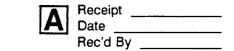
Table of Contents

l M	ıe	1992-0048 Name: 922 North 1" Street-Rezone from B-3 to RMF-32 and from RMF-32 to B-3														
P r e s e n t	retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories. Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page. Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.															
X	X	Table of Contents														
		*Review Sheet Summary														
X	X	*Application form														
		Review Sheets														
		Receipts for fees paid for anything														
		*Submittal checklist														
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		Reduced copy of final plans or drawings														
		Reduction of assessor's map.														
		Evidence of title, deeds, easements														
X	X															
		Public notice cards														
		Record of certified mail														
X		Legal description														
		Appraisal of raw land														
		Reduction of any maps – final copy														
		*Final reports for drainage and soils (geotechnical reports)														
		Other bound or non-bound reports														
		Traffic studies														
X	X															
		*Petitioner's response to comments														
		*Staff Reports														
		*Planning Commission staff report and exhibits														
		*City Council staff report and exhibits														
لــــا		*Summary sheet of final conditions														
		DOCUMENT DESCRIPTION:														
x	X	Action Sheet - Approved 10/7/92														
X	x	Planning Commission Minutes - 9/1/92, 9/16/92 - **														
X		Legal Ad-8/25/92														
X		Public Notice Posting - 10/7/92														
X		2 Warranty Deeds - not conveyed to City														
	\mathbf{x}	Agenda Item Summary - 9/16/92														
X		2 Quit Claim Deeds - not conveyed to City														
X	X	Ordinance No. 2603 - **														
_	X	Plat														
X		Assessor's Map with location designation														
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DEVELOPMENT APPLICATION

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



File No. #43 22

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
[] Subdivision Plat/Plan	[] Minor [] Major [] Resub				
[v] Rezone		6,250 sq. ft.	S.E. CORNER IST & BELFORD	From: B-3 To: RMF-32 B-3	5 2.
[] Planned Development	[] ODP [] Prelim [] Final	V			
[] Conditional Use					
[] Zone of Annex					
[] Text Amendment					
[] Special Use					
[] Vacation					[] Right-of-Way [] Easement
[] PROPERTY OWN	ER#1	[] DE	EVELOPER	Propert	PRESENTATIVE 1 OWNER # 2
/ Thomas L.	Goerke	Х	Thomas L. Go	Nai tri N.	. Marquette
Name		Name		Name	^
922 North Address	First Street	Address	same	9113 En	nerald Grove
	, Colo. 8150		same		
City/State/Zip	, 6010. 013	City/State/Zip	- Jame	Lakesic City/State/Zip	de Ca. 92040
243-1176		Oity/Glate/21p	243-1176	619 - 561	- 5804
Business Phone No.		Business Phon	e 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 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.

Y Thomas L. Goerke	February 11, 1992
Signature of Person Completing Application	Date
Thomas & Doube	Jel- 11, 1992
Signature of Property Owner(s) - Attach Additional Sheets if Necessary	Feb. 21 4 1992
Signature of Property Owner(s) - Attach Additional Sheets if Necessary	

294^c 142-01-008 WIL, U. RAY 562 WHITE AVE. GRAND JUNCTION, CO 81501

2945-142-12-004 MARQUETTE, KAREN KAY 9113 EMERALD GROVE LAKESIDE, CA 92040

2945-142-12-003 MARQUETTE, KAREN KAY 9113 EMERALD GROVE LAKESIDE, CA 92040

2945-142-12-006 THOMSON, CLARENCE M. 144 TELLER AVE. GRAND JUNCTION, CO 81501

2945-142-12-007 RICHARDS, JAMES W. PO BOX 6074 HARRISBURG, PENN 17112

9245-142-12-008 VOGT, MARK R 128 TELLER AVE. GRAND JUNCTION, CO 81501

2945-142-12-009 CHARLESWORTH, DELROY & GLENDA 124 TELLER AVE. GRAND JUNCTION, CO 81501

2945-142-12-011 CHARLESWORTH, DELROY 124 TELLER AVE. GRAND JUNCTION, CO 81501

2945-142-12-012 MCKINNEY, DONN L. 812-C KIMBALL AVE. GRAND JUNCTION, CO 81501 Offeinai To NOT Remove From Office

