



DEVELOPMENT APPLICATION

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

Receipt _____
 Date _____
 Rec'd By _____
 File No. R2-96-32

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			903/915 Grand	From: PZ To: RMF-64	Rehab Ctr
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<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					

<input type="checkbox"/> PROPERTY OWNER	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
Name <u>Salvation Army</u> <u>c/o Frank Duhn</u>	Name	Name
Address <u>2680 Capra Way</u>	Address	Address
City/State/Zip <u>Grand Junction, CO 81506</u>	City/State/Zip	City/State/Zip
Business Phone No.	Business Phone No.	Business Phone No.

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

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Signature of Person Completing Application _____ Date _____

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

Marvin Svaldi
8845 S. Fairall Road
Morrison, Colorado 80465

Douglas Freeman
848 White Avenue
Grand Junction, CO 81501

Jerry Jordan
919 Ouray
Grand Junction, CO 81501

Dennis Svaldi
913 White Avenue
Grand Junction, CO 81501

Philip Bourassa
92757 Niguel Rd #4
Laguna Niguel, CA 92677

Jerry Otero
PO Box 1374
Grand Junction, CO 81502

Judith Vanderleest
921 White Avenue
Grand Junction, CO 81501

Duane E. Brock
833 White Avenue
Grand Junction, CO 81501

Cynthia Hand-Treece
1037 Main Street
Grand Junction, CO 81501

Ruth Dickerson
929 White Avenue
Grand Junction, CO 81501

Beverly Ward
841 White Avenue
Grand Junction, CO 81501

844 Grand Joint Venture
336 Main Street #206
Grand Junction, CO 81501

Boy Scouts of America
PO Box 729
Grand Junction, CO 81502

John Seifried
2232 Hwy 65
Cedaredge, CO 81413

Mesa County
PO Box 20000-5014
Grand Junction, CO 81502

George Tracy
3035 F-1/2 Road
Grand Junction, CO 81504

Joy Mar LLC
PO Box 74
Grand Junction, CO 81502

Anna Belle Laramore
835 Ouray
Grand Junction, CO 81501

Grand Jct Board of Realtors
851 Grand Avenue
Grand Junction, CO 81501

Mesa Developmental Services
PO Box 1390
Grand Junction, CO 81502

Lyon Rathbun
841 Ouray
Grand Junction, CO 81501

Karl Bloom
861 Grand Avenue
Grand Junction, CO 81501

William Britton
1728 N. 18th Street
Grand Junction, CO 81501

CO West Reg Mental Health
6916 Hwy 82
Glenwood Springs, CO 81602

Vincent King
838 White Avenue
Grand Junction, CO 81501

Lester & Elena Hixson
428 N. 9th Street
Grand Junction, CO 81501

Edwin Portson, Jr.
2217 Stanley Hills Drive
Los Angeles, CA 90046-1531

Edward Martinez
842 White Avenue
Grand Junction, CO 81501

Valery Isham
909 Ouray
Grand Junction, CO 81501

Geoffrey Porter
921 Grand Avenue
Grand Junction, Co 81501

Steven Thayer
927 Grand Avenue
Grand Junction, CO 81501

City of Grand Junction
Community Development Dept
250 N. 5th Street
Grand Junction, CO 81501

Jerry Otero
1851 J 6 Road
Fruita, CO 81521

Salvation Army
c/o Frank Dunn
2680 Capra Way
Grand Junction, CO 81506

William G. Payne
945 Grand Avenue
Grand Junction, CO 81501

Royce Gibson
3118 W. Kimberly Way
Phoenix, AZ 85027

Rodger Polley
938 White Avenue
Grand Junction, CO 81501

Marge Brocklesby
916 White Avenue
Grand Junction, CO 81501

Lawrence Slater
1072 Maroon Creek Road
Aspen, Colorado 81611

SUBMITTAL CHECKLIST

REZONE

Location: 903 & 915 Grand Ave

Project Name: Salvation Army

ITEMS		DISTRIBUTION														TOTAL REQ'D.										
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	○ City Utility Eng.	○ City Property Agent	● 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													
Date Received <u>2-12-96</u>																										
Receipt # <u>N/A</u>																										
File # <u>RZ-96-32</u>																										
● Application Fee <u>N/A</u>	VII-1	1																								
● Submittal Checklist *	VII-3	1																								
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1												
● Application Form*	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1												
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1												
● Evidence of Title	VII-2	1			1	1																				
● Appraisal of Raw Land	VII-1	1			1					1																
● Names and Addresses*	VII-2	1																								
● Legal Description*	VII-2	1			1																					
○ Deed	VII-1	1			1	1																				
○ Easement	VII-2	1	1	1	1	1																				
○ Avigation Easement	VII-1	1			1	1																				
○ ROW	VII-2	1	1	1	1	1																				
● General Project Report	X-7	1	1	1	1	1	8	1	1	1	1	1	1	1												
● Location Map	IX-21	1																								
○ Vicinity Sketch	IX-33	1	1	1	1	1	8	1	1	1	1	1	1	1												
● Site Plan	IX-29	1	1	1	1	1	8	1	1	1	1	1	1	1												

