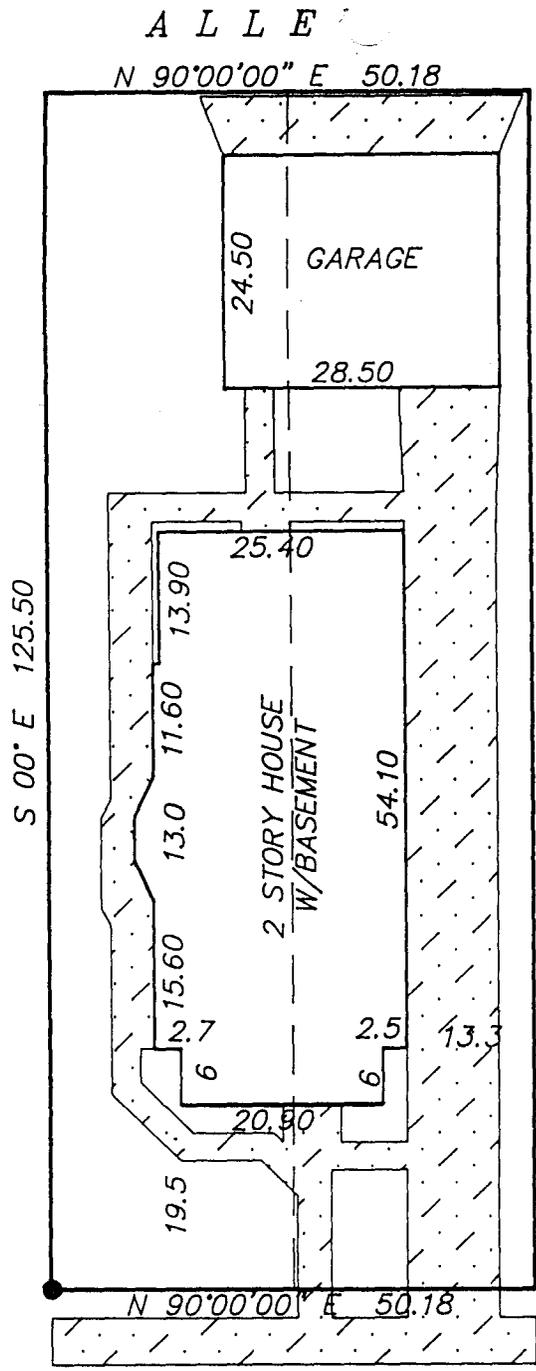
We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required 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 Edward R Martinez _____ Date 9/18/95
 Signature of Person Completing Application

X Edward R Martinez _____ Date 9/18/95
 Signature of Property Owner(s) - attach additional sheets if necessary

PROJECT REPORT

Presently, 842 White Avenue is a residence. A conditional use permit is being requested from the Planning Commission in order to insure that 842 White Avenue may be reconstructed as a residence in the event of destruction.



DESCRIPTION

LOTS 21 and 22, BLOCK 85,
CITY OF GRAND JUNCTION, CO.



LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTHERS

THIS PROPERTY DOES NOT FALL WITHIN
THE 100 YEAR FLOOD PLAIN

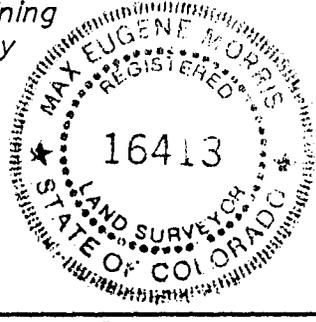
WHITE AVENUE

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for UNIFIRST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 9/24/91, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjoining premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

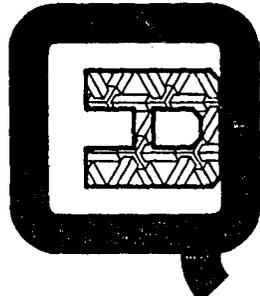
Max E. Morris 9/25/91

Max E. Morris, Registered Colorado Land Surveyor #16413



IMPROVEMENT LOCATION CERTIFICATE

842 WHITE AVENUE, GRAND JUNCTION, CO.

FOR: MARTINEZ	 <p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: CC VAP
SCALE: 1"IN = 20'FT		DRAWN BY: MEM
DATE: 9/24/91		ACAD ID: MARTINEZ
		SHEET NO.
		FILE: 91268