7 8 9 2

PROJECT NARRATIVE

- 1. What? A trade of two small parcels of land within the city limits. These parcels are adjunct to each other and will provide each party with a more usuable larger parcel.
- 2. Where? Block 12 in the City of Grand Junction. Block 12 is surrounded by 1st street on the West, Belford on the North, 2nd street on the East and Teller on the South. The parcels in question are in the North East corner of Block 12.
- 3. When? There is no time table for development. This project is just simply a trade of two same size parcels to provide the ability to expand Andy's Liquor Mart --if needed-at some future date and to provide a square piece of property to Karen Marquette.
- 4. Area? North 1/2 of Block 12, City of Grand Junction.
- 5. Compatibility? The trade meets the needs of the traders, and is compatible with the needs of the neighborhood and the current zoning.
- 6. Services? All needed services are in or available in the alley.
- 7. Special Considerations: None
- 8. Meets: The trade meets the needs of the parties involved and also meets the current zoning needs and requirements of the City of Grand Junction.

448 92

ADJACENT LAND USE AND ZONING---NARRATIVE

THE ADJACENT BLOCKS WEST AND NORTH OF THE SUBJECT PROPERTY ARE CURRENTLY ZONED COMMERCIAL AND IN USE AS COMMERCIAL PROPERTY.

THE LAND TO THE EAST AND SOUTH OF THE SUBJECT PROPERTY IS CURRENTLY ZONED B-3 AND RMF 32.

WITHIN BLOCK 12 THE WEST 6 LOTS ARE ZONED B-3
AND THE EAST 3 LOTS ARE ZONED RMF 32. THE NORTH 1/2 OF
LOTS 7, 8 & 9 ARE ZONED B-3 AND THE SOUTH 1/2 OF THESE
SAME LOTS ARE ZONED RMF 32. THE OWNERS OF THESE TWO
PROPERTIES ARE SIMPLY TRADING EQUAL PORTIONS OF LOTS
8 AND 9 TO SQUARE OFF THEIR RESPECTIVE PROPERTIES.

#48 92

From Office

REVIEW COMMENTS

Page 1 of 2

FILE NO. #48-92

TITLE HEADING: Rezone

ACTIVITY: Rezone from B-3 to RMF-32 and from RMF-32 to B-3

LOCATION: 922 N. 1st Street (SE Corner of 1st Street & Belford Avenue)

PHASE:

ACRES:

PETITIONER: Thomas L. Goerke

PETITIONER'S ADDRESS/TELEPHONE:

922 North 1st Street Grand Junction, CO (303) 243-1176

ENGINEER/REPRESENTATIVE: Thomas Goerke

STAFF REPRESENTATIVE: Karl Metzner

NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS

IS REQUIRED ON OR BEFORE 5:00 P.M., AUGUST 27, 1992

CITY POLICE DEPT.

08/06/92

Martie Currie

244-3563

No problems noted.

CITY ATTORNEY

08/10/92

Dan Wilson ____

244-1505

None.

CITY PARKS & RECREATION

08/10/92

Don Hobbs

244-1542

As per planning - no open space fee is required.

CITY UTILITIES ENGINEER

08/17/92

Bill Cheney

244-1590

No comment.

FILE #48-92 page 2 of

CITY DEVELOPMENT ENGINEER 08/11/92 Gerald Williams 244-1591

Handicap ramps are required at sidewalk/street interfaces. Two are required at the southeast corner of Belford Avenue and 2nd Street. Also, about 8 feet of sidewalk must be repaired along 1st Street near the intersection with Belford. Either these improvements must be made, or funds escrowed for them.

