

SUBMITTAL CHECKLIST

CUP 95-185

CONDITIONAL USE PERMIT

Location: 211 White

Project Name: Single Family

ITEMS	DISTRIBUTION																	
Date Received <u>10-6-95</u>	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev. Eng.	<input checked="" type="checkbox"/> City Utility Eng.	<input 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/Recreation	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field					TOTAL REQ'D.		
Receipt # _____		<input type="checkbox"/> City Dev. Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input type="checkbox"/> City Attorney	<input type="checkbox"/> City G.J.P.C. (8 sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input type="checkbox"/> City Parks/Recreation	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field								
File # <u>CUP-95-185</u>	DESCRIPTION																	
<input checked="" type="checkbox"/> Application Fee <u>\$350</u>	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"/> 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 type="checkbox"/> Appraisal of Raw Land	VII-1	1			1				1									
<input checked="" type="checkbox"/> Names and Addresses*	VII-2	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					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 <u>Site Plan</u>	IX-33	1	1	1	1	1	8	1	1	1	1							

NOTES: * An asterisk in the item description column indicates that a form is supplied by the City.



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. CUP-95-185

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			811 White	B-3	Residential
<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					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

David Burt
Name

~~Name~~

Same
Name

678 36 1/4 Rd
Address

~~Address~~

Palisade, CO 81526
Address

464-0167
City/State/Zip
Business Phone No.

~~City/State/Zip
Business Phone No.~~

464-0167
City/State/Zip
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.

David C Burt
Signature of Person Completing Application

10/5/95
Date

David C Burt
Signature of Property Owner(s) - attach additional sheets if necessary

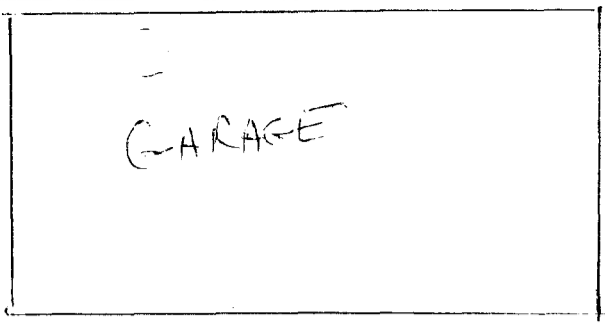
10/5/95
Date

PROJECT NARRATIVE

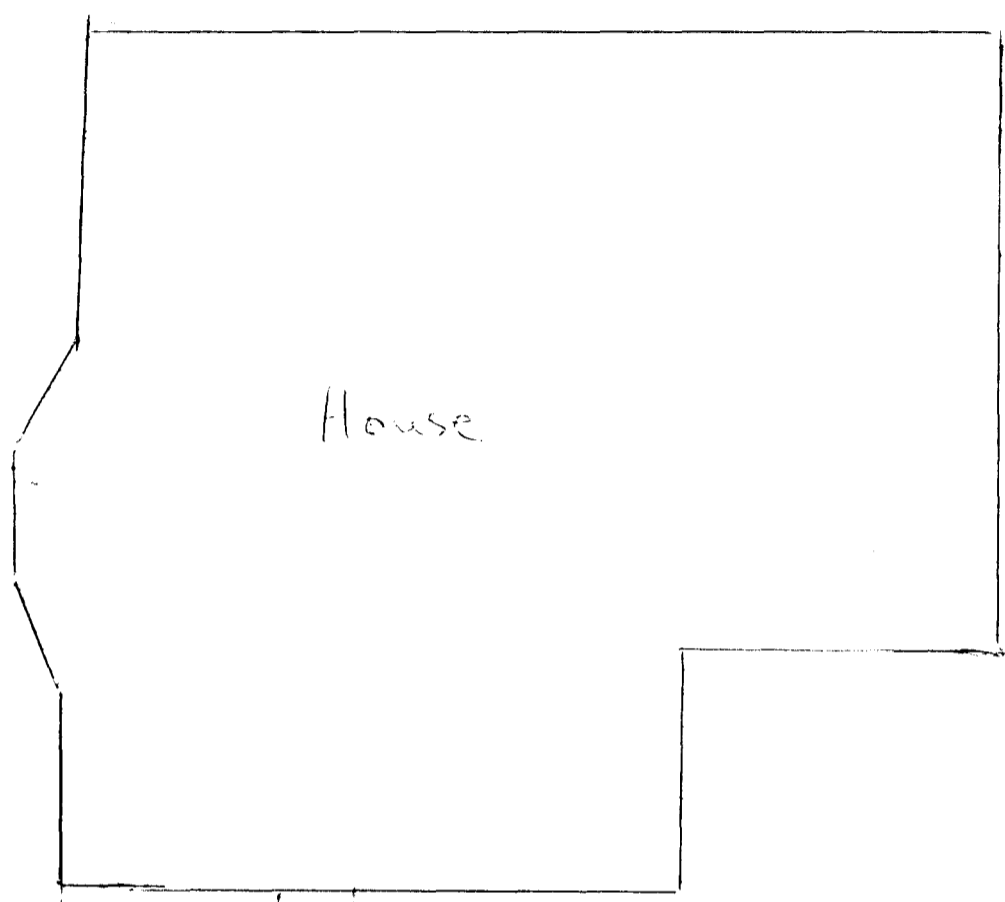
I am requesting approval of a Conditional Use Permit for a single family home located at 811 White Avenue. The property is zoned B-3. The CUP is needed to allow for financing for a potential buyer of the property. The property has been used for a single family residence for a long time and will probably continue to be used as such in the future.