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

PRE-APPLICATION CONFERENCE

Date: _____
Conference Attendance: _____
Proposal: _____
Location: _____

Tax Parcel Number: 2945-144-03-977

Review Fee: N/A

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____

Adjacent road improvements required? _____

Area identified as a need in the Master Plan of Parks and Recreation? _____

Parks and Open Space fees required? _____ Estimated Amount: _____

Recording fees required? _____ Estimated Amount: _____

Half street improvement fees/TCP required? _____ Estimated Amount: _____

Revocable Permit required? _____

State Highway Access Permit required? _____

On-site detention/retention or Drainage fee required? _____

Applicable Plans, Policies and Guidelines _____

Located in identified floodplain? FIRM panel # _____

Located in other geohazard area? _____

Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____

Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Screening/Buffering
- Land Use Compatibility
- Drainage
- Landscaping
- Traffic Generation
- Floodplain/Wetlands Mitigation
- Availability of Utilities
- Geologic Hazards/Soils
- Other _____

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

243-9659



Grand Junction Planning Department
250 North Fifth Street
Grand Junction, Colorado 81501-2668
(303) 244-1430

October 25, 1990

Frank Dunn
2680 Capra Way
Grand Junction, CO 81506

Dear Frank:

I have further reviewed the properties at 903 and 915 Grand Avenue (2945-144-03-938) to determine the setbacks required for a garage. All four lots are zoned PZ (Public Zone) because they are owned by Mesa County. The required setbacks in that zone are 20' from front property line and 10' from rear and side property lines. In looking at old plat maps of the City it appears that property line is about 3' behind sidewalk on 9th Street and Grand Avenue. I have enclosed a sketch showing those setbacks. If those setbacks are a problem, you could request a Variance. I will direct you to Linda Weitzel in our office if you choose to go that route. Please let me know if you have further questions.

Sincerely,

Katherine M. Portner
Senior Planner

*3'-3' - will rezone
if can't don't want to do*



January 9, 1996

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

Mr. Frank Dunn
2680 Capra Way
Grand Junction, Colorado 81506

RE: Salvation Army - 903 & 915 Grand Avenue

Dear Mr. Dunn,

The properties located at 903 and 915 Grand Avenue (tax parcel number 2945-144-03-977) are presently zoned Public Zone (PZ). The intent of this zone is to provide for uses and facilities in the ownership or control of federal, state, and local governments. Thus, the zoning is not consistent with the current use and ownership of the property by a private organization such as the Salvation Army. The City is in the process of studying the zoning in the downtown area and will probably initiate a rezone of many areas, including the Salvation Army property, in the next year. The property will most likely be rezoned to Residential Multifamily 64 units per acre (RMF-64) or Limited Business (B-1). Within either zone district, the existing use as a physical and mental rehabilitation center requires a Conditional Use Permit.

The present zoning and use of the buildings at 903 and 915 Grand Avenue by the Salvation Army may continue as is. If the City rezones the property in the near future the use may also remain as is. However, if the owner would ever request that the property be brought into compliance with local zoning regulations, the property would require a Conditional Use Permit approved. Unless and until this is requested by the owner, the use may continue in the PZ zone or in the future zone. The City will consider this property nonconforming. The ramifications of this are detailed in section 4-9-1 C. of the Grand Junction Zoning and Development Code (see enclosed). In summary, this section states that a nonconforming use may continue unless a change to the use or the building warrants a review by the City that could also trigger the requirement that the property be brought into compliance with zoning regulations.

Please do not hesitate to contact me if you have further questions regarding this property.

Sincerely,

A handwritten signature in cursive script that reads "Kristen".

Kristen Ashbeck
Planner

POSTING OF PUBLIC NOTICE SIGNS

The posting of the Public Notice Sign is to make the public aware of development proposals. The requirement and procedure for public notice sign posting are required by the City of Grand Junction Zoning and Development Code.

To expedite the posting of public notice signs the following procedure list has been prepared to help the petitioner in posting the required signs on their properties.

