



DEVELOPMENT APPLICATION

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

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			1506 1200D	From: RMF-32 To: R2SF-8	SF (NO CHANGE)
<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					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

SEE ATTACHED LIST
Name

^{PROP. OWNER}
LARRY RASEK
Name

BILL NEUBERGER
Name

Address

1506 1200D
Address

CITY OF GRAND JCT
Address

City/State/Zip

CO 81501
City/State/Zip

City/State/Zip

Business Phone No.

242-8463
Business Phone No.

244-1447
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.

Bill Neuberger
Signature of Person Completing Application

4.5.96
Date

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

4.5.96
Date

SUBMITTAL CHECKLIST

REZONE

Location: 1506 200D

Project Name: R250R REZONE

ITEMS		DISTRIBUTION																TOTAL REQ'D.																									
DESCRIPTION	SSID REFERENCE	<input checked="" type="checkbox"/> City Community Development	<input checked="" type="checkbox"/> City Dev.-Eng.	<input type="checkbox"/> City Utility Eng.	<input type="checkbox"/> City Property Agent	<input checked="" type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City G.I.P.C. (R sets)	<input type="checkbox"/> City Downtown Dev. Auth.	<input checked="" type="checkbox"/> City Council	<input type="checkbox"/> City Parks and Rec.	<input type="checkbox"/> City Fire Department	<input type="checkbox"/> County Planning	<input type="checkbox"/> Walker Field																														
• Application Fee <u>8</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	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
• Reduction of Assessor's Map <u>11 x 17</u>	VII-1	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
• Site Plan	IX-29	1	1	1	1	1	8	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	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: _____
Review Fee: _____

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

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)

2945-133-07-013
BARBARA L POWERS
504 E 6TH ST
TRENTON, MO 64683

2945-133-07-031
FRANK M WILSON
1250 NE LOOP 410 STE 300
SAN ANTONIO, TX 78209-1533

2945-133-07-029
MARVIN A SVALDI
DEANNA C
8845 S FAIRALL RD
MORRISON, CO 80465-2521

2945-133-07-028
JOHN E SCHULTZ
% MERIDIAN ESCROW
551 GRAND AVE
GRAND JUNCTION, CO 81501-2637

2945-133-07-001
ROBERT A PARKER
ANNA E
260 N 14TH ST
GRAND JUNCTION, CO 81501-4502

2945-133-07-017
VIVIAN J TOOGOOD
1404 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-018
WILLIAM ARTHUR BERDINE
1410 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-019
TIMOTHY L STOCK
UNA V
1414 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-020
MICHAEL J VASQUEZ
JACQUELINE J VASQUEZ
1424 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-022
JOHN M LINTON
ROSE A LINTON
1440 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-023
ALLEN J PRUITT
1460 ROOD AVE
GRAND JUNCTION, CO 81501-4527

2945-133-07-025
BART L STEPHENSON
FAY STEPHENSON
1510 ROOD AVE
GRAND JUNCTION, CO 81501-4529

2945-133-07-026
THOMAS N LEWIS
GILMA I
1514 ROOD AVE
GRAND JUNCTION, CO 81501-4529

2945-133-07-002
JOHN KENT HAMILTON
APRIL ANN MAY
1411 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-003
MITCHELL T FOUGHT
VICKI S
1421 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-004
WILLIAM G ODWYER
DOROTHY J
1427 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-005
MARGARET A STUMP
1435 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-006
DAVID A KNOB
1449 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-007
MICHAEL J MCDONALD
1455 WHITE AVE
GRAND JUNCTION, CO 81501-4539

