

STAFF REVIEW

FILE: 95-13

DATE: January 31, 1995

REQUEST: Finding of Plan Lapse and Recommendation for Rezone

LOCATION: 2707 & 2713 B 3/4 Road

APPLICANT: City of Grand Junction

STAFF: Michael Drollinger

EXECUTIVE SUMMARY:

Request for finding of plan "lapse" and recommendation for rezone to RSF-8 for a 2.86 acre tract of land at 2707 & 2713 B 3/4 Road presently containing two single family residential units on three lots and zoned PR-10 (Planned Residential - 10 units per acre).

EXISTING LAND USE: Single family residential (2 lots) and vacant (1lot)

PROPOSED LAND USE: Single family residential

SURROUNDING LAND USE:

NORTH: Single Family Residential

SOUTH: Single Family Residential

EAST: Single Family Residential

WEST: Single Family Residential

EXISTING ZONING: PR-10 (Planned Residential - 10 units per acre)

PROPOSED ZONING: RSF-8

SURROUNDING ZONING:

NORTH: RSF-8

SOUTH: RSF-8

EAST: RSF-8

WEST: RSF-8

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area. The proposed zoning is consistent with the draft Orchard Mesa Master Plan recommendations.

STAFF ANALYSIS:

With the consent of the affected property owners, the City is requesting that the Planning Commission find a plan lapse for parcels of land located at 2707 & 2713 B 3/4 Road consisting of 2.86 acres in three lots as detailed below:

SUBJECT PARCELS

<i>Parcel Number</i>	<i>Property Owner</i>	<i>Area (acres)</i>
2945-252-00-111	David Webb	0.66
2945-252-00-112	David Webb	0.14
2945-252-00-115	Fred Peaslee	2.06
TOTAL		2.86

Source: Villa Park Townhomes Preliminary Plat (from File #3-83)

The property owner at 2713 B 3/4 Road desires to develop a single family residence on one of his parcels (parcel 2945-252-00-111), however, can not do such under the PR-10 zoning without a Planning Commission hearing to approve a plan. Staff feels that the interests of the property owners and the general public would be best served by a finding of a plan lapse and subsequent rezoning back to RSF-8. Section 7-5-7B of the Zoning and Development Code (ZDC) permits the Planning Commission to make this determination as follows:

"If a Planned Development, or any portion thereof, has not been completed in accordance with an approved development schedule (a "lapse"), the Administrator shall schedule the project before the Planning Commission at which time a revocation of all prior approvals shall be considered. If the Planning Commission determines that a lapse has occurred, the Administrator shall record an appropriate legal notice. The Administrator may, if he/she deems appropriate, initiate, without owner consent, a zoning change to the previous or another appropriate zone."

The ZDC (Section 7-5-7) permits the Administrator to initiate the "lapse of plan" process

"if the developer of a planned development does not meet the approved development schedule or fails to commence development within three (3) years from the date of final approval and no other development schedule has been approved in writing by the Administrator."

The subject parcel received final plat and plan approval for 24 units in a PR-10 zone in May of 1983 which is known as "Villa Park Townhomes". According to file records (File #3-83), the anticipated development schedule called for development to begin in May of 1983 and continue for 18 months. Also, although the final plat was approved, it was never recorded. Based on these findings, staff recommends that the Planning Commission find that the approved plan for Villa Park Townhomes has lapsed. Staff recommends that the PR-10 zoning be rezoned back to RSF-8 which was the previous zoning on the parcel and is consistent with the surrounding zoning.

The proposed RSF-8 zoning will permit the property owners to develop single family housing on their respective properties without having to go to hearing.

STAFF RECOMMENDATION:

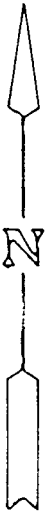
Staff recommends a finding of plan "lapse" with a recommendation for rezoning from PR-10 to RSF-8.

RECOMMENDED PLANNING COMMISSION MOTION:

Mr Chairman, on item #95-13, I move that we find that the plan and approvals have lapsed and recommend to the City Council a rezone from PR-10 to RSF-8.



