

17th ST.

GRAND AVE.

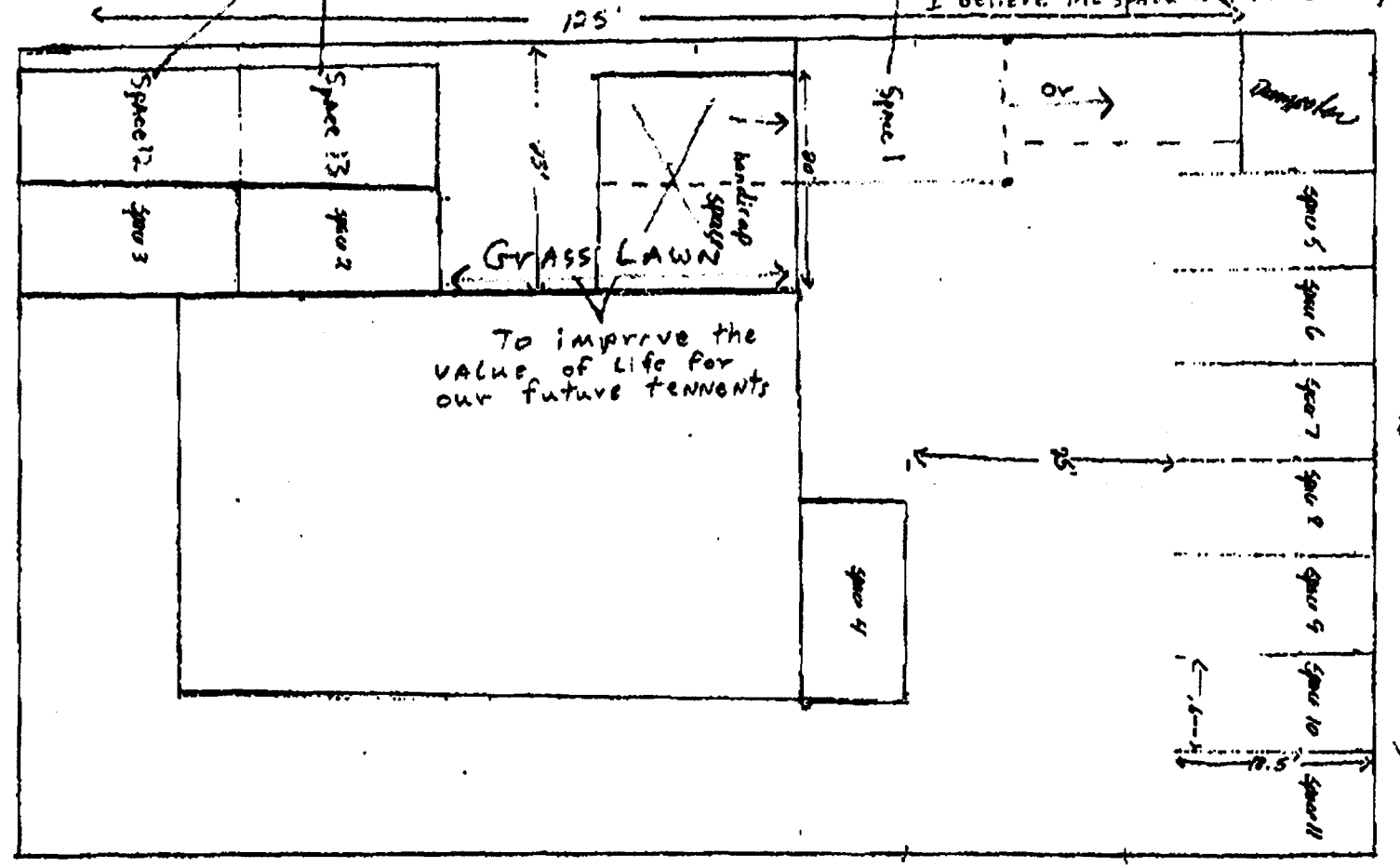
Parking Plan

Approved Parking Plan
11/2/1938
RP

Revised Plan

Optimal spaces if ever needed

Extra handicap width may not be needed if returned to RMP-64? I believe the space is available regardless



To improve the VALUE of life for our future tenants

GRAND AVE

11th ST.