2945-133-07-008
LARRY D GOAD
SANDRA A GOAD
1501 WHITE AVE
GRAND JUNCTION, CO 81501-4541

2945-133-07-009
DAVID D MARQUARDT
1507 WHITE AVE
GRAND JUNCTION, CO 81501-4541

2945-133-07-024
WALLS FAMILY TRUST
WHEELER GEORGE E
3045 TELLER AVE
GRAND JUNCTION, CO 81504-5861

2945-133-07-021
KEVIN FOLTZ
IRIS MAE FOLTZ
959 NORTHERN WAY APT 13
GRAND JUNCTION, CO 81506-8812

2945-133-07-010
HEINZ U BEER
MARTHA J
PO BOX 1948
HELENDALE, CA 92342-1948

2945-133-07-012
HEINZ U BEER
MARTHA J
PO BOX 1948
HELENDALE, CA 92342-1948

2945-133-07-027
STEPHEN C BRODERSON
ETAL
418 W SANTA CLARA AVE
SANTA ANA, CA 92706-2547

2945-133-10-007
KRISTI L JONES
45 EVERGREEN ST
BROOMFIELD, CO 80020

2945-133-10-019
RUTH IRWIN
10505 W 26TH AVE
DENVER, CO 80215-6660

KL-76-86

2445-272-02-006
JOYCE MARTINEZ
102 N MARJORIE AVE
MILLIKEN, CO 80543-8103

2445-272-02-003
JACK FLASCHE
39750 W CIRCLE 68
BRIGGS DALE, CO 80611

2445-272-02-007
~~DONALD FLASCHE~~
~~PO BOX 194~~
~~BIG PINEY, WY 83113-0194~~

2445-272-02-005
FORREST FLASCHE
PO BOX 958
BIG PINEY, WY 83113-0958

2445-272-02-004
PAUL FLASCHE
450 TUSHER ST
MOAB, UT 84532-2820

GORASEK RE-PLAT

The location of the subject property is 1506 Rood Avenue, Grand Junction, CO, otherwise legally described as lots 17 and 18, block 2, East Main Street addition. The total area is approximately 17,250 square feet or .396 acre. The proposed use is single-family residential.

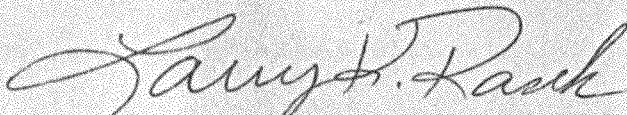
This is a large property with one existing dwelling unit, that due to cost of upkeep and other factors, has been allowed to deteriorate over a number of years. This plan calls for rehabilitating the existing older home on the property and constructing a 1300-1400 square foot home on the adjacent newly created 6250 square foot lot. The re-zoning will assure that this property will not be used as a multi-family dwelling (as is was at some past time) and will allow more favorable setbacks to construct a new home with better proportions. The surrounding homes are existing single-family except that further down the block to the east apartment development exists.

The re-zoning fits the city's new plan for the area and many of the neighbors are anxious to join in upgrading the zoning from RMF-32 to RSF-8 and are generally enthusiastic about the project. The impact on utilities and public facilities should be minimal, as the existing older single-family home has housed a large number of tenants for a number of years.

The rehabilitation of the old home is underway with projected completion by June 30. Construction of the new home is projected to begin by July, 31 or as soon as approval is obtained.

Thank you in advance for your time and your favorable consideration of this request. If you have questions or need further information please call me at your convenience.

Sincerely,



Larry K. Rasch
415 Mesa Court
Grand Junction, CO 81501
(970) 242-8463

The undersigned property owners give permission to the City of Grand Junction to rezone their properties from RMF-32 to RSF-8.

1. LARRY D. + SANDRA A. GOAD
printed name

1506 Road
address

Larry D. Goad
Sandra A. Goad
Larry K. Resek
Marsha K. Resek
signed name

2945-133-07-024
tax parcel number

2. DAVE MARQUARDT.
printed name

1507 WHITE
address

D. Marquardt
signed name

2945-133-07-009
tax parcel number

3. LARRY D. + SANDRA A. GOAD
printed name

1506 WHITE
address

Larry D. Goad
Sandra A. Goad
signed name

2945-133-07-008
tax parcel number

4. FAY STEPHENSON
BART C. STEPHENSON
printed name

1510 Road
address

Fay Stephenson
Bart C. Stephenson
signed name

2945-133-07-025
tax parcel number

5. _____
printed name

address

signed name

tax parcel number

6. _____
printed name

address

signed name

tax parcel number

REVIEW COMMENTS

Page 1 of

FILE #RZ-96-86

TITLE HEADING: Rasek Rezone

LOCATION: 1501 & 1507 White Avenue; 1506 & 1510 Rood Avenue

PETITIONER: City of Grand Junction

PETITIONER'S ADDRESS/TELEPHONE: 250 N. 5th Street
Grand Junction, CO 81501
244-1447

PETITIONER'S REPRESENTATIVE: Bill Nebeker

STAFF REPRESENTATIVE: Bill Nebeker

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., APRIL 25, 1996.