CITY OF GRAND JUNCTION ZONING BOOK



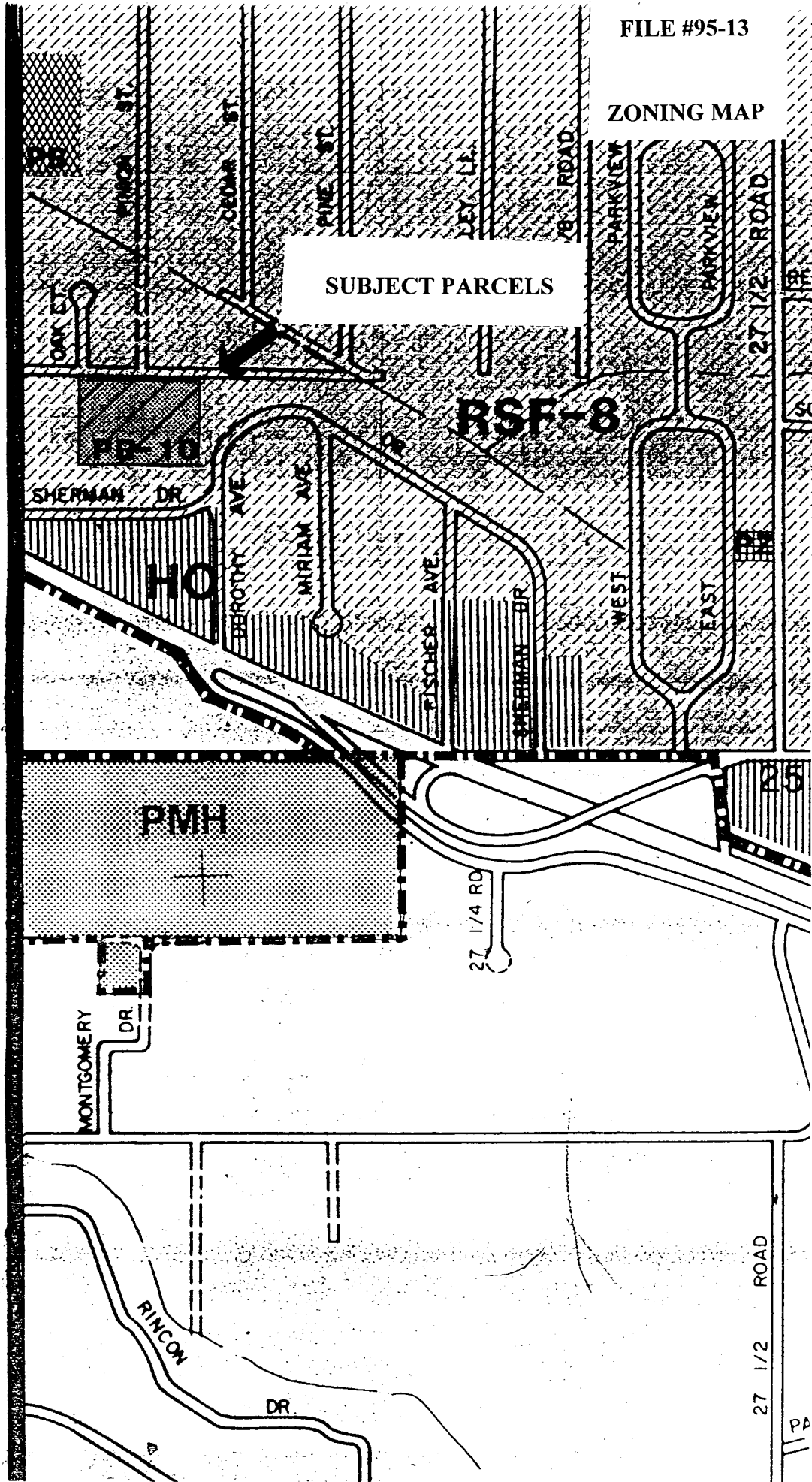
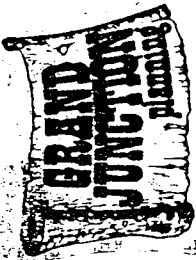
SCALE 1:500

REVISED

DRN. 5/84

R. BAUER

RVSD 6/93 KBN



2945-252
T.I.S. R.I.W.

ALL THE LAND SHOWN HEREIN IS SUBJECT TO
THE TAX MAP ACT OF 1974 AND THE
REVISIONS THEREOF AND THE CHANGES
HEREON ARE MADE IN ACCORDANCE WITH
THE ACT OF 1974.