2945-144-04-001
ERNEST C HUNT
MARILYN J
801 GRAND AVE
GRAND JUNCTION, CO 81501-3424

2945-144-04-003
LINDA L CRAFT
827 GRAND AVE
GRAND JUNCTION, CO 81501-3424

2945-144-04-006
GRAND JUNCTION BOARD OF REALTORS
851 GRAND AVE
GRAND JUNCTION, CO 81501-3424

2945-144-04-007
KARL T BLOOM
THERESA H
861 GRAND AVE
GRAND JUNCTION, CO 81501-3424

2945-144-04-009
LINNIE BROWN
C/O GARRETT D MCMILLIN
816 WHITE AVE
GRAND JUNCTION, CO 81501-3443

2945-144-04-010
LINNIE BROWN
C/O GARRETT D MCMILLIN
816 WHITE AVE
GRAND JUNCTION, CO 81501-3443

2945-144-04-011
VINCENT A KING
838 WHITE AVE
GRAND JUNCTION, CO 81501-3443

2945-144-04-012
EDWARD RICHARD MARTINEZ
842 WHITE AVE
GRAND JUNCTION, CO 81501-3443

2945-144-04-013
DOUGLAS K FREEMAN
848 WHITE AVE
GRAND JUNCTION, CO 81501-3443

2945-144-04-002
ROBERT L FARMER
2246 S BROADWAY
GRAND JUNCTION, CO 81503-4102

2945-144-04-015
GEORGE TRACY
3035 F 1/2 RD
GRAND JUNCTION, CO 81504-5591

2945-144-04-008
JAY W BLISS
2593 1/2 GALLEY LN
GRAND JUNCTION, CO 81505-1407

2945-144-04-014
PHILIP P BOURASSA
JANIS S BOURASSA
21852 CONTENTO
MISSION VIEJO, CA 92691

2945-144-09-007
JOHN D SEIFRIED
2232 HIGHWAY 65
CEDAREGE, CO 81413-9491

2945-144-09-004
GEN CHEYNEY
825 WHITE AVE
GRAND JUNCTION, CO 81501

2945-144-09-005
DUANE E BROCK
DEBRA A DUNCAN
833 WHITE AVE
GRAND JUNCTION, CO 81501

2945-144-09-010
LEE O KELLEY
489 1/2 28 1/2 RD
GRAND JUNCTION, CO 81501

2945-144-09-011
JIM FISHER
D & J FISHER DBA JDJ ENTRPRISES
554 COURT RD
GRAND JUNCTION, CO 81501

2945-144-09-001
RACHELLE TEBYANI
947 WHITE AVE
GRAND JUNCTION, CO 81501-0000

2945-144-09-016
ROBERT W TRACY
902 ROOD AVE
GRAND JUNCTION, CO 81501-3436

2945-144-09-015
RONALD K VOPEL
JUDY H
850 ROOD AVE
GRAND JUNCTION, CO 81501-3463

2945-144-09-006
BEVERLY L WARD
841 WHITE AVE
GRAND JUNCTION, CO 81501-3482

2945-144-09-008
JOY MAR LLC
PO BOX 74
GRAND JUNCTION, CO 81502-0074

2945-144-09-003
LANCE C KONCHER
JOY C
PO BOX 1351
GRAND JUNCTION, CO 81502-1351

2945-144-09-014
GREGORY S MOORE
PO BOX 4456
GRAND JUNCTION, CO 81502-4456

2945-144-09-018
LELAND J LINDAUER
2207 DAKOTA DR
GRAND JUNCTION, CO 81503-2532

2945-144-09-017
STEPHEN B KESSBERGER
825 27 1/4 RD
GRAND JUNCTION, CO 81506-1709

2945-144-09-002
DAVID C BURT
678 36 1/4 RD
PALISADE, CO 81526

2945-144-09-019
RICHARD BOWMAN
3551 G 4/10 RD
PALISADE, CO 81526

2945-144-03-003
GEOFFREY A PORTER
921 GRAND AVE
GRAND JUNCTION, CO 81501-3426

2945-144-03-004
STEVEN B THAYER
KARINA C THAYER
927 GRAND AVE
GRAND JUNCTION, CO 81501

2945-144-03-009
LAWRENCE J SLATER
ED HOKANSON
1072 MAROON CREEK RD
ASPEN, CO 81611-3367

2945-144-03-010
MARGE BROCKLESBY
916 WHITE AVE
GRAND JUNCTION, CO 81501-3445

2945-144-03-011
KATHRN CHRISTIAN
960 WHITE AVE
GRAND JUNCTION, CO 81501-3445

2945-144-03-012
RODGER B POLLEY
DEBBIE A POLLEY
938 WHITE AVE
GRAND JUNCTION, CO 81501

2945-144-03-977
SALVATION ARMY
PO BOX 578
GRAND JUNCTION, CO 81502-0578

2945-144-10-001
MARVIN A SVALDI
DEANNA C
8845 S FAIRALL RD
MORRISON, CO 80465-2521

2945-144-10-002
DENNIS J SVALDI
913 WHITE AVE
GRAND JUNCTION, CO 81501-3444

2945-141-40-978
MESA DEVELOPMENTAL SERVICES