COMMUNITY DEVELOPMENT DEPARTMENT

4/9/96

Bill Nebeker

244-1447

1. Owner of property at 1515 Rood, Thomas N. Lewis, does not want his parcel rezoned.
2. Since we are the applicant, no other departments will review this application.

STAFF REVIEW - PLANNING COMMISSION REPORT

FILE: RZ-96-86
DATE: May 14, 1996
STAFF: Bill Nebeker
REQUEST: Zone Change requested from RMF-32 to RSF-8
LOCATION: 1501 & 1507 White Avenue; 1506 & 1510 Rood Avenue
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: This request is being made in conjunction with a proposal to replat a parcel to create a vacant lot. The rezoning conforms with the existing land use and the preferred alternative of the Growth Plan. The character of this neighborhood will be stabilized with approval of this rezoning request.

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: same, no change proposed

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Single Family Residential
EAST: Apartments
WEST: Single Family Residential

EXISTING ZONING: RMF-32

SURROUNDING ZONING:

NORTH: RMF-32
SOUTH: RMF-32
EAST: RMF-32
WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows Residential Medium (4-7.9 dwellings per acre) for this site.

STAFF ANALYSIS: The City of Grand Junction as applicant proposes to rezone five lots with four single family homes from RMF-32 to RSF-8. The rezoning is being requested for two reasons. Larry Rasek, owns a home on lots 17 & 18, block 2 at 1506 Rood Avenue that straddles the lot

line. Mr. Rasek is desirous to move the lot line to the west 24 feet and create a vacant lot with 51.50 feet of frontage. By rezoning the property to RSF-8, the side yard setback for the existing home is reduced to 5 feet, rather than 10 feet required in the RMF-32 zoning. The vacant lot will be 6441.6 square feet in size which exceeds the size of the standard single family residential lots in the immediate neighborhood. The standard size consists of two, 25 foot wide lots, with a total square footage of about 6253 square feet.

The City became the applicant of the rezoning request because the rezoning helps implement the preferred alternative for the Growth Plan. The Growth Plan shows this area designated for Residential Medium densities of 4 to 7.9 dwellings per acre. The majority of residential single family neighborhood to the west of this property is zoned RSF-8, or 8 dwellings per acre. Mr. Rasek agreed to petition adjacent neighbors to have their property rezoned also. He obtained signatures from four owners of adjacent single family homes. One remaining single family home, located between his home and the apartments to the east refused to sign the petition.

With the City acting as the applicant, Mr. Rasek did the legwork to obtain permission to rezone, prepared mailing lists, and posted the signs. Staff recommends approval of this rezoning request based upon the following criteria in Section 4-4-4 of the Zoning and Development Code:

- A. *Was the existing zone an error at the time of adoption?* Possibly. Staff has not researched when this area was zoned to RMF-32. The lots were platted for multi-family dwellings but constructed with single family homes. Perhaps the zoning was intended for redevelopment of these homes to a higher density. Regardless of the reason, the property owners prefer to remain as single family residential. The zoning does not match the predominate land use for these parcels.
- B. *Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?* The change in character occurred when single family homes were built on lots originally platted for multi-family dwellings. Approval of the rezoning will put the zoning in conformance with the character of the area.
- C. *Is there an area of community need for the proposed rezone?* Not applicable since a change in land use is not proposed. Although multi-family housing is needed in the city, it is not economical to redevelop these homes to multi-family uses.
- D. *Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?* There will be no adverse impacts.
- E. *Will there be benefits derived by the community, or area, by granting the proposed rezone?*
Yes. The benefits derived are a more stable neighborhood by keeping these lots as single family residential. Single family homes that convert to multi-family often put strains on the neighborhood with overcrowding, increased parking and lack of maintenance/pride of ownership.