COUNTY: GARFIELD
DEPARTMENT:
MAYOR: B. SHERMAN
COMMISSIONER: J. J. BROWN

RECORD AS FOLLOWS: 1. 11-23-53
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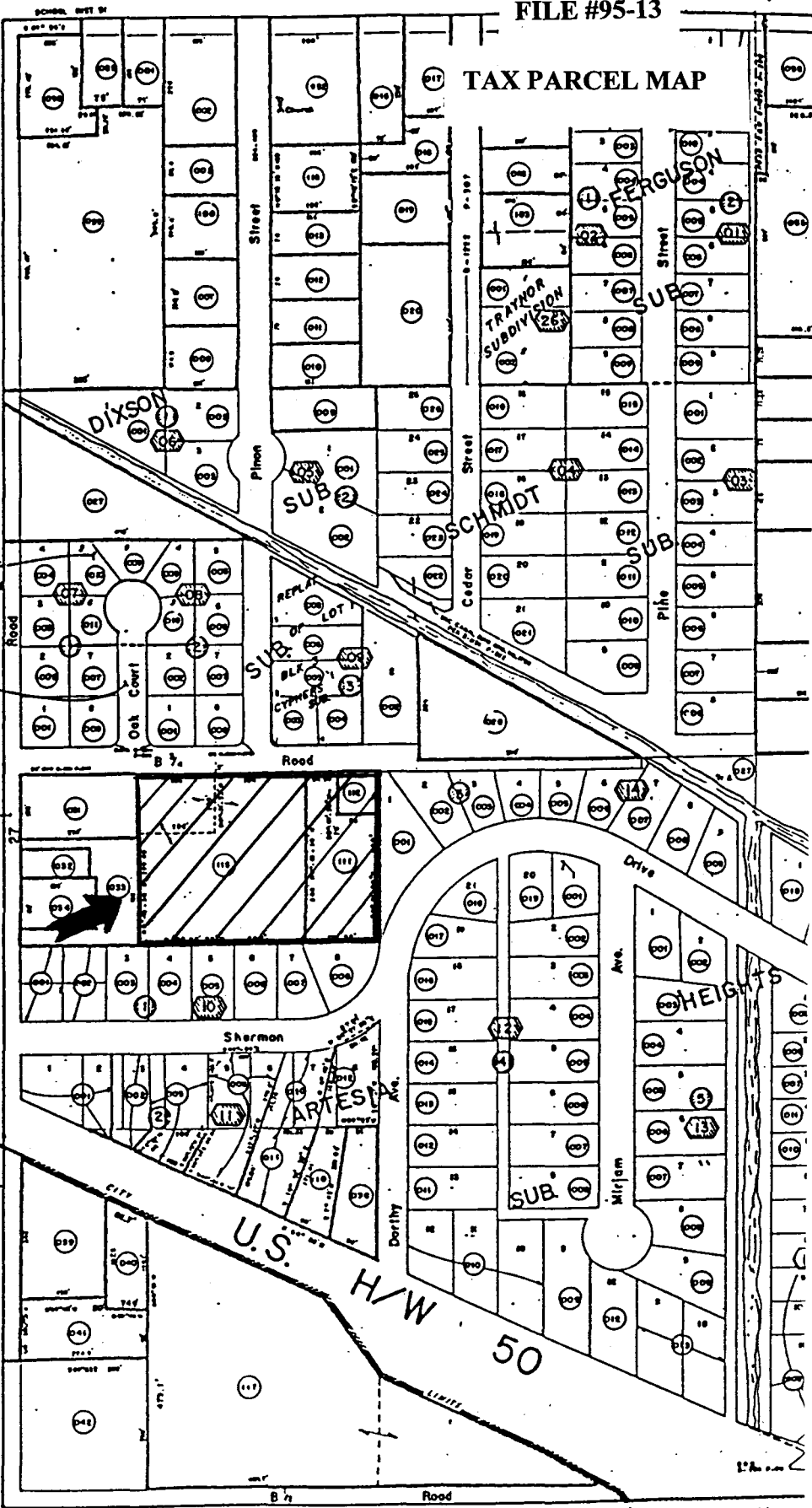
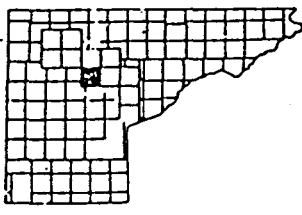
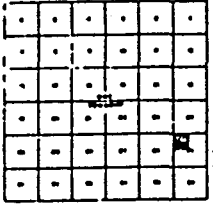
CYPHERS
SUB. ROLAT OF
LOTS 5 & 6 BLK 1
& LOTS 3, 4 BLK 2

CYPHERS
SUB.

