

Table of Contents

File RZ-1995-138

Date 9/21/99

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been included.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
X	X	*Summary Sheet – Table of Contents
X	X	Application form
		Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
X	X	Reduction of assessor's map
		Evidence of title, deeds
		*Mailing list
		Public notice cards
		Record of certified mail
X	X	Legal description
		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
X	X	*Consolidated review comments list
X	X	*Petitioner's response to comments
X	X	*Staff Reports
		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)

DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:

X	Posting of Public Notice Signs	X		Rezone Criteria
X	Planning Commission Minutes – 9/12/95 - **	X		Letter from Vicki Badini, Remax to whom it may concern-7/27/95
X	City Council Minutes – 10/18/95 - **	X		Letter from Cornelia Berry to whom it may concern-7/28/95
X	Memo to City of G.J. from H.R. Bull – 10/16/95	X	X	Diagram regarding traffic flow
X	Letter from Judy Smith to Commun. Dev. – 9/22/95	X	X	Aerial Photo
X	Letter from Timothy Foster to Kathy Portner – 9/15/95	X		Daily Sentinel Article – 9/13/95
X	Memo from Jim Lindberg to State Representative Tim Foster-9/6/95	X		Ordinance written but not signed – zoning denied
X	Floor Plan			
X	Site Plan			
X	Rezone Criteria Answer Sheet			
X	Letter from Michelle Snyder to whom it may concern – 7/27/95			
X	Information concerning Historic Places from the U.S. Dept. of Interior			
X	Signed petition from surrounding residents opposing zone change			
X	Nomination Form from National Register of Historic Places			
X	Commitment for Title Insurance			

#11-84

SUBMITTAL CHECKLIST

R2-95-138

REZONE

Location: NW corner 7th & Grand

Project Name: Dave Designs

ITEMS		DISTRIBUTION												TOTAL REQ'D.			
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent <i>Police</i>	● City Attorney	● City G.J.P.C. (8 sets)	● City Downtown Dev. Auth.	● City Council	● City Parks and Rec.	● City Fire Department	○ County Planning	○ Walker Field				
● Application Fee <u>\$330</u>	VII-1	1														1	1
● Submittal Checklist *	VII-3	1														1	1
✓ ● Review Agency Cover Sheet *	VII-3	1	1	1	1	1	1	1	1	1	1	1	1			7	10
● Application Form *	VII-1	1	1	1	1	1	8	1	1	1	1	1	1			11	10
✓ ● Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1			16	19
✓ ● Evidence of Title	VII-2	1			1	1										3	3
● Appraisal of Raw Land	VII-1	1			1					1						2	3
● Names and Addresses *	VII-2	1														1	1
✓ ● Legal Description *	VII-2	1			1											2	2
○ Deed	VII-1	1			1											3	3
○ Easement	VII-2	1	1	1	1	1										5	5
○ Avigation Easement	VII-1	1			1	1										3	3
○ ROW	VII-2	1	1	1	1	1										5	5
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1			16	19
✓ ● Location Map <u>2945-141</u>	IX-21	1														1	1
○ Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1	1	1			16	19
● Site Plan	IX-29	1	1	1	1	1	8	1	1	1	1	1	1			16	19

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

RZ-95-138

Receipt _____

Date _____

Rec'd By _____

File No. _____

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 checked="" type="checkbox"/> Rezone			Hwy 63 road	From: PR To: PB	
<input checked="" type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input checked="" type="checkbox"/> Final		11		
<input type="checkbox"/> Conditional Use					
<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

MICHEL T. SNYDER & WILHMETTA CORTESE

Name
407 NORTH SEVENTH

Address
GRAND JUNCTION, CO.

City/State/Zip
241-4000

Business Phone No.

DEVELOPER

JUDY L. SMITH

Name
1060 GRAND AVENUE

Address
GRAND JUNCTION, COLORADO

City/State/Zip
245-1829

Business Phone No.

REPRESENTATIVE

JUDY L. SMITH

Name
1060 GRAND AVENUE

Address
GRAND JUNCTION, COLORADO

City/State/Zip
245-1829

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 Signature of Person Completing Application