- E. *Is the proposal in conformance with the policies, intents and requirements of this code, with the City Master Plan (Comprehensive Plan), and other adopted policies?* Yes. The plan implements the preferred alternative of the Growth Plan. Although a detailed study has not been conducted, the existing uses are in conformity with the proposed zoning since RSF-8 is less restrictive than RMF-32.
- F. *Are adequate facilities available to serve the development for the type and scope suggested by the proposed zone?* Yes. These homes have been here for at least 50 years and all required infrastructure is in place.

STAFF RECOMMENDATION: Staff recommends approval with no conditions.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr. Chairman, on item 96-86, I move that we approve the rezoning request for these residential parcels from RMF-32 to RSF-8.

STAFF REVIEW - CITY COUNCIL REPORT

FILE: RZ-96-86
DATE: May 15, 1996
STAFF: Bill Nebeker
REQUEST: Zone Change requested from RMF-32 to RSF-8
LOCATION: 1501 & 1507 White Avenue; 1506 & 1510 Rood Avenue
APPLICANT: City of Grand Junction

EXECUTIVE SUMMARY: This request is being made in conjunction with a proposal to replat a parcel to create a vacant lot. The rezoning conforms with the existing land use and the preferred alternative of the Growth Plan. The benefit to the public as a result of this zone change will be greater stability of the neighborhood by eliminating speculation for multi-family uses in this predominantly single family area.

EXISTING LAND USE: Single family residential

PROPOSED LAND USE: same, no change proposed

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Single Family Residential
EAST: Apartments
WEST: Single Family Residential

EXISTING ZONING: RMF-32

SURROUNDING ZONING:

NORTH: RMF-32
SOUTH: RMF-32
EAST: RMF-32
WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN: The preferred alternative for the Growth Plan (Concentrated Urban Growth) shows Residential Medium (4-7.9 dwellings per acre) for this site.

STAFF ANALYSIS: The City of Grand Junction as applicant proposes to rezone five lots with four single family homes from RMF-32 to RSF-8. The rezoning is being requested for two reasons.

Larry Rasek, owns a home on lots 17 & 18, block 2 at 1506 Rood Avenue that straddles the lot line. Mr. Rasek is desirous to move the lot line to the west 24 feet and create a vacant lot with 51.50 feet of frontage. By rezoning the property to RSF-8, the side yard setback for the existing home is reduced to 5 feet, rather than 10 feet required in the RMF-32 zoning. The vacant lot will be 6441.6 square feet in size which exceeds the size of the standard single family residential lots in the immediate neighborhood. The standard size consists of two, 25 foot wide lots, with a total square footage of about 6253 square feet.

The City became the applicant of the rezoning request because the rezoning helps implement the preferred alternative for the Growth Plan. The Growth Plan shows this area designated for Residential Medium densities of 4 to 7.9 dwellings per acre. The majority of residential single family neighborhood to the west of this property is zoned RSF-8, or 8 dwellings per acre. Mr. Rasek agreed to petition adjacent neighbors to have their property rezoned also. He obtained signatures from four owners of adjacent single family homes. One remaining single family home, located between his home and the apartments to the east refused to sign the petition.

With the City acting as the applicant, Mr. Rasek did the legwork to obtain permission to rezone, prepared mailing lists, and posted the signs. Staff recommends approval of this rezoning request based upon the following criteria in Section 4-4-4 of the Zoning and Development Code:

- A. *Was the existing zone an error at the time of adoption?* Possibly. These lots were platted for multi-family dwellings but constructed with single family homes. The zoning may have been intended for redevelopment of these homes to a higher density. Regardless of the reason, the property owners prefer to remain as single family residential. The zoning does not match the predominate land use for these parcels.
- B. *Has there been a change of character in the area due to installation of public facilities, other zone changes, new growth trends, deterioration, development transitions, etc.?* The change in character occurred when single family homes were built on lots originally platted for multi-family dwellings. Approval of the rezoning will put the zoning in conformance with the character of the area.
- C. *Is there an area of community need for the proposed rezone?* Not applicable since a change in land use is not proposed. Although multi-family housing is needed in the city, it may not be economical to redevelop these homes to multi-family uses.
- D. *Is the proposed rezone compatible with the surrounding area or will there be adverse impacts?* There will be no adverse impacts.
- E. *Will there be benefits derived by the community, or area, by granting the proposed rezone?*
Yes. The benefits derived are a more stable neighborhood by keeping these lots as single family residential. Single family homes that convert to multi-family often put strains on the neighborhood with overcrowding, increased parking and lack of maintenance/pride of ownership.