Parking Plan For 1860 Grand Ave.

optimal parking options

TOTAL P. 02

STAFF REVIEW

FILE: #REV-95-100
DATE: June 26, 1995
STAFF: Kathy Portner
REQUEST: Reversion of zone from PB to RMF-64
LOCATION: 1060 Grand Avenue
APPLICANT: City of Grand Junction

EXISTING LAND USE: 4 Residential Units and Professional Office

PROPOSED LAND USE: Multi-family Residential

SURROUNDING LAND USE:

NORTH: Single Family
SOUTH: Single Family
EAST: Multi-family
WEST: Multi-family

EXISTING ZONING: PB (Planned Business)

PROPOSED ZONING: RMF-64 (Residential Multi-family, 64 units per acre)

SURROUNDING ZONING:

NORTH: RMF-32
SOUTH: RMF-64
EAST: RMF-32
WEST: RMF-64

EXECUTIVE SUMMARY:

Request for reversion of the zoning for 1060 Grand Avenue from PB to RMF-64. Staff finds that the conditions of approval of the PB zone have not been complied with and therefore the zone is subject to reversion.

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Grand Avenue Corridor Guidelines apply to this area. The Guidelines identify the 1000

block of Grand Avenue as being appropriate for residential uses or low-volume office conversions if the residential character is retained.

STAFF ANALYSIS:

In 1993 the property at 1060 Grand Avenue was rezoned from RMF-64 to PB (Planned Business) to allow a professional office (Dove Designs) on the main floor of the existing house and to retain four apartment units. The following conditions of approval have not been complied with:

1. The parking area must be graveled or paved and maintained in a dust free condition.
2. Parking blocks must be provided along the alley. All spaces must be delineated by striping or parking blocks as per the approved plan.
3. A Power of Attorney for future alley improvements must be signed by the property owner.
4. All building and fire code requirements must be complied with.

As per section 7-5-7 of the Zoning and Development Code, the City finds that the conditions of approval for the rezoning to PB have not been complied with and the zoning and project approval is subject to revocation. A letter was sent to the owner of the property on April 24, 1995 outlining the above deficiencies and stating that unless a schedule for compliance with the requirements is submitted and approved by May 31, 1995, the project will be scheduled for a public hearing before the Planning Commission for the Commission to consider revoking all prior approvals and reverting the zoning on the property to the prior zone of RMF-64 which does not allow business uses.

The current owner and potential buyer of the property has responded that they are in agreement with the reversion of the zone to the original zoning of RMF-64. The buyer of the property does not plan on continuing the business use of the property and will convert the use of the house back to the original seven residential units.

STAFF RECOMMENDATION:

Staff recommends revocation of the plan for 1060 Grand Avenue and reversion of the zone from PB to RMF-64.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #REV-95-13, a request to revoke the plan for 1060 Grand and revert the zoning from PB to RMF-64, I move we forward this onto City Council with a recommendation of approval.

STAFF REVIEW

FILE: #REV-95-100
DATE: July 13, 1995
STAFF: Kathy Portner
REQUEST: Rezone from PB to RMF-64
LOCATION: 1060 Grand Avenue
APPLICANT: City of Grand Junction

EXISTING LAND USE: 4 Residential Units and Professional Office

PROPOSED LAND USE: Multi-family Residential

SURROUNDING LAND USE:

NORTH: Single Family
SOUTH: Single Family
EAST: Multi-family
WEST: Multi-family

EXISTING ZONING: PB (Planned Business)

PROPOSED ZONING: RMF-64 (Residential Multi-family, 64 units per acre)

SURROUNDING ZONING:

NORTH: RMF-32
SOUTH: RMF-64
EAST: RMF-32
WEST: RMF-64

EXECUTIVE SUMMARY:

Request for rezoning for 1060 Grand Avenue from PB to RMF-64. Staff finds that the conditions of approval of the PB zone have not been complied with and therefore the zone is subject to reversion.

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Grand Avenue Corridor Guidelines apply to this area. The Guidelines identify the 1000

block of Grand Avenue as being appropriate for residential uses or low-volume office conversions if the residential character is retained.