Date

X *Wilhmetta Cortese*
X *Michel T. Snyder*

7/27/95

7/27/95

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

Date

Doug Desiano

R2-95-138

VIRGINIA K & THEODORE S JORDAN
440 N 7TH ST
GRAND JUNCTION, CO 81501-3304

ROBERT S BROOKS
428 N 7TH ST
GRAND JUNCTION, CO 81501-3304

VIOLA J CRONE
ETAL
742 GRAND AVE
GRAND JUNCTION, CO 81501-3423

MANCEL E PAGE
A S
PO BOX 1706
GRAND JUNCTION, CO 81502-1706

FIRST BAPTIST CHURCH
OF GRAND JUNCTION
720 GRAND AVE
GRAND JUNCTION, CO 81501-3423

SCHOOL DISTRICT 51
LOWELL SCHOOL
2115 GRAND AVE
GRAND JUNCTION, CO 81501-8007

JUDY L SMITH
1060 GRAND AVE, APT #1
GRAND JUNCTION, CO 81501

MICHEL SNYDER
201 MIRA MONTE DR
GRAND JUNCTION, CO 81503

WILHMETTA J CORTESE
1106A WEST 36TH ST
HAYES, KS 67601

PAULINE M MAST
445 N 7TH ST
GRAND JUNCTION, CO 81501-3302

DAVID JOE HASTY
433 N 7TH ST
GRAND JUNCTION, CO 81501-3302

JACK D BERRY
C U
417 N 7TH ST
GRAND JUNCTION, CO 81501-3302

STEVEN R BELOW
ADRIENNE L SENATORE
636 GRAND AVE
GRAND JUNCTION, CO 81501-2738

GLADYS V NYLUND
611 OURAY AVE
GRAND JUNCTION, CO 81501-2739

ALLEN S NIKKEL
ALICE S
621 OURAY AVE
GRAND JUNCTION, CO 81501-2739

KATHLEEN E COOK
631 OURAY AVE
GRAND JUNCTION, CO 81501-2739

EDWARD L CLEMENTS
VOLINE L -CO-TRUSTEES
2528 N 12TH ST
GRAND JUNCTION, CO 81501-8203

JAMES GOLDEN
PO BOX 398
GRAND JUNCTION, CO 81502-0398

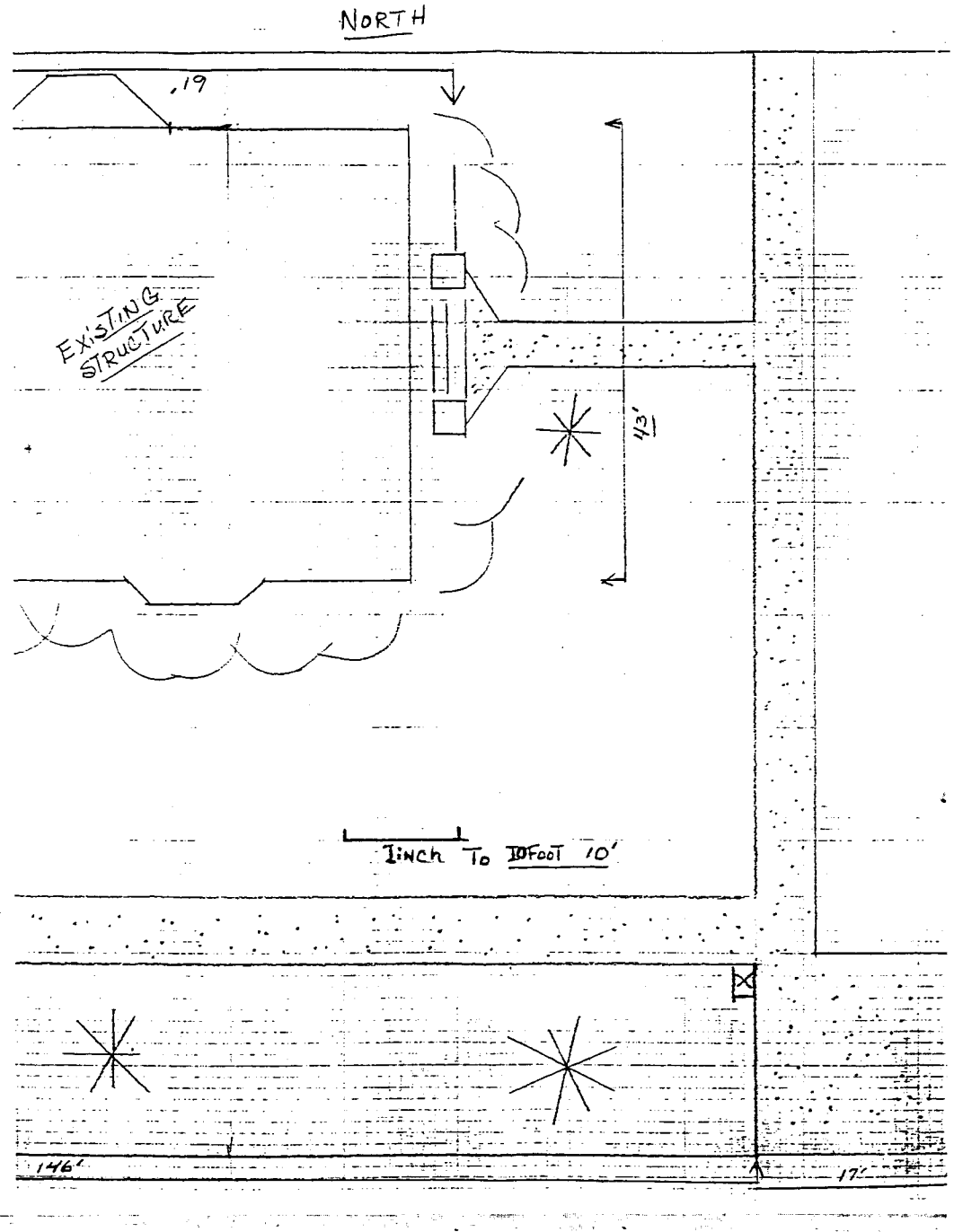
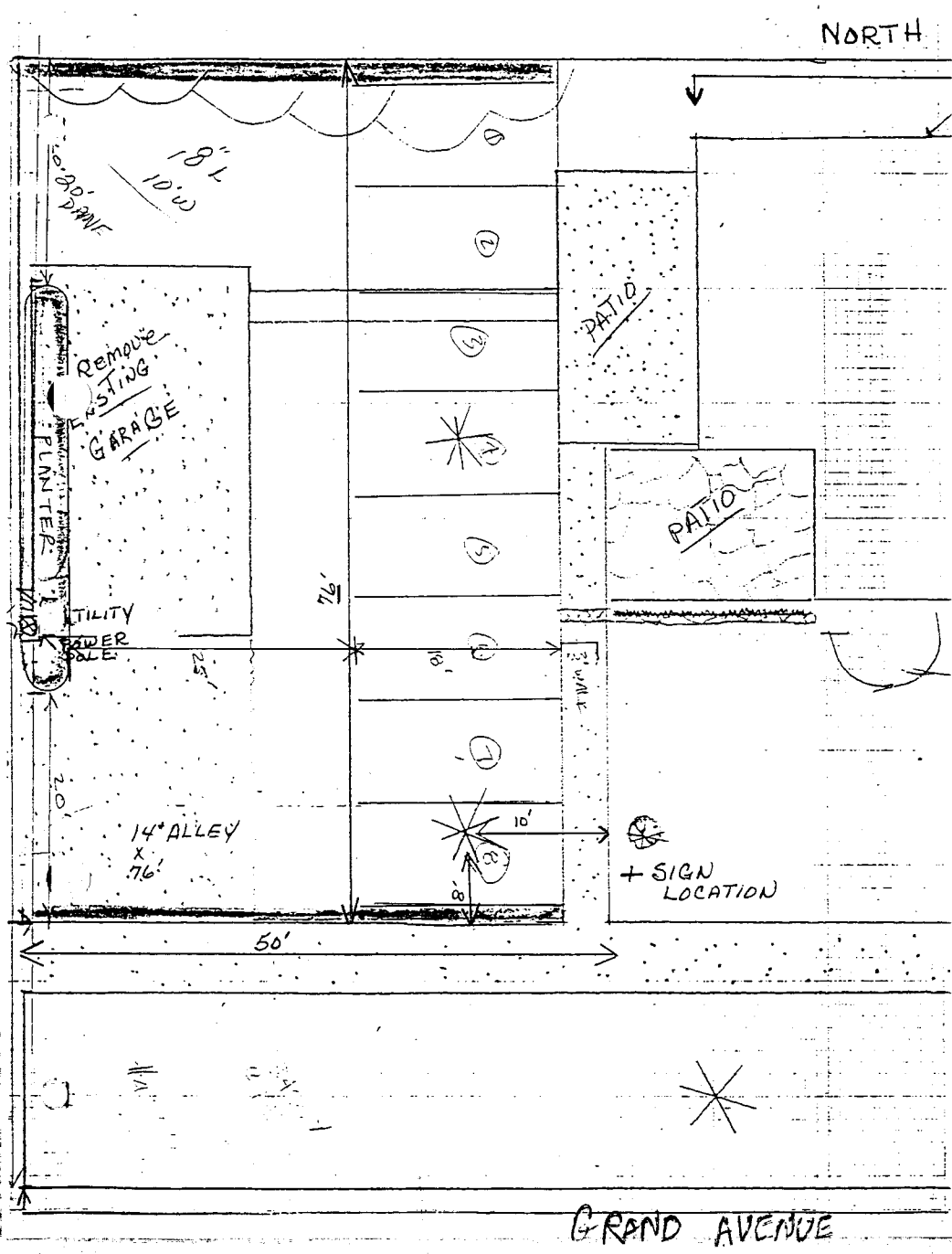
WILLIAM J HOCKING
BARBARA A
2010 WOOD CT
GRAND JUNCTION, CO 81503-9757

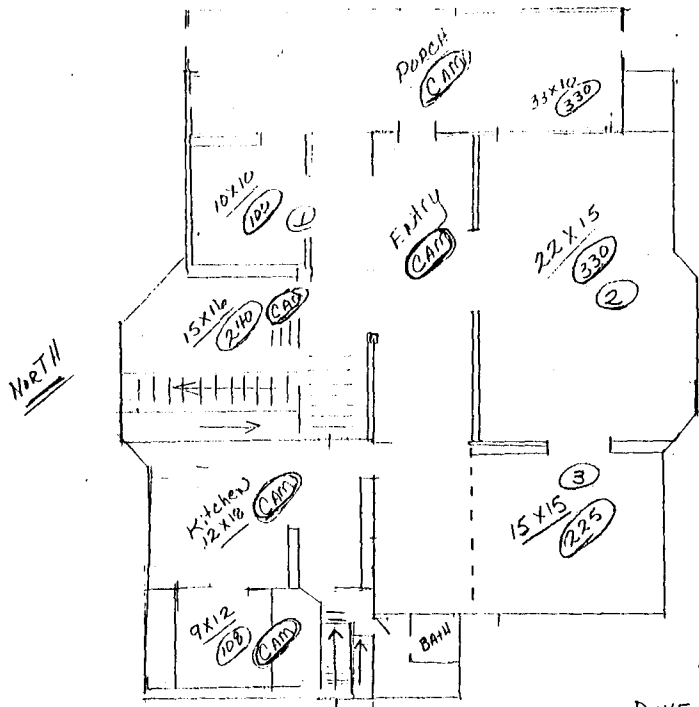
ROYCE C GIBSON
MARIANNA R
3118 W KIMBERLY WAY
PHOENIX, AZ 85027

