

Payton S. Roberson
717 24-3/4 Rd.
Grand Junction CO. 81505

April 19, 1993

Grand Junction Planning Commission & City Council
%Grand Junction Planning Department
250 North 5th
Grand Junction CO. 81501

Dear Sir:

I would like a waver to road improvements on 24-3/4 road in front of the property designated on the attached drawings. The waver is desired because of the following reasons.

1. To split the property into four sections (as indicated on the plans). One of the 4 lots already has a single family home built on it.
2. The road from G road to the city limits is presently covered with reconditioned asphalt. There is not a dust problem at this time and the road is in good condition. There is no curb, gutter or sidewalk along the existing road for over a mile from my property.
3. Improvements on the domestic water and sewer lines will be needed when the property is divided into four sections. The cost of these improvements place a large financial burden on this project and road improvements make an excessive financial burden.
4. All of the land to the south of this property has been subdivided with no road improvements required.

I hope you will find the waver of road improvements will be warranted. I will cooperate with you to the best of my ability to see that this project is satisfactory.

Sincerely;


Payton Roberson

STAFF REVIEW

P.C. 5/4/93 -i-

FILE # 54-93

Recommend, approval because its an isolated case likely to remain undeveloped for a # of years. Urban street out of place with urban setting 3-2

DATE: April 27, 1993

STAFF: Karl Metzner

REQUEST: Waiver of street improvements for 23 3/4 road

CIC - 5/5/93 - Doneged -

LOCATION: 717 24 3/4 road

2. 3/4

APPLICANT: Payton Roberson

4/5-16/93

EXISTING LAND USE: Vacant/Residential

PROPOSED LAND USE: Residential

SURROUNDING LAND USE:

- NORTH: Vacant
- EAST: Single family residential
- SOUTH: Residential
- WEST: Residential

EXISTING ZONING: RSF-2

PROPOSED ZONING: N/A

SURROUNDING ZONING:

- NORTH: PR (County)
- EAST: RSF-2
- SOUTH: RSF-2
- WEST: RSF-2

RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES: No comprehensive plan exists for this area. Council policy on road improvements has been to require improvements for all new development.

STAFF ANALYSIS: Payton Subdivision was platted in the County and subsequently annexed to the City. At the time of County Platting no adjacent street improvements were required. The land to the east, across 24 3/4 road was developed as Golden Meadows Estates and also exempted from street improvement requirements. After annexation 24 3/4 road was paved with recycled asphalt by the City. Petitioner desires to resubdivide lot 1 (3.6 acres) into 4 lots. One of these lots would contain the petitioners existing residence. Standard City requirements would require the escrow for 1/2 street improvements for the 308.9 feet of frontage of Lot One. Petitioner maintains that street improvements should not be require since improvements were not required for the existing development and the existing improvements on the street are adequate to accommodate an additional 3 lots.

Section 5-4-16 of the Zoning and Development Code allows the Council, after recommendation by the Planning Commission, to consider variances to the requirements where:

- a. there are exceptional topographic, soil, or other subsurface conditions, or other conditions peculiar to the site; and
- b. an undue hardship would be created by the strict application of the provisions of this section; and
- c. such hardship is not created by the applicant; and
- d. such variance would not be detrimental to the public welfare or impair the intent and purpose of this section.

Staff feels that the request does not meet the above criteria for a variance. The requirement has been applied to other projects since the adoption of the ordinance. It has been the policy of the City that infrastructure improvements be made as development occurs.

STAFF RECOMMENDATION: Recommend denial