



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

A Receipt _____
 Date _____
 Rec'd By _____

File No. #48 02

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		6,250 sq. ft.	S.E. CORNER 1ST & BELFORD	From: B-3 To: RMF-32 RMF-32 B-3	
<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"/> Text Amendment					
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of-Way <input type="checkbox"/> Easement

<input checked="" type="checkbox"/> PROPERTY OWNER #1	<input type="checkbox"/> DEVELOPER	<input type="checkbox"/> REPRESENTATIVE
<i>Thomas L. Goerke</i>	<i>Thomas L. Goerke</i>	<i>Karen K. Marquette</i>
Name	Name	Name
922 North First Street	same	9113 Emerald Grove
Address	Address	Address
Grand Jct., Colo. 81501	same	Lakeside Ca. 92040
City/State/Zip	City/State/Zip	City/State/Zip
243-1176	243-1176	619-561-5804
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 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.

Thomas L. Goerke Signature of Person Completing Application
 February 11, 1992 Date
Thomas L. Goerke
Karen K. Marquette Signature of Property Owner(s) - Attach Additional Sheets if Necessary
 Feb. 21st 1992

Remove from Office

2945-142-01-008
WILSON, 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

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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 usable 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 $\frac{1}{2}$ 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.

City of Grand Junction
Planning Office
#48 92

--R--

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.

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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 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

GRAND JUNCTION CITY COUNCIL

DATE: SEPT. 16, 1992

AGENDA ITEM SUMMARY:

STAFF: KARL METZNER

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:

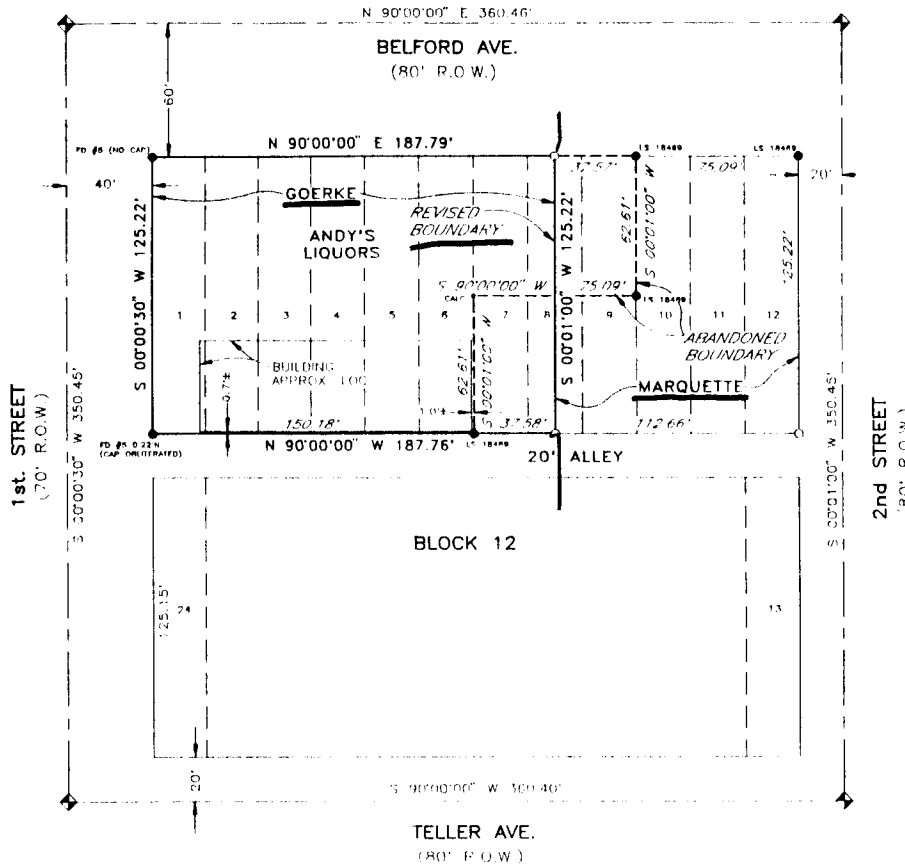
None

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.

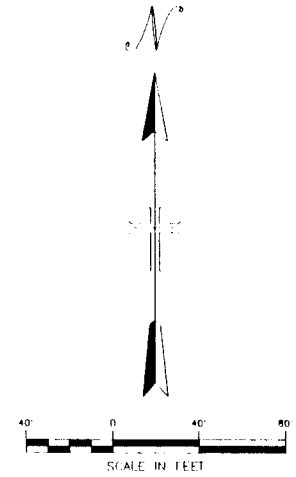
RECOMMENDATIONS:

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



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LEGEND

- FOUND REBAR
- SET #5 W/CAP
- ◀ CITY MONUMENT
- ⊠ CALCULATED POSITION

NOTE:

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

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, Colorado.

PROPERTY SURVEY CERTIFICATION

I, Richard A. Mason, do hereby certify to Tom 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 on January 28, 1992.

Richard A. Mason
Richard A. Mason
Colorado Registration No. 18469



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 based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

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

WESTERN CONSULTING ENGINEERS & LAND SURVEYORS, INC. <small>2180 Hwy 6 & W. Grand Junction, CO 81502-4288</small>		
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	DRAWN	CHECKED
R.A.M.	R.W.Q.	R.A.M.
DATE 1-29-92	WEI DWG. NO.	3134-1037-5