STAFF ANALYSIS:

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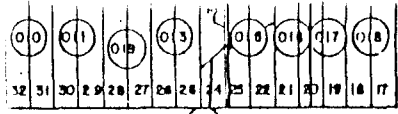
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STAFF RECOMMENDATION:

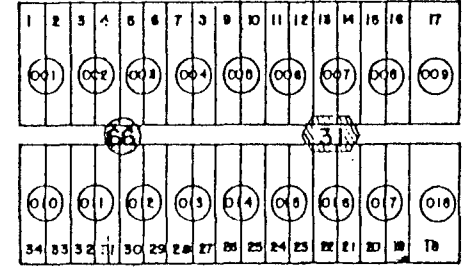
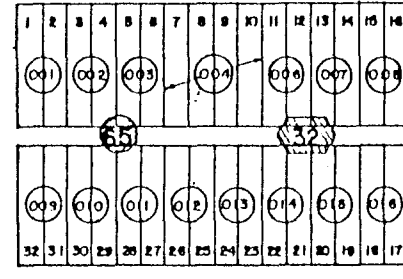
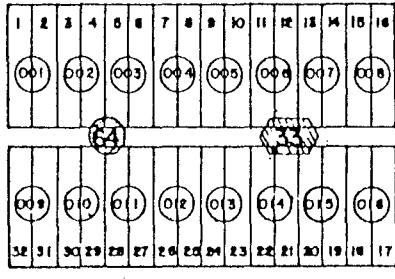
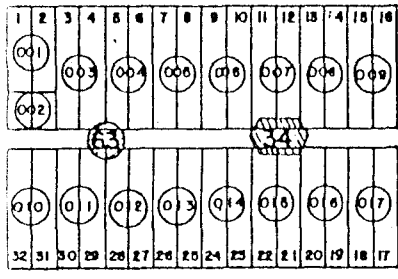
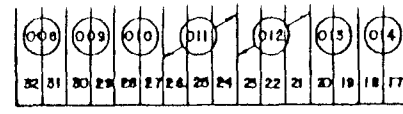
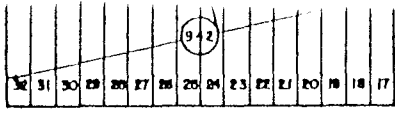
Staff recommends revocation of the plan for 1060 Grand Avenue and reversion of the zone from PB to RMF-64.

PLANNING COMMISSION RECOMMENDATION:

At their July 11, 1995 hearing the Planning Commission recommended approval of the rezone to RMF-64.

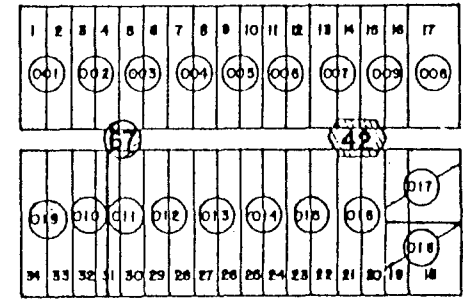
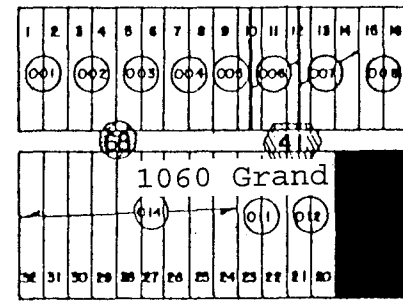
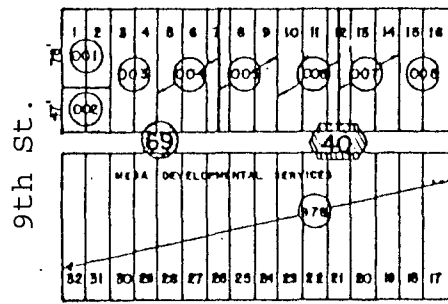
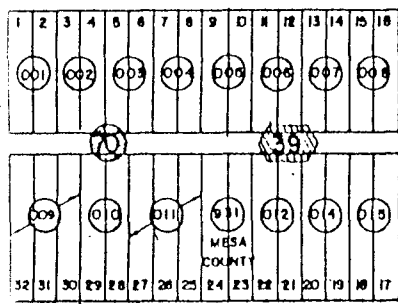


CHIPETA AVE.