REGAL BUILDING INC
C/O WARREN F REAMS
PO BOX 118
GRAND JUNCTION, CO 81502-0118

MARISA ASSOCIATES
C/O GEORGE WHEELER
3045 TELLER AVE
GRAND JUNCTION, CO 81504-5861

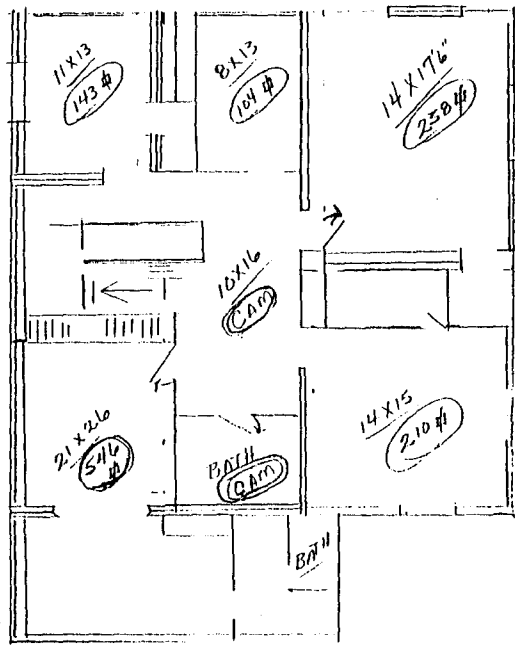






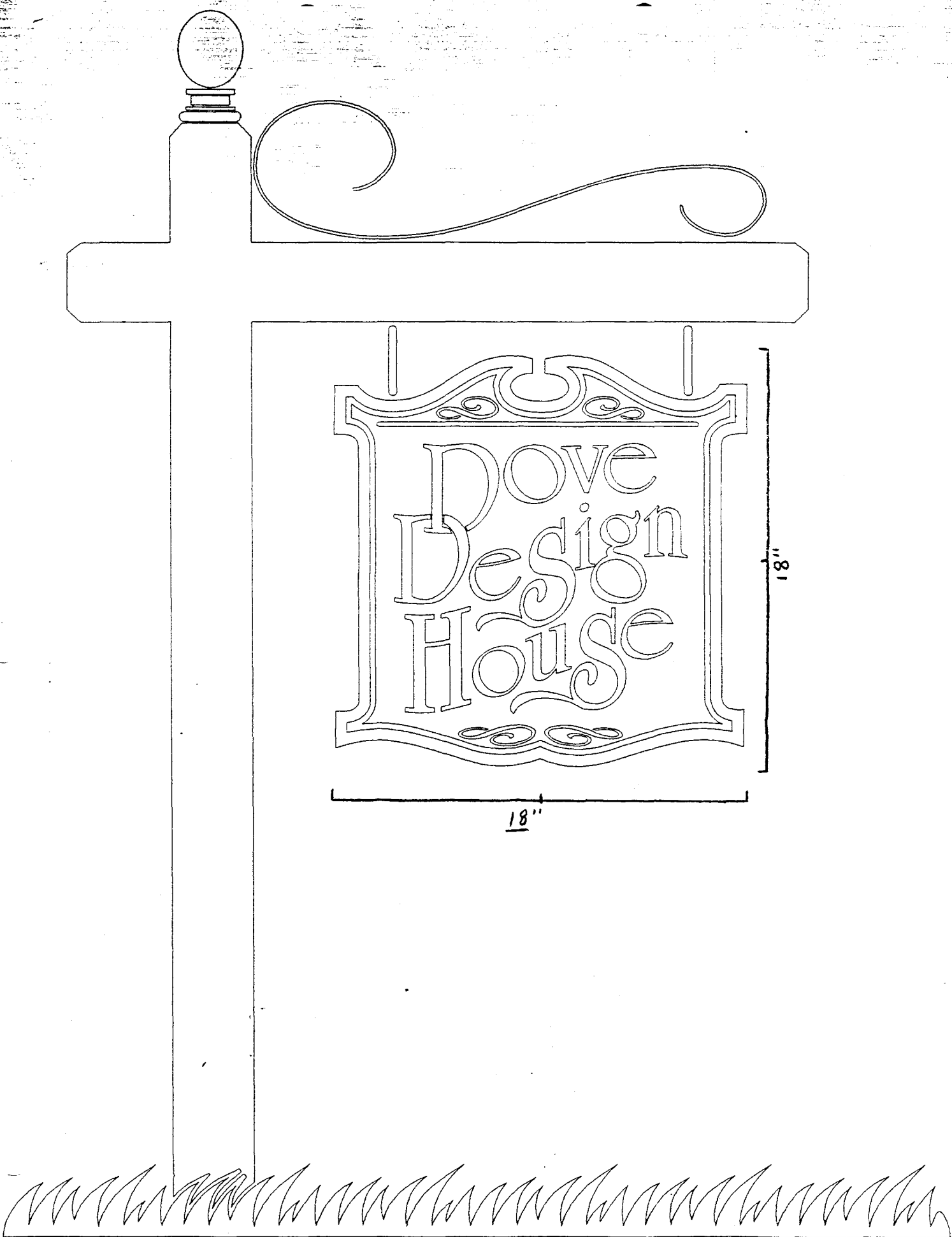
LOWER LEVEL

DOVE DESIGNS ~~1655 #~~
 1,2,3 = 2 PARKING SPACES
 CAM = COMMON AREA MAINTAINED



UPPER LEVEL

OFFICE
 2 SPACES 591 #
 Residence
 2 SPACES 546 #
 CAM = COMMON AREA MAINTAINED



Dove
Design
House

18"

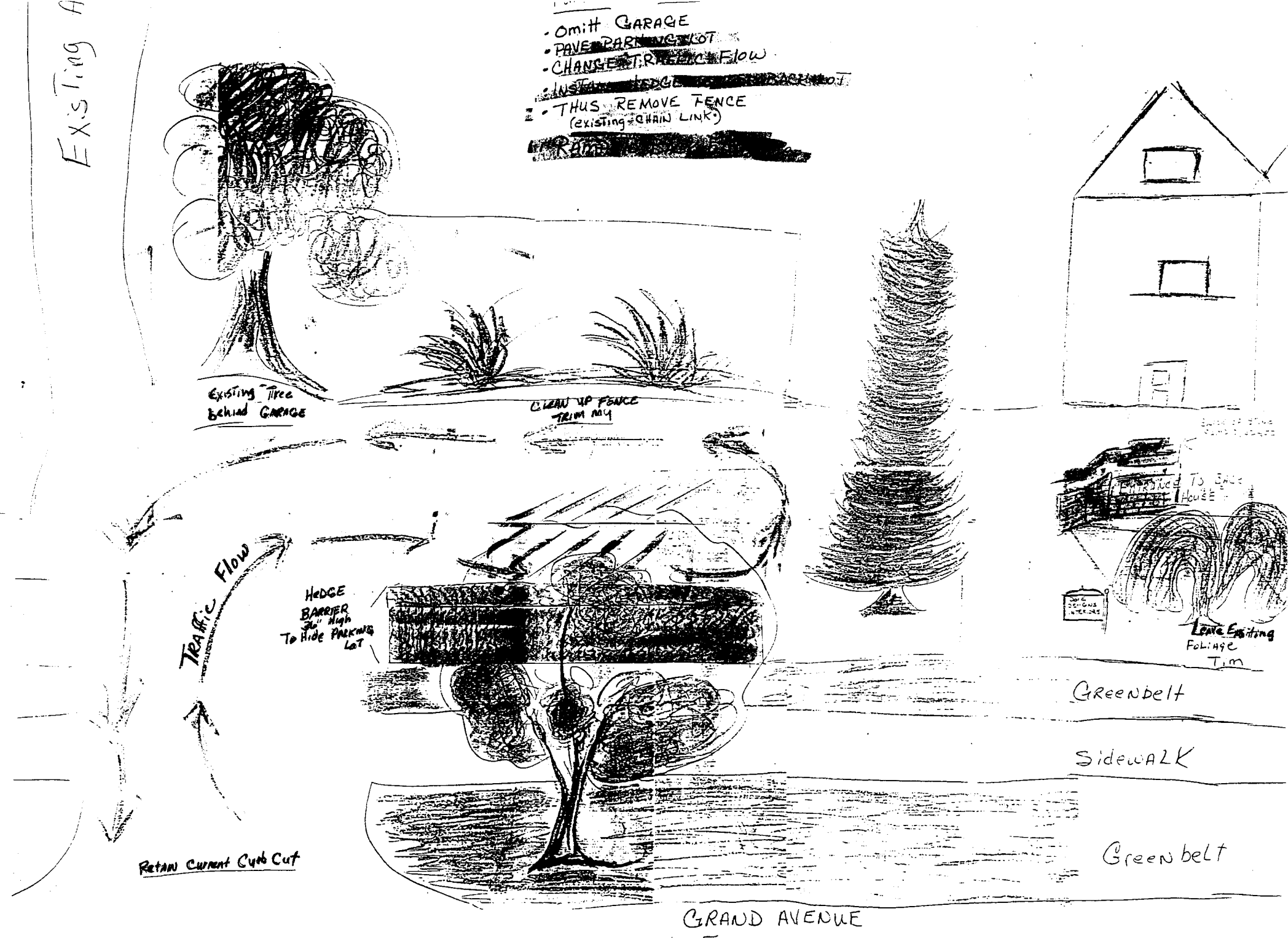
18"

Existing A

- Omit GARAGE
- PAVE PARKING LOT
- CHANGE TRAFFIC FLOW
- ~~INSTALL FENCE~~
- ~~THUS REMOVE FENCE (EXISTING CHAIN LINK)~~
- ~~RAMP~~

Presently Business

PARKING LOT



Existing Tree behind GARAGE

CLEAN UP FENCE TRIM MY

Traffic Flow

HEDGE BARRIER 6' High To Hide PARKING LOT

RETAIN CURRENT CURB CUT

WELCOME TO BACK HOUSE

Leave Existing FOLIAGE TIM

Greenbelt

Sidewalk

Green belt

GRAND AVENUE

REVIEW COMMENTS

Page 1 of 2

FILE #RZ-95-138

TITLE HEADING: Rezone - PR-8 to PB - Dove Designs

LOCATION: 407 N. 7th St.

PETITIONER: Judy Smith

PETITIONER'S ADDRESS/TELEPHONE: 1060 Grand Avenue
Grand Junction, CO 81501
245-1829

STAFF REPRESENTATIVE: Kathy Portner

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., AUGUST 25, 1995.

CITY FIRE DEPARTMENT
Hank Masterson

8/4/95
244-1414

The Fire Department has no problems with this Rezone.

CITY DEVELOPMENT ENGINEER
Jody Kliska

8/16/95
244-1447

Please provide a site plan drawn to scale showing the proposed parking configuration. Include the location of the existing utility pole and phone box, dimensions to alley. We need to know the square footage of the business use to determine the required parking.

CITY POLICE DEPT.
Dave Stassen

8/16/95
244-3587

The police department has no concerns with the proposed rezone. Is there enough room to the West of the building to make the parking work?

COMMUNITY DEVELOPMENT DEPT.
Kathy Portner

8/16/95
244-1446

See attached comments.

CITY UTILITY ENGINEER

8/16/95

Trent Prall

244-1590

WATER - City of Grand Junction

SEWER - City of Grand Junction

1. Upon conversion from residential to business there may be changes in plant investment fees for sewer. This is dependent upon the eventual business specifics such as number of employees, hours of operation, etc. Utility Billing 244-1580 can answer specific questions regarding the potential change in fees.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney

Downtown Development Authority

Rezone Criteria Answer Sheet

A) The existing zone change adopted by the city in 1983 to Historical Residential has shut off this property to anything but residential. This was an error at the time of adoption.

1)The property is boundried on two sides by major arterial arteries. Seventh street on the east and Grand Avenue on the south.

2)Grand Avenue corridor guidelines maintain 77 feet of right-of-way as well as 7th Street requires 77 feet of right-of-way.

3)These right-of-ways cause a serious factor to the size of the lot.

4)The neighborhood picture at the time of this rezone was primarily the same. Now however in 1994 the Grand Avenue corridor was improved to a four lane and elimanated a curb cut directly into the garage.

5)The surrounding business in the direct area of this home was never taken into consideration at the time of rezone in 1983.

B)There has been a great deal of change in the charactor of the area, new public facilites wider sidewalks, new curb cut, zoned to Historical Residential. New growth very evident by Grand Avenue traffic increased four times. Deterioration of traffic flow in and out of the property and size of the lot. Development of the city has increased traffic to one of the busiest streets in the city.

C)The rezone purposed would best fit the needs of the property by elminating the traffic hazard caused by a residence. Presently the family can only safely have two cars on the property. This is a very large, 4661 square foot, home making it highly impractical that they would only have two cars and no visitors.

1)The garage needs to be elimanated and traffic could drive in safely, turn around and leave facing the traffic or the alley. At the least the garage needs relocated on the property. Moving the garage is not covered under the Historical guidelines because it was built in 1961.

2)After the parking problem were solved a business of light traffic magnitude such as professional offices would best suit the needs of this corner. The continued use of a

large family becomes hazardous to the health of small children surrounded by traffic and a business used alley way. Because of these latest developments of the street, the sale as a residential property has become slight at best. Consideration should be taken, the proposed owner will still reside on the premises.