1. All petitioners/representatives will receive a copy of the Development Review Schedule for the month advising them of the date by which the sign needs to be posted. **IF THE SIGN HAS NOT BEEN PICKED UP AND POSTED BY THE REQUIRED DATE, THE PROJECT WILL NOT BE SCHEDULED FOR THE PUBLIC HEARING.**
2. A deposit of \$50.00 per sign is required at the time the sign is picked up.
3. You must call for utility locates before posting the sign. Mark the location where you wish to place the sign and call 1-800-922-1987. You must allow two (2) full working days after the call is placed for the locates to be performed.
4. Sign(s) shall be posted in a location, position and direction so that:
 - a. It is accessible and readable, and
 - b. It may be easily seen by passing motorists and pedestrians.
5. Sign(s) MUST be posted at least **10 days** before the Planning Commission hearing date and, if applicable, shall stay posted until after the City Council Hearing(s).
6. **After the Public Hearing(s) the sign(s) must be taken down and returned to the Community Development Department within FIVE (5) working days to receive a full refund of the sign deposit.** For each working day thereafter the petitioner will be charged a \$5.00 late fee. After eight working days Community Development Department staff will retrieve the sign and the sign deposit will be forfeited in its' entirety.

The Community Development Department staff will field check the property to ensure proper posting of the sign. If the sign is not posted, or is not in an appropriate place, the item will be pulled from the public hearing agenda.

I have read the above information and agree to its terms and conditions.

Kristen J. Miller
SIGNATURE

2/23/96
DATE

FILE #/NAME RZ-96-32

RECEIPT # N/A

PETITIONER/REPRESENTATIVE: City of GJ - Kristen

PHONE # N/A

DATE OF HEARING: 3-5-96

POST SIGN(S) BY: 2-23-96

DATE SIGN(S) PICKED-UP 2-23-96

RETURN SIGN(S) BY: 3-6-96

DATE SIGN(S) RETURNED 3-21-96

RECEIVED BY: MMR

NO fee Required

SE CORNER of 9th & Grand

bet 2 house (NO POST - wired to fence)

Planning Commission
3/5/96
Approved 6-0

STAFF REVIEW

FILE: RZ 96-32

DATE: February 28, 1996

REQUEST: Rezone - Salvation Army Homes

LOCATION: 903 and 915 Grand Avenue

APPLICANT: City of Grand Junction

STAFF: Kristen Ashbeck

City Council 3/20/96
Approved 6-0
PZ to RMF-64

EXISTING LAND USE: Rehabilitation Center(s)

PROPOSED LAND USE: Same

SURROUNDING LAND USE:

NORTH: Mesa Developmental Services

SOUTH: Multifamily Residential

EAST: Single Family Residential

WEST: Commercial - Bed & Breakfast

EXISTING ZONING: Public Zone (PZ)

PROPOSED ZONING: Residential Multifamily 64 units per acre (RMF-64)

SURROUNDING ZONING:

NORTH: RMF-64

SOUTH: RMF-64

EAST: RMF-64

WEST: Retail Business (B-3)

EXECUTIVE SUMMARY: The properties located at 903 and 915 Grand Avenue owned by the Salvation Army are currently zoned for public use to be under public ownership. The Salvation Army has owned these properties for over 15 years, yet the zoning has never been reverted to a non-public zone. Staff is proposing to rezone these properties to Residential Multifamily 64 units per acre (RMF-64) in order for the zoning to be more consistent with the neighborhood.

STAFF ANALYSIS

Project Summary: The properties located at 903 and 915 Grand Avenue were owned by Mesa County until purchased by the Salvation Army approximately 15 years ago. While owned by the County, the properties were appropriately zoned Public Zone (PZ). The purpose of the PZ zone is to "provide for uses and facilities in the ownership or control of federal, state, and local

governments". However, when the properties were transferred to the Salvation Army, the zoning was not updated to a non-public zone. The City will likely initiate rezoning of this general area once the Growth Plan is adopted. The RMF-64 zoning is proposed in order to be consistent with remainder of the block but will be an interim zoning until the recommendations of the Growth Plan can be implemented.

The Salvation Army is now proposing to replace a dilapidated garage behind the building at 915 Grand. With the current PZ zoning, setbacks for the new garage would be 10 feet from the side and 10 feet from the rear. It is not reasonable nor consistent with the neighboring properties to require such setbacks. The corresponding setbacks in the proposed zone (RMF-64) are 3 feet from the side and 3 feet from the rear. The property owner has indicated that construction of the new garage will be able to meet these setbacks. The outbuildings on other properties on this block meet or near these smaller setbacks. It is reasonable to grant the rezone request so that the outbuilding on the 915 Grand property can be constructed to conform with the pattern of development on the block.

Findings of Review: Section 4-4-4 of the Zoning and Development Code lists the criteria by which a rezone is reviewed. Staff has the following findings for the criteria most pertinent to this rezone request.

Was the existing zoning in error at the time of adoption? The PZ zone should have been reverted at the time the property transferred to a private owner.

Is the proposed rezone compatible with the surrounding area or will there be adverse impacts? The rezone will return the property to the same zoning as the remainder of the block and to the same zoning that existed prior to the PZ zoning being adopted for these properties.