Alley

Site Plan



GARAGE



House

WALKWAY

Sidewalk

White Ave

ER
MA
80
GR

KA
TH
86
GR

ED
84
GR

GE
30
GR

JO
22
GR

IE
48
GR

RO
90
GR

JO
PO
GR

LE
22
GR

BA
TR
46
GR

RD OF

81 501

RD



ERNEST C HUNT
MARILYN J
801 GRAND AVE
GRAND JUNCTION, CO 81501

KARL T BLOOM
THERESA H
861 GRAND AVE
GRAND JUNCTION, CO
81501-3424

EDWARD RICHARD MARTINEZ
842 WHITE AVE
GRAND JUNCTION, CO
81501-3443

GEORGE TRACY
3035 F 1/2 ROAD
GRAND JUNCTION, CO
81504-5591

JOHN D SIEFRIED
2232 HIGHWAY 65
CEDAREGE, CO
81413-9491

LEE O KELLEY
489 1/2 28 1/2 RD
GRAND JUNCTION, CO
81501

ROBERT TRACY
902 ROOD AVE
GRAND JUNCTION, CO
81501-3436

JOY MAR LLC
PO BOX 74
GRAND JUNCTION, CO
81502-0074

LELAND LINDAUR
2207 DAKOTA DR
GRAND JUNCTION, CO
81503-2532

BARBARA A JONES
TRUST UDT
463 GUNNISON AVE
GRAND JUNCTION, CO 81501

LINDA L CRAFT
827 GRAND AVE
GRAND JUNCTION, CO
81501-3424

LINNIE BROWN
670 GARRET D MCMILLIN
816 WHITE AVE
GRAND JUNCTION, CO
81501-3443

DOUGLAS K FREEMAN
848 WHITE AVE
GRAND JUNCTION, CO
81501-3443

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

GEN CHEYNEY
825 WHITE AVE
GRAND JUNCTION, CO
81501

JIM FISHER
D & J FISHER DBA JDJ
ENTERPRISES
554 COURT RD
GRAND JUNCTION, CO 81501

RONALD K VOPEL
JUDY H
850 ROOD AVE
GRAND JUNCTION, CO
81501-3463

LANCE KONCHER
JOY C
PO BOX 1351
Grand Junction, CO
81502-1351

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

CECIL C HOBBS
IDA V
1267 TEXAS AVE
GRAND JUNCTION, CO 81501

GRAND JUNCTION BOARD OF
REALTORS
851 GRAND AVE
GRAND JUNCTION, CO
81501-3424

VINCENT A KING
838 WHITE AVE
GRAND JUNCTION, CO
81501-3443

ROBERT L FARMER
2246 S BROADWAY
GRAND JUNCTION, CO
81503-4102

PHILIP P BOURASSA
JANIS S BOURASSA
21852 CONTENTO
MISSION VIEJO, CA
92691

DUANE E BROCK
DEBRA A DUNCAN
833 WHITE AVE
GRAND JUNCTION, CO
81501

RACHELLE TEBYANI
947 WHITE AVE
GRAND JUNCTION, CO 81501

BEVERLY WARD
841 WHITE AVE
GRAND JUNCTION, CO
81501-3482

GREGORY S MOORE
PO BOX 4456
GRAND JUNCTION CO
81502

RICHARD BOWMAN
3551 ~~E-4/10~~ G 4/10 RD
palisade, CO 81526

4SC PARTNERSHIP
PO BOX 3112
GRAND JUNCTION, CO
81502

CAROL FRITZ
2900 VICTORIA DR
GRAND JUNCTION, CO
81503-2361

WESTERN SLOPE LEASING COMPANY INC
PO BOX 92
GRAND JUNCTION, CO
81502-0092

THOMAS JOHN ANSON
NANCY
436 35 RD
PALISADE, CO
81526

KRIS A SMITH
WILBUR L
825 ROOD AVE
GRAND JUNCTION, CO
81501-3433

GRAND VALLEY CONSULTING
ENGINEERS
827 ROOD AVE
GRAND JUNCTION, CO
81501-3433

RICHARD M HALL
RANDALL B PEARCE
843 ROOD AVE
GRAND JUNCTION, CO
81501-3443

EDWARD A ARMSTRONG
PO BOX 1681
GRAND JUNCTION, CO
81502-1681

EDWARD A ARMSTRONG
659 LARKSPUR LANE
GRAND JUNCTION, CO
81506-8319

MESA COUNTY
750 MAIN ST
GRAND JUNCTION, CO
81501-3536

LARRY W HUMPHRY
1031 COLORADO AVE
GRAND JUNCTION, CO
81501-3520

FIDELITY MORTGAGE CO
735 ROOD AVE