- E. *Is the proposal in conformance with the policies, intents and requirements of this code, with the City Master Plan (Comprehensive Plan), and other adopted policies?* Yes. The plan implements the preferred alternative of the Growth Plan. Although a detailed study has not been conducted, the existing uses are in conformity with the proposed zoning since RSF-8 is less restrictive than RMF-32.
- F. *Are adequate facilities available to serve the development for the type and scope suggested by the proposed zone?* Yes. These homes have been here for at least 50 years and all required infrastructure is in place.

STAFF RECOMMENDATION: Approval with no conditions.

PLANNING COMMISSION RECOMMENDATION: Approval per staff's recommendation.

CITY OF GRAND JUNCTION

Ordinance No. _____

REZONING PROPERTY LOCATED AT
1501 & 1507 WHITE AVENUE AND 1506 & 1510 ROOD AVENUE
IN THE EAST MAIN STREET ADDITION
FROM RMF-32 TO RSF-8

Recitals.

A rezone from RMF-32 to RSF-8 (Residential Single Family with a density not to exceed eight units per acre) has been requested for five lots located on White and Rood Avenues, east of 14th Street. This area was platted for multi-family residential but constructed with single family homes. The owners desire for their lots to remain single family residential. At their May 14, 1996 hearing, the Grand Junction Planning Commission recommended approval of this rezone request. Council finds that the requested rezone meets the criteria as set forth in Section 4-4-4 of the Zoning and Development Code.

NOW, THEREFORE BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION, COLORADO:

That the land described below is hereby rezoned from RMF-32 to RSF-8:

Lots 1, 2, 16, 17, and 18, Block 2, East Main Street Addition; as recorded in the office of the Mesa County Clerk and Recorder.

INTRODUCED for FIRST READING and PUBLICATION this day of 1996.

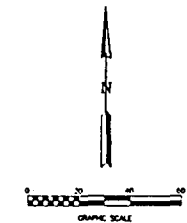
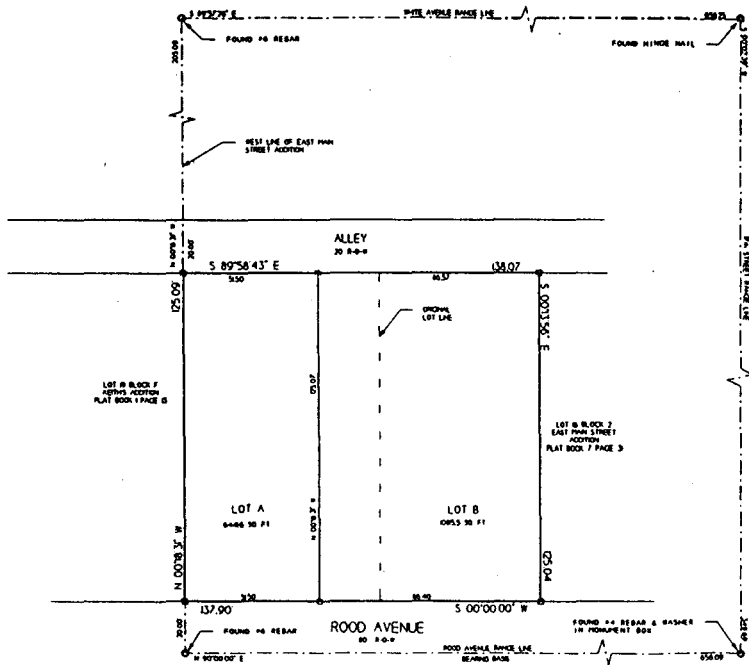
PASSED on SECOND READING this day of , 1996.