3)The community would benefit because traffic would be lighter and the corner safer to travel past.

D)The proposed rezone is quite compatible because the outside of the structure would be better maintained. The proposed buyer is a well known design firm, noted for upgrades in the area for six generations since 1896.

The surrounding area includes professional offices at the immediate rear, across Grand Avenue to the south, R-5 High School adjacent southeast corner and Baptist church across the street. This home is literally the last residence on the corner.

E)The benefits derived by the community will be a corner very well maintained, lower use than a family, thereby eliminating existing traffic problems, a safer corner. Business known for low impact on a community and contributions to safety and enhancement. Increased property values to the entire area by improvements to a corner and the needs of the area.

This meets all needs, the owner lives on residence. Maintenance and beautification is there business. The property and surrounding property will benefit one and all. Low user friendly business, most all business is off premises. Good transition of business to residential. Much better than existing situation.

This is not a proposal for an apartment complex which would be very high use and detrimental to the surrounding area.

F)This proposal is in conformance with the policies, intents and requirements of the Downtown Residential Guidelines and the Grand Avenue Corridor Guidelines.

1)Book 1718 page 296...allow for a subunit within a principal structure through a special use permit if the main house is owner occupied and the single family appearance of the home is retained.

2)Book 1718 page 297...Guidelines adopted by City Council on July 8, 1988.

Business/Commercial uses should be confined to the major corridors ie Grand Avenue as per the Corridor Guidelines.

3) Book 1718 page 298...Renovation of structures for professional offices is encouraged in the transitional/buffer areas between business/commercial and residential uses.

B) GRAND AVENUE GUIDELINES - state in article 2) non-residential developement of this kind will not adversely affect existing nearby residential neighborhoods, after the purposed paving and parking lot it will have less effect than at the present time.

4) Alley way usage as access to private parking lots is discouraged. At present it is the only way to leave the property safely. The purposal would improve greatly the accessibility and the existing traffic problem eliminated.

5) Imediate neighbors are highly in favor of a planned rezone to light commercial, due to the lack of maintence at this time and thigh use of the alley due to the location of the garage.

6) Landscaping and architectural design will be retained and only upgraded due to the nature of the business, more so than residential.

This planned zone use change to a Design firm will only complement the downtown are nothing of the artful character or style will ever be compromised.

SEVENTH STREET GUIDELINES - maintains it serves as a major north/south traffic carrier. The goal is to carry traffic in an efficient manner while retaining the existing character and positive image.

This purposal will more than meet these intended goals.

Policy provides for consistent informed decision making. This purposal conforms to providing protection to the existing neighborhoods by maintaining a low profile, well maintained property, at the same time provides a focus for further transitional areas, thereby maintaining the property values of the area. At this time this property zoned residential decreases in value.

NOTE; THE NATIONAL TRUST-ARCHITECTURAL HISTORICAL PRESERVATION recommends edges in a transitional area be zoned to light office Bed and breakfast or low impact retail ie: Design firms. FURTHER the society RECOMMENDS these changes to PROTECT FOR THE FURTURE THE ENTIRE NETWORK OF THE HISTORICAL AREA.

G. Adequate facilities are easily attainable by reworking traffic flow to existing property. Thereby enhancing traffic for the entire corner.

STAFF REVIEW

FILE: #RZ-95-138
DATE: August 17, 1995
STAFF: Kathy Portner
REQUEST: Rezone to PB--Dove Design
LOCATION: 407 N. 7th Street
APPLICANT: Judy Smith

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential and Business

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Business
EAST: Church
WEST: Business

EXISTING ZONING: PR (Planned Residential)

PROPOSED ZONING: PB (Planned Business)

SURROUNDING ZONING:

NORTH: PR (Planned Residential)
SOUTH: B-1 (Limited Business)
EAST: PR
WEST: B-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Grand Avenue Corridor Guideline states that this corner of 7th and Grand might be appropriate for office conversions which are sensitive to the character of the historic corridor. The 7th Street Corridor Guideline states that the existing uses and zoning along the 7th Street Historic District are appropriate and adequate. It goes on to state that the single family residential character should be retained to help reserve the historic character, architecture and scale of this section of 7th Street. The Downtown Residential Neighborhood Guideline refers to the respective Corridor Guidelines.

STAFF ANALYSIS:

Issues to be Addressed:

1. Provide a breakdown of the square footage of all the proposed uses for the house.
2. The parking as proposed does not function. The required number of spaces is 2 for the single family residential use and 1 space per each 300 sq.ft. of office use. The parking area must be redesigned. Staff recommends 1 row of parking along the alley with a landscaping strip behind the sidewalk to be extended to the alley. The design should maintain all of the existing backyard landscaping if possible.
3. Obtain a letter from the appropriate state or federal official confirming their stance on the business residence and what effect, if any, that would have on the historic designation for the property.
4. Indicate the type, size and placement of all proposed signage.
5. All business activity should be confined to the rear of the building, with the business entrance being in the rear, accessing from the parking area.

STAFF RECOMMENDATION:

Staff will not make a recommendation until reviewing the petitioner's response to comments.

STAFF ANALYSIS:

Issues to be Addressed:

1. Provide a breakdown of the square footage of all the proposed uses for the house.
SEE ATTACHED
2. The parking as proposed does not function. The required number of spaces is 2 for the single family residential use and 1 space per each 300 sq.ft. of office use. The parking area must be redesigned. Staff recommends 1 row of parking along the alley with a landscaping strip behind the sidewalk to be extended to the alley. The design should maintain all of the existing backyard landscaping if possible.
SEE ATTACHED
3. Obtain a letter from the appropriate state or federal official confirming their stance on the business residence and what effect, if any, that would have on the historic designation for the property.
LETTER BEING COMPILED - ARCHITECTURAL HISTORICAL PRESERVATION
President - Jim Lindberg
4. Indicate the type, size and placement of all proposed signage.
SEE ATTACHED
5. All business activity should be confined to the rear of the building, with the business entrance being in the rear, accessing from the parking area.
Seems REASONABLE

STAFF RECOMMENDATION:

Staff will not make a recommendation until reviewing the petitioner's response to comments.

STAFF REVIEW

FILE: #RZ-95-138
DATE: August 30, 1995
STAFF: Kathy Portner
REQUEST: Rezone to PB--Dove Design
LOCATION: 407 N. 7th Street
APPLICANT: Judy Smith

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential and Business

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Business
EAST: Church
WEST: Business

EXISTING ZONING: PR (Planned Residential)

PROPOSED ZONING: PB (Planned Business)

SURROUNDING ZONING:

NORTH: PR (Planned Residential)
SOUTH: B-1 (Limited Business)
EAST: PR
WEST: B-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Grand Avenue Corridor Guideline states that this corner of 7th and Grand might be appropriate for office conversions which are sensitive to the character of the historic corridor. The 7th Street Corridor Guideline states that the existing uses and zoning along the 7th Street Historic District are appropriate and adequate. It goes on to state that the single family residential character should be retained to help preserve the historic character, architecture and scale of this section of 7th Street. The Downtown Residential Neighborhood Guideline refers to the respective Corridor Guidelines.

STAFF ANALYSIS:

In 1984 the 7th Street Corridor, from Grand Avenue to Hill Avenue, was rezoned from RMF-32 to PR-8 (Planned Residential, 8 units per acre). At that time the corridor also received designation as a National Historic District. The PR-8 zoning protects the historic design of the corridor and established the allowed uses as those that existed at the time of the rezoning. At that time there were 22 single family residences, 23 multi-family units, 1 day care facility, 2 churches and 1 boarding/rooming house.

The intent of the PR zone district along this corridor was to preserve the historical character of the 7th Street Corridor, preserve property values for the residents and property owners, and reduce impacts on existing uses which may be caused by the future conversion of single family structures to other uses. The description of the zone as appears in Development File #11-84 also states that the district is not intended to categorically prevent any future use changes, but to ensure that if they occur, they are done properly. It also states that changes of use that would be primarily business would not be allowed without a zone change to Planned Business. Approvals to change a use should be conditioned on maintaining the appearance and character of the structure, providing proper parking, access, and traffic circulation.

This proposal is to convert a portion of the large residence on the northwest corner of 7th Street and Grand Avenue to a professional office use for Dove Designs, an interior decorating business. The business use would occupy 655 square feet of the lower level of the house and 591 square feet of the upper level for offices. The remainder of the house would remain as a single family residential use for the owner of the business. The applicant has agreed to limit the business use and entrance to the rear of the building, accessing from the alley off of Grand Avenue. The proposed 18" x 18" sign for the business would also be located to the rear of the building along Grand Avenue. The applicant would maintain the single family character of the house along the 7th Street Corridor. The applicant is also proposing to remove the existing garage to the rear of the house, which is not a historic structure, to provide a parking area for the residence and business.

Staff sees merit in both retaining this property for strictly single family use and allowing the conversion of a portion of the house for a business/residence use. Staff feels that the proposal for a limited business residence at this location could be appropriate and maintain the integrity of the historic district. The appearance and use of the structure along 7th Street would not change. The business use would be restricted to the rear of the building along the Grand Avenue corridor which is transitioning to business uses. Similar business uses north of this property, along the 7th Street Corridor, would not be appropriate.

On the other hand, retaining the historic district as strictly residential uses and not allowing any encroachment of business uses also makes sense. Even though this proposal is for a very limited business use of the property, the fear of some of the residents along 7th Street is that this is just the beginning. That once any type of business use is allowed the integrity of the historic district as a residential neighborhood is lost and that business will eventually be allowed to expand and other requests for rezoning will be more easily approved.

STAFF RECOMMENDATION:

Given the lack of overwhelming reasons to support the rezone Staff is recommending denial of the request to rezone to PB for a business use.