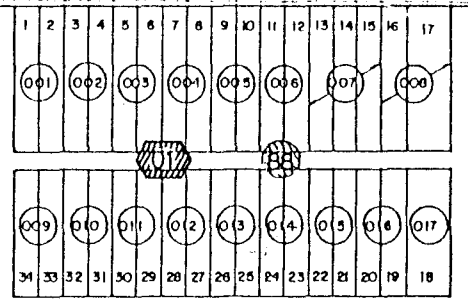
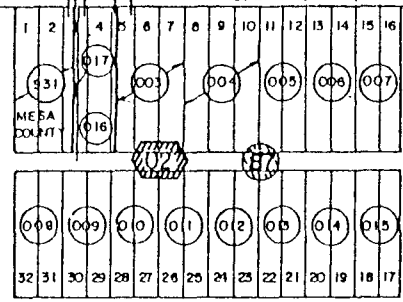
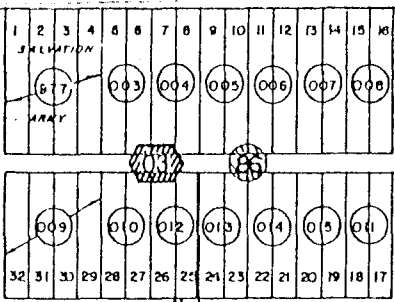
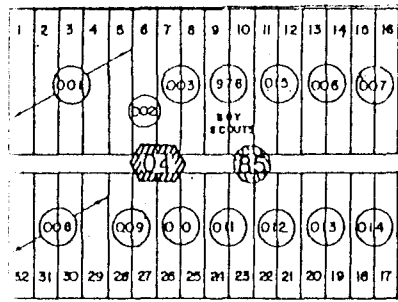
OURAY AVE.

OURAY AVE.



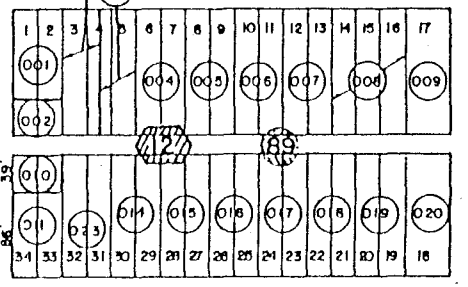
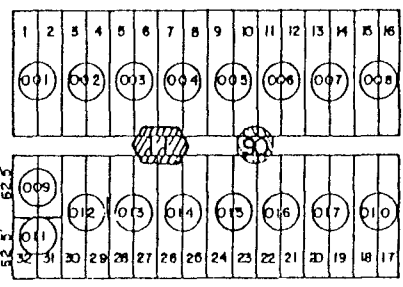
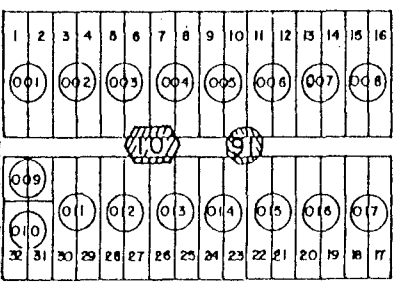
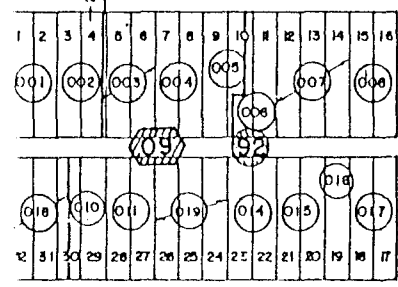
GRAND AVE.

GRAND AVE.



WHITE AVE.

WHITE AVE.



WHITE AVE.

WHITE AVE.

OD (003) (004) R W 8 (008)

9th St.

10th St.

11th St.

12th St.

MESA DEVELOPMENTAL SERVICES

1060 Grand

OD (003) (004) R W 8 (008)

1/b issued so he could be sure the outcome would comply w/ code.

C-out Judy Smith. She has the house up for sale & plans on moving. She should know by EOM. I can ~~watch~~ watch the sign for sale progress. ✓ 2/3/95.