COMMUNITY I	DEVELOPMENT	08/18/92
Karl Metzner		244-1439

This "trade" in zoning designations will result in a more efficient zoning boundary and land use. Approval recommended.

AUGUST 21, 1992

TO: CITY OF GRAND JUNCTION FROM: THOMAS L. GOERKE

SUBJECT: FILE NO. #48-92 REZONE

TO WHOM IT MAY CONCERN:

BETWEEN KAREN MARQUETTE, WHO LIVES IN CALIFORNIA, AND MYSELF WE OWN THE NORTH 1/2 OF BLOCK 12, CITY OF GRAND JUNCTION. WE BOTH OWN ODD SHAPED PIECES OF PROPERTY AND HAVE DETERMINED THAT WE WOULD LIKE TO SQUARE THEM OFF. WE RECENTLY APPLIED TO THE COMMUNITY DEVELOPMENT DEPARTMENT FOR A REZONE ON THE TWO PROPERTIES WE ARE TRADING EACH OTHER.

THERE IS NO MONEY INVOLVED NOR ANY CONSTRUCTION PLANNED. IT IS JUST A SIMPLE SWAP OF SAME SIZE PARCELS NEXT TO EACH OTHER TO SQUARE OUR RESPECTIVE PROPERTIES. ATTACHED IS A COPY OF THE REVIEW COMMENTS FROM THE VARIOUS DEPARTMENTS INVOLVED.

MR. GERALD WILLIAMS, CITY DEVELOPMENT ENGINEER IS REQUESTING THAT SOME SIDEWALK BE REPLACED AS WELL AS HANDICAP RAMPS BE INSTALLED ON THE CORNER OF BELFORD AVENUE AND 2ND STREET.

WHEN I PURCHASED MY PROPERTY IN 1989 I SPENT IN EXCESS OF \$3,400.00 IN PUTTING IN NEW CURBS, GUTTERS AND SIDEWALKS AT MY EXPENSE. AND YET, I SEE MY TAX \$ BEING USED IN THE DOWNTOWN AREA PUTTING IN THESE SAME CURBS, GUTTERS, SIDEWALKS AND HANDICAP RAMPS.

THE PROPERTY INVOLVED IN THE TRADE HAD NEW SIDEWALKS INSTALLED IN 1989 AND HAS NO CURB CUTS. I FEEL THAT IT IS UNFAIR TO REQUIRE US TO INSTALL NEW SIDEWALKS AND RAMPS WHEN WE DON'T EVEN KNOW HOW THE PROPERTY IS GOING TO BE USED IN THE FUTURE. IN ADDITION I FEEL IT IS UNFAIR TO REQUIRE US TO BEAR THE BURDEN OF EXPENSE WHEN WE ARE REQUIRED THRU OUR PROPERTY TAXES TO ALSO BEAR THE BURDEN OF PLACING CURBS, GUTTERS, SIDEWALKS AND RAMPS IN THE DOWNTOWN AREA.

THEREFORE, I AM REQUESTING THAT THIS REZONE BE APPROVED WITHOUT THE REQUIREMENT OF ADDITIONAL EXPENSE FOR THE ABOVE ITEMS. I AM CERTAINLY NOT AGAINST THE RAMPS BUT DO NOT FEEL THAT WE SHOULD HAVE TO BEAR THE COST AS INDIVIDUALS BUT RATHER AS GENERAL TAXPAYERS AT SOME FUTURE DATE WHEN NEEDED.

SINCERELY,

THOMAS L. GOERKE 922 NORTH FIRST STREET GRAND JCT., COLO. 81501

Om

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-ACTION SHEET

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GRAND JUNCTION CITY COUNCIL

AGENDA ITEM SUMMARY:

STAFF: KARL METZNER

DATE: SEPT. 16, 1992

ACTION REQUESTED:

Rezoning two 37.5 ft. by 125 ft. parcels located south east of 1st Street and Belford Ave. One parcel is to be rezoned from B-3 to RMF-32 while the other is to be rezoned from RMF-32 to B-3.