PO BOX 1390
GRAND JUNCTION, CO 81502-1390

2945-144-10-003
JUDITH J VANDERLEEST
921 WHITE AVE
GRAND JUNCTION, CO 81501

2945-144-10-009
ROBERT W TRACY
902 ROOD AVE
GRAND JUNCTION, CO 81501-3436

2945-144-10-010
ROBERT W TRACY
902 ROOD AVE
GRAND JUNCTION, CO 81501-3436

2945-144-10-011
ROBERT W TRACY
902 ROOD AVE
GRAND JUNCTION, CO 81501-3436

2945-144-10-012
ROBERT W TRACY
902 ROOD AVE
GRAND JUNCTION, CO 81501-3436

2945-141-39-012
844 GRAND AVENUE JOINT VENTURE
336 MAIN ST #206
GRAND JUNCTION, CO 81501

2945-141-39-011
ROBERT G LUCAS
JOAN
2000 N 8TH ST
GRAND JUNCTION, CO 81501-2900

2945-141-39-009
KENNETH HUNT
804 GRAND AVE
GRAND JUNCTION, CO 81501-3425

2945-141-39-015
CYNTHIA MARAE HAND-TREECE
1037 MAIN ST
GRAND JUNCTION, CO 81501-3540

2945-141-39-010
ROBERT LEE RICHARDSON
KIRSTEN GRUNDAHL
220 WALNUT AVE # 2
GRAND JUNCTION, CO 81501-7451

2945-141-39-014
JERRY D OTERO
THERESA V
PO BOX 1374
GRAND JUNCTION, CO 81502-1374

STAFF REVIEW

FILE: CUP-95-167
DATE: October 3, 1995
STAFF: Bill Nebeker
REQUEST: Conditional Use Permit to allow a single family residence in a B-3 zone.
LOCATION: 842 White Avenue
APPLICANT: Edward Richard Martinez

EXISTING LAND USE: Single Family Home

PROPOSED LAND USE: same

SURROUNDING LAND USE:

NORTH: Commercial Service
SOUTH: Single Family Residential
EAST: Single Family Residential
WEST: Single Family Residential

EXISTING ZONING: B-3

SURROUNDING ZONING:

NORTH: B-3
SOUTH: B-3
EAST: B-3
WEST: B-3

RELATIONSHIP TO COMPREHENSIVE PLAN: There is no comprehensive plan for this area of the city.

STAFF ANALYSIS: The applicant is desirous to refinance his home located near the central business district in downtown Grand Junction. Single family homes are conditional uses in a B-3 zone. Although the existing use is legal nonconforming, if the home was damaged more than 50 percent of its replacement value, it could only be rebuilt upon approval of a conditional use permit. The lending institution requires that the conditional use permit be obtained before refinancing of the loan is approved.

This proposal complies with the criteria for evaluating conditional use permits specified in Section 4-8-1 of Zoning Code. The use is compatible with, and demonstrates no adverse effects on adjacent uses. The home is located in a business zone, but is surrounded on three sides by single family homes. There are no changes

proposed and all improvements on the property are existing. The purpose of this application is to eliminate the nonconforming use.

For the long term preservation of this neighborhood the area should be rezoned to residential or at the least to B-1, Limited Business, where single family homes are allowed uses. The Growth Plan may address this needed zone change in the future. For the time being, the quickest process to allow the applicant to refinance is to approve the conditional use permit.

STAFF RECOMMENDATION: Staff recommends approval with no conditions.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 95-167, I move that we approve a conditional use permit to allow a single family home in a B-3 zone.