GRAND JUNCTION, CO
81501-3480

STAFF REVIEW

FILE: CUP-95-185
DATE: November 7, 1995
STAFF: Bill Nebeker
REQUEST: Conditional Use Permit to allow a single family residence in a B-3 zone.
LOCATION: 811 White Avenue
APPLICANT: David Burt

EXECUTIVE SUMMARY: Staff recommends approval of the petitioner's request for a conditional use permit to remove the nonconforming status of his home at 811 White Avenue. In the future, the Growth Plan consultant will be making a proposal for the preservation of neighborhoods in the entire downtown.

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: same

SURROUNDING LAND USE: Single family residential

EXISTING ZONING: B-3

SURROUNDING ZONING: B-3

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

STAFF ANALYSIS: The applicant is in the process of selling 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. Any lending institution will require that the conditional use permit be obtained before approving a loan to finance the home.

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 four 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.

The consultant for the Growth Plan will potentially be looking at a downzoning of this area to a zone compatible with single family homes. For the time being, the quickest process to allow the applicant to sell is to approve the conditional use permit.

STAFF RECOMMENDATION: Staff recommends approval with no conditions.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 95-185, I move that we approve a conditional use permit to allow a single family home in a B-3 zone.



CITY OF GRAND JUNCTION PLANNING COMMISSION
GRAND JUNCTION, COLORADO

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

)	
FOR)	FINAL DECISION
)	
David Burt)	CUP-95-185
678 36 1/4 Road)	
Palisade, CO 81526)	

An application by David Burt, requesting a conditional use permit to allow a single family residence in a B-3 zone, affecting the real property described below, was considered by the Planning Commission of the City of Grand Junction on November 7, 1995.

The real property affected by said application is described as lot 3 and the west 21' of lot 4, block 92, City of Grand Junction; tax schedule number 2945-144-09-002. The address is 811 White Avenue.

After considering all the pertinent testimony and reviewing various data, the Planning Commission approved the conditional use permit upon a finding that the proposal complies with Section 4-8-1 of the city's zoning code. The permit was not otherwise conditioned. Residential single family occupancy is allowed with a conditional use permit.

The undersigned does hereby declare that the said Planning Commission reached its decision as heretofore noted.

Dated this 9th day of November, 1995.

Bill Nebeker
Senior Planner