2/6/95 Prop still for sale Coldwell. P/Staff on 2/2

K. Portner w/be writing a letter to Smith to reverse the rezone if Smith will not be continuing the business purchase. KP to

copy the ltr to me. ✓ 2 wks. 2/21/95 Sent E-mail inquiry to KP. Re Rezone reversal ✓ 10 days 3/6/95

Still for sale. ✓ 30 days 4/6/95

4/10/95 C-out Judy is snowed in in Denver but secretary stated that man who wants to buy is having financing probs. but expects to have fin. in July if another buyer doesn't come through before this. Meanwhile KP

still hasn't had time for a ltr. ✓ 30 days 5/9/95

May 22, 1995

Kathy Portner
Planning Department
City of Grand Junction
250 N. 5th Street
Grand Junction, CO 81501-2668

Dear Kathy,

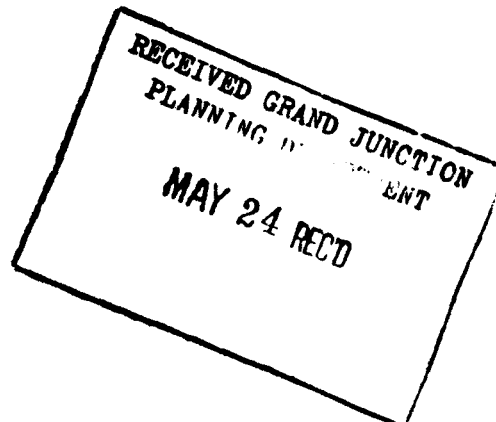
This letter is to formally let you know that I understand that the City plans to revert the zoning of my house at 1060 Grand to RMF64.

To facilitate the sale of my house, I will plan on moving as soon as I can. I am negotiating on another location and will move as soon as remodeling is completed.

Sincerely,

Judy Smith

Judy Smith
Owner, 1060 Grand





Grand Junction Community Development Department
Planning • Zoning • Code Enforcement
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430 FAX (303) 244-1599

April 28, 1995

Judy Smith
Dove Designs
1060 Grand Avenue
Grand Junction, CO 81501

Certified Mail Return Receipt Requested

Dear Ms. Smith:

The rezoning of your property at 1060 Grand Avenue, as approved in 1993 (City Development File #118-94), was contingent on the following conditions:

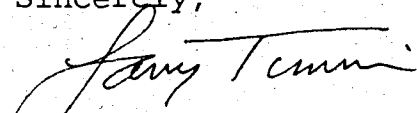
1. The parking area must be graveled or paved and maintained in a dust free condition.
2. Parking blocks must be provided along the alley. All spaces must be delineated by striping or parking blocks as per the approved plan.
3. A Power of Attorney for future alley improvements must be signed by the property owner and recorded.
4. All building and fire code requirements must be complied with. Contact Bob Lee at 244-1656 for the Building Code requirements.

The above requirements have not yet been complied with. A letter, dated November 23, 1994, was sent to you outlining the above deficiencies and requesting that you contact Kathy Portner by December 7, 1994 to discuss bringing the site into compliance. Kathy was not contacted. In discussions with Ivy Williams of the Code Enforcement Division you have indicated a reluctance to comply with the above requirements because the property is for sale and a potential buyer is not interested in the business zoning; however, the property is still for sale and Dove Designs is still operating out of the site.

As per section 7-5-7 of the Zoning and Development Code, the City finds that the conditions of approval for the rezoning to PB have not been complied with and the zoning and project approval is subject to revocation. Unless a schedule for compliance with the requirements is submitted and approved by May 31, 1995, the project will be scheduled for a public hearing before the Planning Commission on July 11, 1995 for the Commission to consider revoking all prior approvals and reverting the zoning on the property to the prior zone of RMF-64 which does not allow business uses.

To avoid revocation of the Planned Business zone, I encourage you to contact Kathy Portner at 244-1446 to discuss compliance with the conditions of approval.

Sincerely,



Larry Timm
Director of Community Development

xc: Ivy Williams, Code Enforcement
Bob Lee, Building Department
Hank Masterson, Fire Department
John Shaver, Assistant City Attorney