ATTEST:

City Clerk

President of City Council

GORASEK REPLAT
 BEING A REPLAT OF LOTS 17 & 18, BLOCK 2, OF
 EAST MAIN STREET ADDITION
 IN THE SW 1/4 SECTION 13, TOWNSHIP 1 SOUTH,
 RANGE 1 WEST, UTE MERIDIAN,
 MESA COUNTY, CITY OF GRAND JUNCTION, COLORADO



- LEGEND
- FOUND RANGE POINT AS DESCRIBED
 - SET IN REBAR AND CAP IN CONCRETE - I.S. 2726
 - SET IN REBAR AND CAP, I.S. 2726

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

That the undersigned Larry E. Reasch, Marsha E. Reasch, Larry D. Good, and Sandra A. Good of the owners of the real property situated in the County of Mesa, State of Colorado, and that being Lots 17 and 18, Block 2, East Main Street Addition as recorded in Book _____ Page _____ of the Mesa County Records on file in the accompanying plat.

That said owners have caused said real property to be laid out and surveyed as GORASEK REPLAT, a subdivision of a part of Mesa County, State of Colorado.

IN WITNESS WHEREOF said owners, Larry E. Reasch, Marsha E. Reasch, Larry D. Good, and Sandra A. Good have caused their names to be hereunto subscribed this _____ day of _____ 1994.

Larry E. Reasch _____ Marsha E. Reasch _____

Larry D. Good _____ Sandra A. Good _____

STATE OF COLORADO)
 COUNTY OF MESA)

The foregoing instrument was acknowledged before me this _____ day of _____ 1994 by Larry E. Reasch, Marsha E. Reasch, Larry D. Good, and Sandra A. Good.

Witness my hand and official seal _____

Notary Public _____

CLERK AND RECORDS CERTIFICATE

STATE OF COLORADO)
 COUNTY OF MESA)

I hereby certify that this instrument was filed in my office of _____ at _____, Mo. _____ day of _____ 1994, and is duly recorded in Plat Book _____ Page _____ Reception No. _____ Draw No. _____

Clerk and Recorder _____ Deputy _____

CITY OF GRAND JUNCTION CERTIFICATE OF APPROVAL
 The _____ a subdivision of the City of Grand Junction, County of Mesa, State of Colorado, was approved this _____ day of _____ 1994.

Mayor _____ City Manager _____

SURVEYOR'S CERTIFICATE

I, Barry L. Hoop, do hereby certify that the accompanying plat of GORASEK REPLAT, a subdivision of a part of the County of Mesa has been prepared under my direction and accurately represents a field survey of same, and that this plat conforms with all applicable regulations of the City of Grand Junction Zoning and Development Code.

Barry L. Hoop
 P.L.S. 27266
 3000 Southhoff Avenue
 Grand Junction Colorado 81504

LIENHOLDERS STATEMENT

Universal Lending Corporation, as lienholder of record to a portion of the property described herein, hereby certifies and confirms the dedication to the City of Grand Junction and approves the recording of this plat.

UNIVERSAL LENDING CORPORATION

BY _____ DATE _____

NOTES

- 1) BEARINGS ARE BASED UPON THE ROODE AVENUE RANGE LINE AS SHOWN ON THE PLAT OF THE EAST MAIN STREET ADDITION. FOUND A REBAR AT THE SW RANGE POINT FOR BLOCK 2 AND A REBAR & WASHER IN A FOUNDMENT BOX AT THE SE RANGE POINT FOR BLOCK 2. THE VALUE USED, N 90°00' E, IS ASSUMED.

NOTE: According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. It is noted, that any action based upon any defect in this survey be commenced within three years from the date of the certification shown herein.

GORASEK REPLAT
 OF
 LOTS 17 & 18 - BLOCK 2
 EAST MAIN STREET ADDITION
 STREETS
 SW 1/4 SECTION 13 - T 1 S - R 1 W - 1M
 MESA COUNTY CITY OF GRAND JUNCTION COLORADO
 PREPARED FOR
 GORASEK PART
 SCALE: 1"=20' APRIL 11, 1994

RZ-96-86

RASEK REZONE

1501, 1507 White Ave.

1506, 1510 Rood Ave.

RMF-32 to RSF-8