If Planning Commission chooses to approve the rezone, Staff recommends the following conditions of approval:

1. The outside appearance of the house may not be substantially altered without review and approval by the Planning Commission.
2. The business use will be limited to 655 square feet on the lower level and 591 square feet on the upper level.
3. The remainder of the house must be used as a single family residence for the owner, operator or employee of the business.
4. The business uses shall be limited to Dove Designs. Future changes to that use would require review and approval by the Planning Commission.
5. Six off-street parking spaces shall be provided to the rear of the building along the alley. The design shall retain the mature spruce tree along Grand Avenue and shall retain as many of the other 3 mature trees as possible in the backyard and shall include a landscaping strip behind the sidewalk along Grand Avenue and a strip along the alley. One entrance to the parking area shall be provided as far north along the alley as possible. The lot must be paved and striped. The final parking lot design shall be approved by City Staff.
6. A maximum of one free standing sign shall be allowed which shall be located to the rear of the building along Grand Avenue and shall not exceed 3 square feet in size and shall be no more than 4' in height. The sign shall be non-illuminated.
7. The change in use of the building must meet all Building and Fire Code requirements.
8. The business entrance and activity shall be confined to the rear of the building accessing from the parking area.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item #RZ-95-138, I move we forward this onto City Council with a recommendation of approval for the rezone and final plan subject to the staff recommendation.

(Staff recommendation is to deny the motion)

STAFF REVIEW

FILE: #RZ-95-138

DATE: September 28, 1995

STAFF: Kathy Portner

REQUEST: Rezone to PB--Dove Design

LOCATION: 407 N. 7th Street

APPLICANT: Judy Smith

EXECUTIVE SUMMARY:

An appeal of a Planning Commission denial of a request to rezone property at the northwest corner of 7th Street and Grand Avenue from PR (Planned Residential) to PB (Planned Business).

EXISTING LAND USE: Single Family Residential

PROPOSED LAND USE: Single Family Residential and Business

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Business
EAST: Church
WEST: Business

EXISTING ZONING: PR (Planned Residential)

PROPOSED ZONING: PB (Planned Business)

SURROUNDING ZONING:

NORTH: PR (Planned Residential)
SOUTH: B-1 (Limited Business)
EAST: PR
WEST: B-1

RELATIONSHIP TO COMPREHENSIVE PLAN:

The Grand Avenue Corridor Guideline states that this corner of 7th and Grand might be

appropriate for office conversions which are sensitive to the character of the historic corridor. The 7th Street Corridor Guideline states that the existing uses and zoning along the 7th Street Historic District are appropriate and adequate. It goes on to state that the single family residential character should be retained to help preserve the historic character, architecture and scale of this section of 7th Street. The Downtown Residential Neighborhood Guideline refers to the respective Corridor Guidelines.

STAFF ANALYSIS:

In 1984 the 7th Street Corridor, from Grand Avenue to Hill Avenue, was rezoned from RMF-32 to PR-8 (Planned Residential, 8 units per acre). At that time the corridor also received designation as a National Historic District. The PR-8 zoning protects the historic design of the corridor and established the allowed uses as those that existed at the time of the rezoning. At that time there were 22 single family residences, 23 multi-family units, 1 day care facility, 2 churches and 1 boarding/rooming house.

The intent of the PR zone district along this corridor was to preserve the historical character of the 7th Street Corridor, preserve property values for the residents and property owners, and reduce impacts on existing uses which may be caused by the future conversion of single family structures to other uses. The description of the zone as appears in Development File #11-84 also states that the district is not intended to categorically prevent any future use changes, but to ensure that if they occur, they are done properly. It also states that changes of use that would be primarily business would not be allowed without a zone change to Planned Business. Approvals to change a use should be conditioned on maintaining the appearance and character of the structure, providing proper parking, access, and traffic circulation.

This proposal is to convert a portion of the large residence on the northwest corner of 7th Street and Grand Avenue to a professional office use for Dove Designs, an interior decorating business. The business use would occupy 655 square feet of the lower level of the house and 591 square feet of the upper level for offices. The remainder of the house would remain as a single family residential use for the owner of the business. The applicant has agreed to limit the business use and entrance to the rear of the building, accessing from the alley off of Grand Avenue. The proposed 18" x 18" sign for the business would also be located to the rear of the building along Grand Avenue. The applicant would maintain the single family character of the house along the 7th Street Corridor. The applicant is also proposing to remove the existing garage to the rear of the house, which is not a historic structure, to provide a parking area for the residence and business.

Staff sees merit in both retaining this property for strictly single family use and allowing the conversion of a portion of the house for a business/residence use. Staff feels that the proposal for a limited business residence at this location could be appropriate and maintain the integrity of the historic district. The appearance and use of the structure along 7th Street would not change. The business use would be restricted to the rear of the building along the Grand Avenue corridor which is transitioning to business uses. Similar business uses north of this property, along the 7th Street Corridor, would not be appropriate.

On the other hand, retaining the historic district as strictly residential uses and not allowing any encroachment of business uses also makes sense. Even though this proposal is for a very limited business use of the property, the fear of some of the residents along 7th Street is that this is just the beginning. That once any type of business use is allowed the integrity of the historic district as a residential neighborhood is lost and that business will eventually be allowed to expand and other requests for rezoning will be more easily approved.

STAFF RECOMMENDATION:

Given the lack of overwhelming reasons to support the rezone Staff is recommending denial of the request to rezone to PB for a business use.

If Planning Commission chooses to approve the rezone, Staff recommends the following conditions of approval:

1. The outside appearance of the house may not be substantially altered without review and approval by the Planning Commission.
2. The business use will be limited to 655 square feet on the lower level and 591 square feet on the upper level.
3. The remainder of the house must be used as a single family residence for the owner, operator or employee of the business.
4. The business uses shall be limited to Dove Designs. Future changes to that use would require review and approval by the Planning Commission.
5. Six off-street parking spaces shall be provided to the rear of the building along the alley. The design shall retain the mature spruce tree along Grand Avenue and shall retain as many of the other 3 mature trees as possible in the backyard and shall include a landscaping strip behind the sidewalk along Grand Avenue and a strip along the alley. One entrance to the parking area shall be provided as far north along the alley as possible. The lot must be paved and striped. The final parking lot design shall be approved by City Staff.
6. A maximum of one free standing sign shall be allowed which shall be located to the rear of the building along Grand Avenue and shall not exceed 3 square feet in size and shall be no more than 4' in height. The sign shall be non-illuminated.
7. The change in use of the building must meet all Building and Fire Code requirements.
8. The business entrance and activity shall be confined to the rear of the building accessing from the parking area.

PLANNING COMMISSION RECOMMENDATION:

Planning Commission, at their September 12, 1995 hearing, denied the request to rezone to PB. The petitioner has appealed that decision.

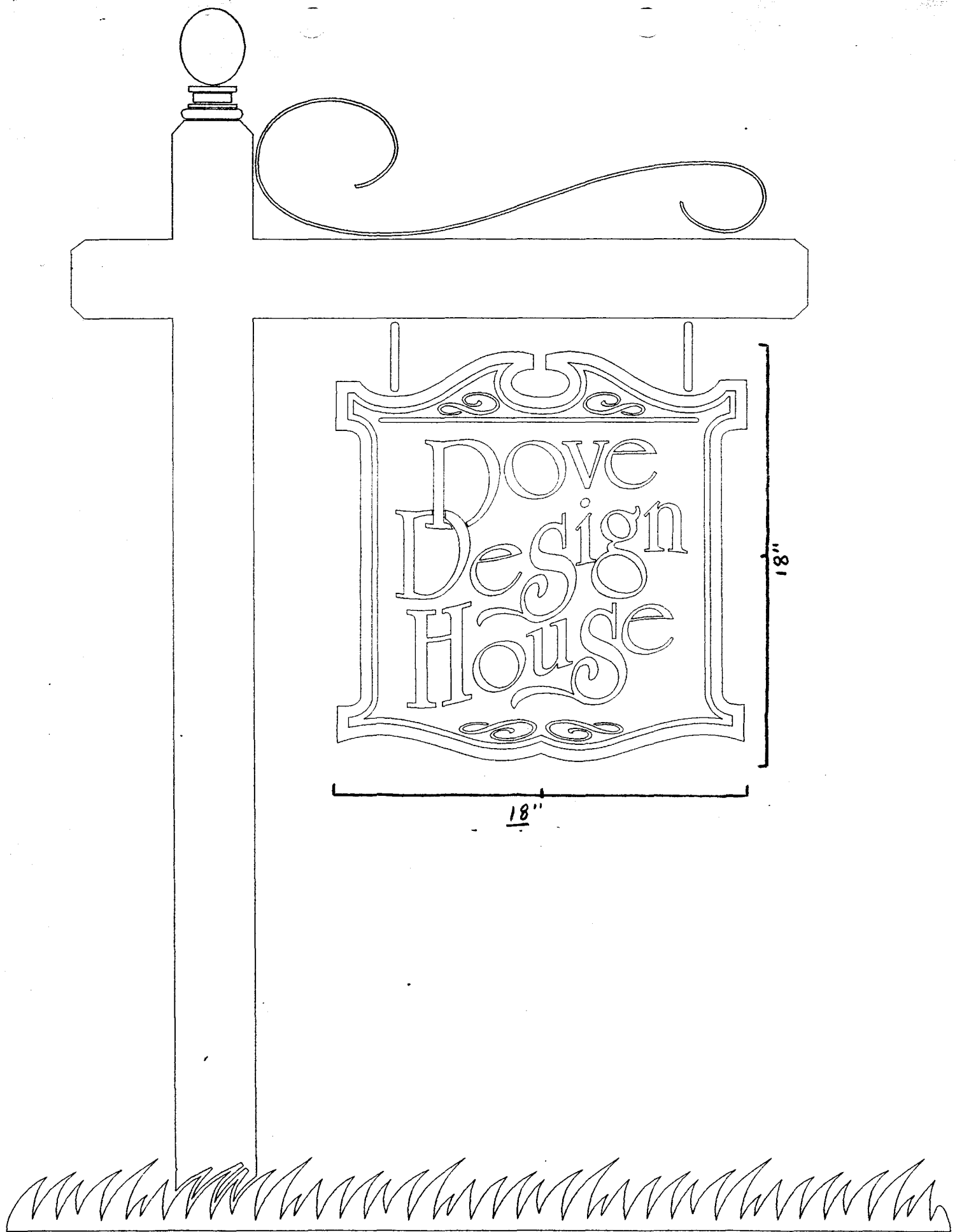
STAFF ANALYSIS:

Issues to be Addressed:

1. Provide a breakdown of the square footage of all the proposed uses for the house.
SEE ATTACHED
2. The parking as proposed does not function. The required number of spaces is 2 for the single family residential use and 1 space per each 300 sq.ft. of office use. The parking area must be redesigned. Staff recommends 1 row of parking along the alley with a landscaping strip behind the sidewalk to be extended to the alley. The design should maintain all of the existing backyard landscaping if possible.
SEE ATTACHED
3. Obtain a letter from the appropriate state or federal official confirming their stance on the business residence and what effect, if any, that would have on the historic designation for the property.
LETTER BEING COMPILED - ARCHITECTURAL HISTORICAL PRESERVATION
4. Indicate the type, size and placement of all proposed signage.
SEE ATTACHED
President - Jim Linberg
5. All business activity should be confined to the rear of the building, with the business entrance being in the rear, accessing from the parking area.
Seems REASONABLE

STAFF RECOMMENDATION:

Staff will not make a recommendation until reviewing the petitioner's response to comments.





usually no restrictions on
use
New York
National Trust for Historic Preservation

State Historic Preservation Office
Dale Heckendorn
866 - 3395

Mountains/Plains Regional Office Fax Cover Sheet

Date: 9/6/95

Time: 200

To: City Planning

Fax #: 970-244-1599

From: Jim Lindberg, NTHP

Fax #: (303) 623-1508
Phone #: (303) 623-1504

4 criteria
Person of significance
Trends
Architectural
Potential for info for
future

Current use is
~~currently~~ usually
not a criteria

Re: Non residential uses in
historic districts where underlying
 zoning is residential - this
prepared at request of Judy Smith

Number of Pages (including cover sheet): 4

Mountains/Plains Regional Office
910 16th Street, Suite 1100
Denver, Colo. 80202
(303) 623-1504 FAX (303) 623-1508

National office:
1785 Massachusetts Avenue, N.W.
Washington, D.C. 20036
(202) 673-4000



National Trust for Historic Preservation

MEMORANDUM

TO: State Representative Tim Foster, Grand Junction, CO
FROM: Jim Lindberg, National Trust for Historic Preservation, Mountains/Plains Regional Office, Denver
DATE: September 1, 1995
SUBJECT: Non-residential uses in historic districts

In response to your request, I have gathered some information for you on how other communities have handled the question of non-residential uses of properties in local historic districts where the underlying zoning is residential. Please bear in mind that this is provided as information only, not as a recommendation for any particular course of action that might be taken in Grand Junction.

Historic Districts.

I would like to start with a little background on historic districts. As I mentioned on the phone, there are two main types of historic district designations. Districts listed on the *National Register of Historic Places* are approved by the National Park Service, through the State Historic Preservation Office (Colorado Historical Society). Listing a site or district on the National Register provides some protection for the property from federally funded or licensed activity (example: federal highway widening), but does not affect private actions. The strongest protection for historic properties is provided by *local preservation ordinances*. Local ordinances can designate properties or districts outside established National Register districts. These ordinances vary widely in their provisions, but most set up some kind of review and approval process for proposed demolitions and significant alterations to the exterior of historic properties.

The National Trust for Historic Preservation.

The National Trust is a private, non-profit preservation organization that was chartered by Congress in 1949 and now includes more than 250,000 members nationwide. Through our regional offices we provide preservation information, organization assistance and financial support for local, regional and statewide preservation efforts. The National Trust has no formal role in either the National Register or the local historic district designation process.

Non-residential uses in residential historic districts.

As the examples below will demonstrate, the issue of non-residential use of historic homes in historic residential districts is complex. On the one hand, large older residences may be impractical as private homes, particularly when they are located on busy streets where noise and safety are concerns. (From a preservation standpoint, it is critical that a property have a viable economic use; "demolition by neglect" is a real problem in many areas.) In response, some communities have found it beneficial to allow certain, limited non-residential uses in historic

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(202) 673-4000

Memorandum -- Tim Foster
September 1, 1995
Page 2

residential districts, generally on a case-by-case basis. These uses typically include offices and bed and breakfasts.

In other historic districts, however, residents are fighting any non-residential uses because they see this as the first step in the erosion of the neighborhood character they are trying to protect and encourage. In Durango, for example, the preservation planner explained that during the "down" years in the economic cycle some of the older homes were believed to be unviable as residences and seemed destined for neglect. Five years later, however, the economy picked up and these same homes were being returned to single family use.

Here are some other examples gathered in my informal survey:

Lincoln, NE

Lincoln's local preservation ordinance dates from the early 1980s and includes numerous districts of a largely residential character. Recognizing that the original uses of some historic properties may no longer be economically viable, the zoning code establishes a "Special Use Permit" procedure (copy attached), whereby "in any zoning district a special permit may be granted to allow the preservation of a historic structure or site and the reuse thereof. This permit shall be limited to structures or sites designated as landmarks." Detailed site plans must be submitted to make sure that parking and landscaping are addressed in a sensitive manner; changes to exteriors are generally not permitted.

City preservation planner Ed Zimmer described a couple of situations where these permits have been granted to allow for non-residential uses of historic structures. In one case, a special permit was granted to the owner of a large historic home located on a busy one-way street to allow conversion for office use. The same property has since been converted back to a combined residence and bed and breakfast. In another instance, a property owner received a permit to convert a former church to a small printing shop. In both instances, the underlying zoning remained residential.

Ft. Collins, CO

Fort Collins has a local preservation ordinance that includes residential and commercial districts. The City recently established Neighborhood Conservation Buffer zones and Neighborhood Conservation Medium and Low Density zones to protect residential character. In the Buffer Zones, office (professional or medical/dental) and personal service (beauty salon, etc.) use of existing structures is allowed and does not require public review unless the exterior of the building is altered, in which case the landmark commission is consulted and a public hearing is held.

Boulder, CO

Boulder is facing a housing shortage, especially in the downtown area, so the city has been

Memorandum -- Tim Foster
September 1, 1995
Page 3

hesitant to approve changes to allow non-residential uses in historic districts. The preservation planner pointed out how in some instances residential use on a busy street can be more disruptive to neighborhood character than office use: residents often install 6-foot high privacy fences to stop traffic noise, while professional office owners may put up a 3-foot high picket fence to increase the visibility of their historic property.

Denver, CO

In Denver's locally landmarked historic districts, R4 uses (office, bed and breakfast, art gallery) are permitted in R3 zones. In the historic district just south of Colfax Avenue (as it heads east from downtown) there are several older residences that have been successfully converted to offices.

Sarasota, FL

Sarasota authorizes variances and special exceptions to zoning rules to make it easier for owners of historic structures to find economically viable uses for their properties: "Owners of historically designated structures...may petition the Planning Board for a special exception for any type of use which would serve to perpetuate the viable contemporary utilization of the historic structure, regardless of whether such use is permitted by special exception in the zone district in which the historic structure is located."

I hope that this information will prove useful to you and the City in your deliberations next week. If there are questions or further information is needed, please don't hesitate to call me at (303) 623-1504. I plan to be back in the office nearly full-time next week, but if you should need to reach me at home, my number there is (303) 722-3306.

FOR PLANNING
COMMISSION

9-12-95

ORIGINAL

PLEASE PLACE

IN FILE



United States Department of the Interior

NATIONAL PARK SERVICE
WASHINGTON, D.C. 20240

IN REPLY REFER TO:

JAN - 9 1984

The Director of the National Park Service is pleased to inform you that the following properties have been entered in the National Register of Historic Places beginning January 1, 1984 and ending January 7, 1984. For further information call (202) 343-9552.