STAFF RECOMMENDATION: Approval of the rezone from PZ to RMF-64 for the properties located at 903 and 915 Grand Avenue.

PLANNING COMMISSION ACTION: March 5, 1996 meeting

TYPE LEGAL DESCRIPTION(S) BELOW, USING ADDITIONAL SHEETS AS NECESSARY. USE SINGLE SPACING WITH A ONE INCH MARGIN ON EACH SIDE.

Lots 1, 2, 3, 4 Inclusive Block 86, City
of Grand Junction.

GRAND AVE.

SITE

2945-144-03-977

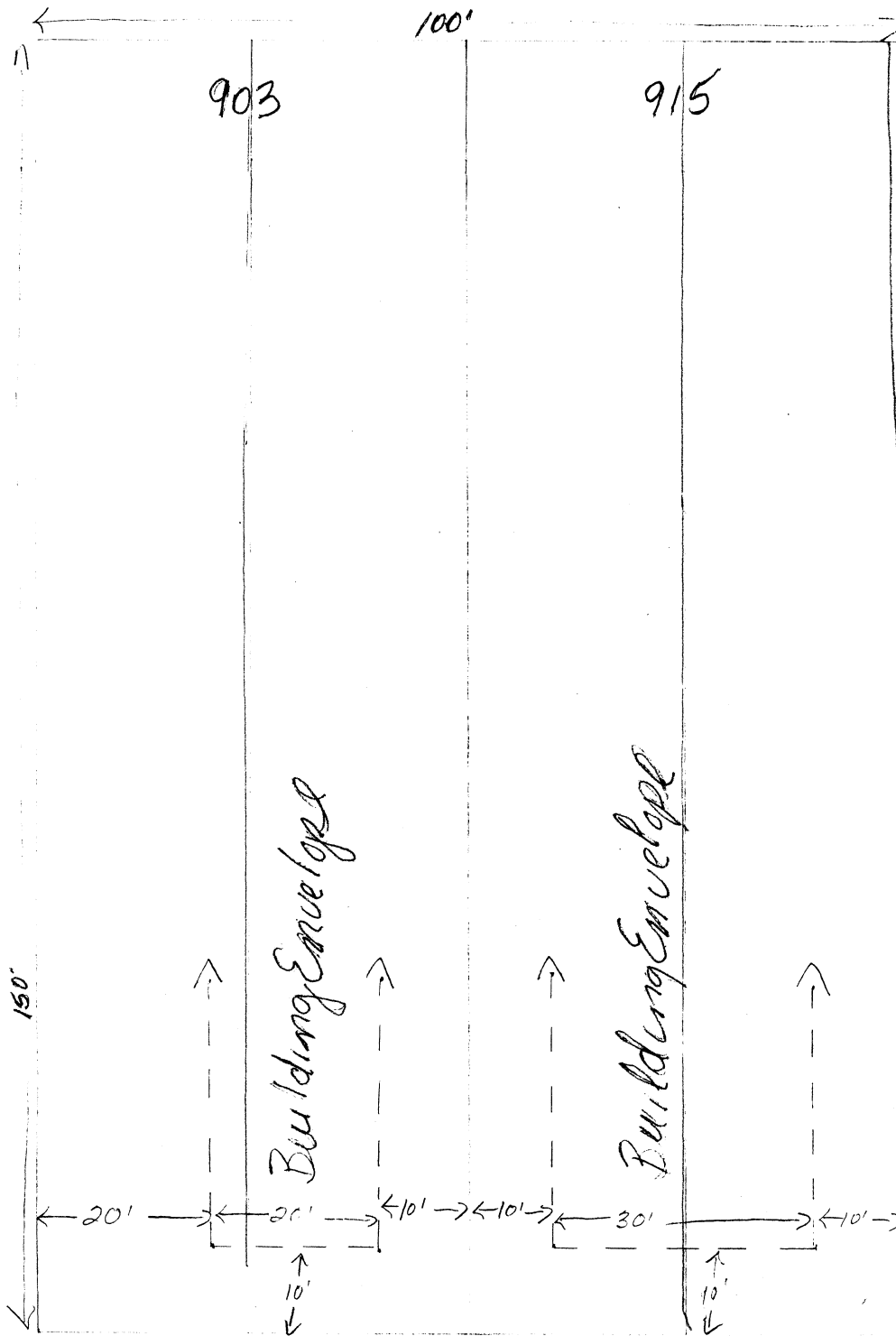
9th ST

WHITE AVE.

RZ 96-32 REZONE
903/915 GRAND AVENUE



Grand Ave



2945-144-03-938

RSF-8
AVE

RMF-32

RMF-64
AVE

CHIPE TA

Ninth Street

GRAY

Grand Avenue

SITE

WHITE

WOOD

PZ

B-3

B-1

EXISTING ZONING