EXECUTIVE SUMMARY:

This zoning change is requested to straighten zoning lines between two separate ownerships. Should this rezoning be approved an exchange of property will occur so all B-3 owning will be under one ownership and all RMF-32 zoning under the other ownership. Straightening the zoning and ownership lines will make both parcels more usable for future development although there are no specific development plans at this time. Since this "trade" of zones will result in no net gain or loss in either zone district there will be no impact generated by this change.

FISCAL IMPACT:

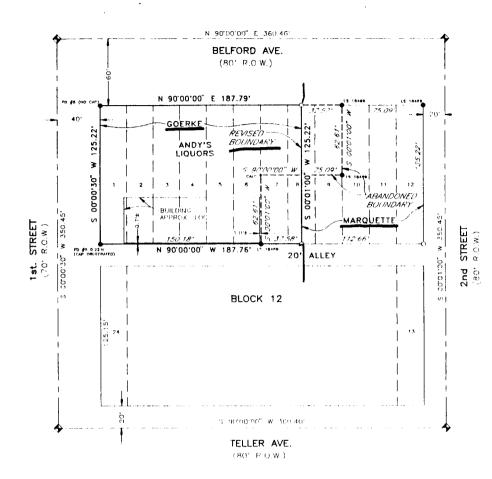
None

BACKGROUND/ISSUES/OPTIONS:

During the review of this proposal engineering noted that the intersection of 2nd Street and Belford Ave requires handicapped ramps and that a 10 Ft. section of sidewalk along 1st Street is deteriorating. Normally a rezoning request would require these items to be corrected. At the Planning Commission hearing the Commission debated the appropriateness of requiring these improvements in this situation. Since the request was only a swap of zones Planning Commission recommended that these improvements be required at time of future development of the properties.

RECOMMENDATIONS:

Planning Commission recommends approval (7-0) with the provision that sidewalk improvements and handicapped ramps be done at the time the properties are developed.



PROPERTY DESCRIPTIONS

Thomas L Goerke 922 North 1st Street Grand Junction, Colorado.

Lots 1 thru 7 inclusive and the West 1/2 of Lot 8, Block 12, City of Grand Junction, Colorado.

Karen K. Marquette 925 & 927 North 2nd Street Grand Junction, Colorado

The East 1/2 of Lot 8 and Lots 9 thru 12 inclusive, Block 12, City of Grand Junction, Calorado.

PROPERTY SURVEY CERTIFICATION

1, Richard A. Moson, do hereby certify to from Goerke that this plat represents a true and correct survey of the property described and that the survey was made under my direct supervision and checking an January 28, 1992.

Richard A Mason

Richard A Mason

Colorado Registration No 18469



Tom Office Constraints

LEGEND

FOUND REBAR

SCALE IN FEET

- O SET #5 W/CAP
- ◆ CITY MONUMENT
- MC. CALCULATED POSITION

NOTE:

- 1. CHAIN LINK FENCE ALONG ABANDONED BOUNDARY TO BE REMOVED.
- PREVIOUS SURVEYS DONE BY W.E.I. DEPOSITED WITH COUNTY SURVEYOR.

BOOK			PAGE	
MESA	COUNTY	RECEPTION	NO.:	
FILING	DATE: _			_

ESTERN CONTULTING ENGINEERS / LIND SURMEYORS ENGINEERS, INC. 2100 Mg & a 10, 0000 Annion, CO (DAI)641-4566

BOUNDARY LINE ADJUSTMENT FOR TOM GOERKE

922 N. 1ST STREET NW1/4 NW1/4 SEC. 14, T1S, R1W, U.M. THE N1/2 OF BLOCK 12

CITY OF GRAND JUNCTION
MESA COUNTY, COLORADO

SURVEYED R.A.M. ORAWN R.W.Q. CHECKED R.A.M.

DATE 1-29-92 WELDWG. NO. 3134-1037-5

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action backed upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.