STATE, County, Vicinity, Property, Address, (Date Listed)

- ALABAMA, Calhoun County, Piedmont, Southern Railway Depot, 200 N. Center Ave. (01/05/84)
ALABAMA, Mobile County, Mobile, Dahm House, 7 N. Claiborne St. (01/05/84)
ALABAMA, Mobile County, Mobile, Denby House, 558 Conti St. (01/05/84)
ALABAMA, Mobile County, Mobile, Meaher-Zoghby House, 5 N. Claiborne St. (01/05/84)
ALABAMA, Mobile County, Mobile, Metzger House, 7 N. Hamilton St. (01/05/84)
ALABAMA, Mobile County, Mobile, Monterey Place, 1552 Monterey Pl. (01/05/84)
ALABAMA, Mobile County, Mobile, Neville House, 255 St. Francis St. (01/05/84)
ALABAMA, Mobile County, Mobile, Phillippi House, 53 N. Jackson St. (01/05/84)
ALABAMA, Mobile County, Mobile, Scottish Rites Temple, 351 St. Francis St. (01/05/84)
ALABAMA, Mobile County, Mobile, St. Francis Street Methodist Church, 15 N. Joachim St. (01/05/84)
ALABAMA, Wilcox County, Camden, Liberty Hall, AL 221 (01/05/84)
- CALIFORNIA, Fresno County, Fresno, Fresno Brewing Company Office and Warehouse, 100 M St. (01/05/84)
CALIFORNIA, Humboldt County, Arcata, Hotel Arcata, 708 9th St. (01/05/84)
CALIFORNIA, Marin County, Larkspur, Alexander-Acacia Bridge, Alexander Ave. between Acacia and Monte Vista Aves. (01/05/84)
CALIFORNIA, Orange County, Tustin, Stevens, Sherman, House, 228 W. Main St. (01/05/84)
CALIFORNIA, San Francisco County, San Francisco, Koshland House, 3800 Washington St. (01/05/84)
- COLORADO, Arapahoe County, Aurora, Melvin School, 4950 S. Laredo St. (01/05/84)
COLORADO, Boulder County, Hygiene vic., Church of the Brethren, 17th Ave. (01/05/84)
COLORADO, Boulder County, Longmont, Empson Cannery, 15 3rd. Ave. (01/05/84)
COLORADO, Clear Creek County, Idaho Springs, Idaho Springs Downtown Commercial District, Roughly bounded by Center Alley, 14th Ave., Riverside Dr., and Idaho St. (01/05/84)
COLORADO, Denver County, Denver, Eppich Apartments, 1266 Emerson St. (01/05/84)
COLORADO, Denver County, Denver, Stonemans Row Historic District, South side 28th Ave. between Umatilla and Vallejo Sts. (01/05/84)
COLORADO, Gunnison County, Gunnison, Fisher-Zugelder House and Smith Cottage, 601 N. Wisconsin St. (01/05/84)
COLORADO, Larimer County, Fort Collins, Fort Collins Municipal Railway Birnery Safety Streetcar No. 21, 1801 W. Mountain Ave. (01/05/84)
* COLORADO, Mesa County, Grand Junction, North Seventh Street Historic Residential District, 7th St. between Hill and White Aves. (01/05/84)
- CONNECTICUT, Fairfield County, Ridgefield, Weir, J. Alden, Farm (District), Nod Hill Rd. and Pelham Lane (01/05/84)

N. Seventh designated as historic

by T. Michael Crowell
journalist staff writer

JAN 17 1984

A four-block section of North Seventh Street has a new address — the National Register of Historic Places.

A U.S. Interior Department panel agreed last week to historical designation for the corridor and notified the Colorado coordinator of the national register Monday. It is now the only Grand Junction neighborhood included in the national register.

The register is the official list of historical properties recognized by the federal government as worthy of preservation for their significance in American history, architecture, archeology, engineering and culture.

Federal approval was expected, but nevertheless was welcome news for residents in the corridor, defined as the homes and buildings on either side of North Seventh from just south of Grand Avenue and north to Hill Street.

"I just couldn't be happier," said Kathy Jordan upon hearing news of the designation. "This is the best news I've heard in a long time. I'm going to celebrate tonight."

Jordan, whose 1902 yellow-and-white Victorian home at 440 N. Seventh St. is often featured as an example of Grand Junction at the turn of the century, began the effort to gain the designation in June of last year. She shepherded the documentation through the designation process and was the first North Seventh resident notified of the decision.

The North Seventh Street corridor was selected because it represented the oldest, intact residential neighborhood in Grand Junction, said Gloria Mills, coordinator of Colorado's historical register.

"The North Seventh Street district is a distinctive neighborhood within Grand Junction because it represents the most intact historic residential area in the community," Mills said, "as well as the most significant in terms of the architecture and quality of design."

"As a collection, the structures are important local examples of styles popular during the period of

National Park Service, Interior

§ 60.15

some unforeseen manner destroyed. If the Keeper does not approve the move, the property will be automatically deleted from the National Register when moved. In cases of properties removed from the National Register, if the State, Federal agency, or person or local government where there is no approved State Historic Preservation Program has neglected to obtain prior approval for the move or has evidence that previously unrecognized significance exists, or has accrued, the State, Federal agency, person or local government may resubmit a nomination for the property.

(4) In the event that a property is moved, deletion from the National Register will be automatic unless the above procedures are followed prior to the move. If the property has already been moved, it is the responsibility of the State, Federal agency or person or local government which nominated the property to notify the National Park Service. Assuming that the State, Federal agency or person or local government wishes to have the structure reentered in the National Register, it must be nominated again on new forms which should discuss:

- (i) The reasons for the move;
- (ii) The effect on the property's historical integrity, and
- (iii) The new setting and general environment, including evidence that the new site does not possess historical or archeological significance that would be adversely affected by intrusion of the property.

In addition, new photographs, acreage, verbal boundary description and a U.S.G.S. map showing the structure at its new location must be sent along with the revised nomination. Any such nomination submitted by a State must be approved by the State Review Board.

(5) Properties moved in a manner consistent with the comments of the Advisory Council on Historic Preservation, in accord with its procedures (38 CFR Part 800), are granted as exception to § 60.12(b). Moving of properties in accord with the Advisory Council's procedures should be dealt with individually in each memorandum of agreement. In such cases, the State Historic Preservation Officer or the

Federal Preservation Officer, for properties under Federal ownership or control, shall notify the Keeper of the new location after the move including new documentation as described above.

§ 60.15 Removing properties from the National Register.

(a) [REDACTED]

(2) Additional information shows that the property does not meet the National Register criteria for evaluation;

(3) Error in professional judgement as to whether the property meets the criteria for evaluation; or

(4) Prejudicial procedural error in the nomination or listing process. Properties removed from the National Register for procedural error shall be reconsidered for listing by the Keeper after correction of the error or errors by the State Historic Preservation Officer, Federal Preservation Officer, person or local government which originally nominated the property, or by the Keeper, as appropriate. The procedures set forth for nominations shall be followed in such reconsiderations. Any property or district removed from the National Register for procedural deficiencies in the nomination and/or listing process shall automatically be considered eligible for inclusion in the National Register without further action and will be published as such in the FEDERAL REGISTER.

(b) Properties listed in the National Register prior to December 13, 1980, may only be removed from the National Register on the grounds established in paragraph (a)(1) of this section.

(c) Any person or organization may petition in writing for removal of a property from the National Register by setting forth the reasons the property should be removed on the

D NPS WMSD

IN:20 X 3431836

SEP 12 '95 14:40 No. 021 P. 02

white victorian home at 410 N. Seventh St. is often featured as an example of Grand Junction at the turn of the century, began the effort to gain the designation in June of last year. She shepherded the documentation through the designation process and was the first North Seventh resident notified of the decision.

The North Seventh Street corridor was selected because it represented the oldest, intact residential neighborhood in Grand Junction, said Gloria Mills, coordinator of Colorado's historical register.

"The North Seventh Street district is a distinctive neighborhood within Grand Junction because it represents the most intact historic residential area in the community," Mills said, "as well as the most significant in terms of the architecture and quality of design.

"As a collection, the structures are important local examples of styles popular during the period of development of the district. The wide, tree-lined boulevard with its grassed median adds to the ambience of the district."

Inclusion in the national register allows residents no special benefits, either financial or otherwise. Listing provides cities and counties a general guideline when those agencies are considering planning and zoning changes in a historical designated area.

Income-producing properties meeting a special criteria can be considered for certain tax benefits if those properties are within the district and are being renovated.

When the nomination was made, other homes were considered for inclusion. It was decided, however, that outside of the Grand to Hill corridor on Seventh Street, there were many intrusions — non-qualifying structures — which could have jeopardized the designation.

Of the 35 structures within the corridor, only five are considered intrusions.

"And we definitely want to keep it that way," said Jordan, whose family has lived in her home for about 20 years. "We'd like to see the street's integrity preserved as a residential district, and this (the historical designation) goes a long way to help us do that."

Now that the designation is in place, Jordan, along with her husband, Teddy, and neighbors Pat and Marilyn Olson, of 505 N. Seventh St., are planning an open house celebration Jan. 29 for all residents and property owners in the district.

The Downtown Development Authority, along with a number of other residents in the district, were also instrumental in obtaining the necessary documentation for the historical designation.

LETTER 36 SIGNATURES

PETITION 720 18 SIGNATURES
38 SIGNATURES

80 TOTAL

We the undersigned respectfully request the Grand Junction Planning Commission reject the proposal by Dove Interiors to change the zoning at 407 N. 7th St. from Planned Residential to Commercial.

- Kathy Jordan 440 N. 7th St. 243-0268
- Lee Jordan Jr. 735 Sellen Dr. 243-1079
- Marvin Brodine 735 Ouray Avenue 243-5254
- Marilyn Green 726 Ouray Ave. 241-3217
- Pete Robinson 726 Ouray Ave 241-9156
- Etta Sickenberger 710 Ouray ave 242-1630
- Heu. Lena Smith 515 N 7th 243-7080
- James R Smith 515 N 7th 243-7080
- W. W. [unclear] 428 N. 2th 243 2757
- (Robert S. Brooks) 737 Ouray 243-7856
- Robert R. Anderson 520 N. 7th 212-7082
- Roy [unclear] 621 N. 7th
- RN Schmidt 536 N. 7th 242-0531

- Chim Heller 714 N. 7th St. 241-5750
- Seddy Jordan 440 N 7th 243 0268
- Quill Hasty 433 N. 7th St. 243-5094
- David Hasty " " " "
- Michael N. Shop 605 N. 7th St. 3-7450
- Elizabeth M. Wright 139 N 7th 245-7167

We the undersigned respectfully request the Grand Junction Planning Commission reject the proposal by Dove Interiors to change the zoning at 407 N. 7th St. from Planned Residential to Commercial.

↓
 Practice 7th, No. 3000
 Mary Ann Williams 397th St
 1645 Main St
 341-3405

- Gerald W. Reed 221 Walnut Ave 243-4008
- Burris Davis 730 Chipeta 241-6126
- Curt B. Garner 346 S Redlands 243-0021
- Martha Moore 749 Chipeta 245-1750
- J.D. [unclear] 755 CHIPETA 243-5415
- Mary Ann Williams " " " "
- [unclear] 620 North 7th-A 243-9469
- Richard Wollenschlager 620 North 7th - B 243-4819
- Mary M. Colman 640 N. 7th St. 242-5298
- Ryan [unclear] 756 N 7th St 241-4890
- Beth Bendergrast 604 N. 7th 242-9260
- Frances Kelly 752. Oway Ave 243-2444
- Maryanna Taylor 2907 Sunridge Rd 242-8297
- Bill Cobb 706 N 7th St. 245-4744
- Sherry Taylor 916 N 5th 241-8978
- Martha Sanders 916 N 5th 241-8978
- Melba J. Schmidt 536 N. 7th 242-0531
- Nancy J. Edgerton 707 N. 7th St. 245-8606

PUBLISHED IN DAILY
SENTINEL FRIDAY
SEPTEMBER 8, 1995

To the Editor:

It is our urgent concern that the City Planning Commission and City Council reject a proposed zoning change of the Bull House (7th and Grand, northwest corner) from "Residential" to "Planned Business." If this dangerous precedent is set now, the whole community will soon be saying with the City's Development Director Larry Timm (in Monday's "Sentinel"):
"The sins of the past are coming back to haunt us."

It would be a sin to alter the residential zoning at 7th and Grand. The proposed "light use" interior design shop most likely will be sold easily and quickly (its new business zoning will accompany the sale automatically) to make way for the noisy and flashy use of what has always been a fine old Spanish-mission-style family home. The home next door could then easily be granted a zoning change for business use also. Then the Planning Commission and City Council could ignore their own Seventh Street Corridor Guidelines, reversing their veto of a bank's extension on the corner of 7th and Teller: That wise denial of exactly the same kind of zoning change as proposed at Grand was made only a year ago. Before you know it, the Seventh Street Historical Residential District would mimic the worst mish-mash of Grand Avenue and eventually would shriek like the worst NEON of North Avenue.

It would be a sin for Grand Junction to go back on its 1984 commitment to the National Register of Historical Places and refuse to maintain the Seventh

Street neighborhood as "the most intact historical residential area in the community" (the Register's own words). That nationally recognized designation of our own local heritage requires much more than keeping a bunch of old buildings from falling down. We are obliged to preserve this historical neighborhood as a unified residential environment -- pleasant to live in -- and pleasantly on view to the thousands of local people and tourists who travel every day on our more or less famous four-lane street.

It would be a sin for our community to approach the year 2000 with painful regrets churned up by a very unwise zoning change now.

536 N. 7th St.
Grand Junction
September 5, 1995

R.N. Schmidt, Ph.D.
R.N. Schmidt, Ph.D.

Signature	Phone Number
R.N. Schmidt	242-0531
Margaret W. Oswald 196 2nd St. Grand Jct.	243-4429
Amy Bolton 1157 White Ave 31503	243-9147
Tracy D. Baron 385 Explorer Ct. #16, Grand Jct.	243-1402
Jarri Mandell 187 Webster Grand Jct.	245-9529
Joyce Dyer 431 30 1/2 R Grand Jct.	434-7159
Diann Fox 286 1/2 Elm Ave	245-0964
Carolyn Behrherst 2025 N. 6th St. J.	245-6225
Patli McLitter 2019 E 1/4 Rd. 6J	242-5028
Saula E. Lehner 1511 Howell Lane GJ	245-3389
Mary W. Abraham 3025 Cloverdale Ct.	245-6490
Sam J. Pasovera 723 Aenlock Dr.	245-7582
Kevin Teskin 2605 Paradise Wj.	241-7790

Signature	Phone Number
Lance Donald	196 27 Rd Grand Jct. 243-4429
Alvie Fleming	3530 Beechwood St G.J. - 243-3817
John E. Hansen	283 Abington Dr. G.J. 81503 243-0991
Carolyn Bottinelli	863 Elm Ave. G.J. 81501 245-8893
Melanie Blair	1167 Santa Clara G.J. 81503
Brian Wauden	605 Holland, Clifton, CO. 81520 434-0634
Neil Washington	308 Lilac Lamb Jct 81505 245-7675
Judy Alexander	1729 Bell Ridge Ct G.J. 81506
Kathryn Johnson	3197 Ftz Grand Jct 81504 434-5432

PLEASE
EVEN
OTHERS

PLEASE
FOUR
MORE

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It is our urgent concern that the City Planning Commission and City Council reject a proposed zoning change of the Bull House (7th and Grand, northwest corner) from "Residential" to "Planned Business." If this dangerous precedent is set now, the whole community will soon be saying with the City's Development Director Larry Timm (in Monday's "Sentinel"):
"The sins of the past are coming back to haunt us."

It would be a sin to alter the residential zoning at 7th and Grand. The proposed "light use" interior design shop most likely will be sold easily and quickly (its new business zoning will accompany the sale automatically) to make way for the noisy and flashy use of what has always been a fine old Spanish-mission-style family home. The home next door could then easily be granted a zoning change for business use also. Then the Planning Commission and City Council could ignore their own Seventh Street Corridor Guidelines, reversing their veto of a bank's extension on the corner of 7th and Teller: That wise denial of exactly the same kind of zoning change as proposed at Grand was made only a year ago. Before you know it, the Seventh Street Historical Residential District would mimic the worst mish-mash of Grand Avenue and eventually would shriek like the worst NEON of North Avenue.

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It would be a sin for Grand Junction to go back on its 1984 commitment to the National Register of Historical Places and refuse to maintain the Seventh

Street neighborhood as "the most intact historical residential area in the community" (the Register's own words). That nationally recognized designation of our own local heritage requires much more than keeping a bunch of old buildings from falling down. We are obliged to preserve this historical neighborhood as a unified residential environment -- pleasant to live in -- and pleasantly on view to the thousands of local people and tourists who travel every day on our more or less famous four-lane street.

It would be a sin for our community to approach the year 2000 with painful regrets churned up by a very unwise zoning change now.

536 N. 7th St.
Grand Junction
September 5, 1995

R.N. Schmidt, Ph.D.
R.N. Schmidt, Ph.D.

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(see page 2)

Keep integrity of 7th St.

Grand Junction's Seventh Street Residential Historical District is one of the few neighborhoods in the Grand Valley that remains an intact residential district with a genuinely historical flavor. The key word is "residential." And it should stay that way.

That's why the Grand Junction Planning Commission ought to concur with the city staff's recommendation to reject the latest request seeking a commercial exemption to the zoning.

It's true enough as Larry Timm, the city's community development director, points out that the requested rezone is a close call. The business to be run out of the house would be an interior design business. Such a home-based business is indeed relatively unobtrusive.

But the fact remains that the property needs to be rezoned to accommodate the business. And therein lies the crux of the matter.

Rezoning the house would undermine the integrity of the residential historical district. It would set a precedent that others within the district could cite if they decided to operate businesses there, and it would make it difficult for city officials to reject future applications for similar rezones.

Ultimately, of course, the City Council will be faced with this decision, regardless of the recommendation of the planning commission. Such historical neighborhoods are in short supply in the valley. The city would do well to recognize that by keeping the district's residential zoning fully intact.

The Daily Sentinel

Friday, September 8, 1995

Letters: the Seventh Street historical district

Don't rezone Seventh Street house

Editor:

It is our urgent concern that the Grand Junction Planning Commission and City Council reject a proposed zoning change of the Bull House (Seventh and Grand, northwest corner) from "Residential" to "Planned Business." If this dangerous precedent is set now, the whole community will soon be saying with the city's development director, Larry Timm, (in the Sept. 4 Daily Sentinel): "The sins of the past are coming back to haunt us."

It would be a sin to alter the residential zoning at Seventh and Grand. The proposed "light use" interior design shop most likely will be sold easily and quickly to make way for the noisy and flashy use of what has always been a fine old Spanish-mission-style family home. Before you know it, the Seventh Street Historical Residential District would mimic the worst mish-mash of Grand Avenue and eventually would shriek like the worst neon of North Avenue.

It would be a sin for Grand Junction to go back on its 1984 commitment to the National Register of Historical Places and refuse to maintain the Seventh Street neighborhood as "the most intact historical residential area in the community" (the Register's own words). That nationally recognized designation of our own local heritage requires much more than keeping a bunch of old buildings from falling down. We are obliged to preserve this historical neighborhood as a unified residential environment — pleasant to live in — and pleasantly on view to the thousands of local people and tourists who travel every day on our more-or-less famous four-lane street.

R.N. SCHMIDT
LaVERNE GIBSON
and 10 others

October 16, 1995

Grand Junction City Council
250 N. 5th St.
Grand Junction, CO 81501

RE: Proposed Change Of Use For Property At 407 N. 7th St.

Dear Councilmen:

A historical district has been created to preserve specific area buildings and a neighborhood community. There was a purpose in creating such a district as an official designation in addition to the standard residential zoning regulations. Granting an exception to both the residential zoning and the historical district preservation goals would require twice the compelling reason for granting the exception.

There is no compelling reason for granting the exception. In the neighborhood there is great opposition to violating the official requirements of this neighborhood residential zoning. In the city at large there is opposition to violating the goals of an official historical district.

An anticipated argument would be that some exceptions to the principle already exist from the time before adoption of zoning regulations. This only illustrates the need for the regulations and the need to comply with them.

Personal exceptions which are directly counter to the intent of zoning and directly counter to the intent of creating a historical district are not in the interest of the neighborhood and are not in the interest of our city.

Cordially,

H. R. Bull, M.D.