Adjoining
2945-26
T.I.S. R.I.W.
E.B.T.



SUBJECT PARCELS



STAFF REVIEW

FILE: 95-13

DATE: February 9, 1995

REQUEST: Rezone PR-10 to RSF-8

LOCATION: 2707 & 2713 B 3/4 Road

APPLICANT: City of Grand Junction

STAFF: Michael Drollinger

EXECUTIVE SUMMARY:

Request for rezone for a 2.86 acre tract of land located at 2707 & 2713 B 3/4 Road from PR-10 to RSF-8. Planning Commission made a finding that the plan and approvals associated with the PR-10 zoning have "lapsed." The property owners consent to the rezone

EXISTING LAND USE: Single family residential (2 lots) and vacant (1lot)

PROPOSED LAND USE: Single family residential

SURROUNDING LAND USE:

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

EXISTING ZONING: PR-10 (Planned Residential - 10 units per acre)

PROPOSED ZONING: RSF-8

SURROUNDING ZONING:

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

RELATIONSHIP TO COMPREHENSIVE PLAN:

No comprehensive plan exists for this area. The proposed zoning is consistent with the draft Orchard Mesa Master Plan recommendations.

STAFF ANALYSIS:

With the consent of the affected property owners, staff requested that the Planning Commission find the approval and plan "lapsed" for parcels of land are located at 2707 & 2713 B 3/4 Road consisting of 2.86 acres in three lots as detailed below:

SUBJECT PARCELS		
<i>Parcel Number</i>	<i>Property Owner</i>	<i>Area (acres)</i>
2945-252-00-111	David Webb	0.66
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2945-252-00-115	Fred Peaslee	2.06
TOTAL		2.86

Source: Villa Park Townhomes Preliminary Plat (from File #3-83)

The property owner at 2713 B 3/4 Road desires to develop a single family residence on one of his parcels (parcel 2945-252-00-111), however, can not do such under the PR-10 zoning without a Planning Commission hearing to approve a plan. Staff feels that the interests of the property owners and the general public would be best served by a finding of a plan lapse and subsequent rezoning back to RSF-8. Section 7-5-7B of the Zoning and Development Code (ZDC) permits the Planning Commission to make a determination of plan lapse. Planning Commission made the determination of plan lapse and a rezoning recommendation to RSF-8 at their February 7, 1995 hearing.

The ZDC (Section 7-5-7) permits the Administrator to initiate the "lapse of plan" process

"if the developer of a planned development does not meet the approved development schedule or fails to commence development within three (3) years from the date of final approval and no other development schedule has been approved in writing by the Administrator."

The subject parcel received final plat and plan approval for 24 units in a PR-10 zone in May of 1983 which is known as "Villa Park Townhomes". According to file records (File #3-83), the anticipated

development schedule called for development to begin in May of 1983 and continue for 18 months. Also, although the final plat was approved, it was never recorded within the required time period.

Staff recommends that the PR-10 zoning be rezoned back to RSF-8 which was the previous zoning on the parcel and is consistent with the surrounding zoning. The proposed RSF-8 zoning will permit the property owners to develop single family housing on their respective properties without having to go to hearing.

STAFF RECOMMENDATION:

Staff recommends a rezone of the subject parcels from PR-10 to RSF-8.

PLANNING COMMISSION RECOMMENDATION:

At their February 7, 1995 hearing, the Planning Commission recommended a rezoning of the subject properties from PR-10 to RSF-8.

FILE #REV-95-13

Feather-Medsker-Smith, Ltd.
333 W. Hampden Ave.
Suite 410
Englewood, CO 80110

GLB Enterprises
2702 Highway 50
Grand Junction, CO 81503

Schoonover Family Revocable
Living Trust
278 Gary Drive
Grand Junction, CO 81503

Wayne & Lisa Rattan Smith
1103 Rood Avenue
Grand Junction, CO 81501

James & Bonnie Karp
101 Canary Court
Grand Junction, CO 81503

Robert & Carol Fritz
2900 Victoria Drive
Grand Junction, CO 81503

D.D. & A.M. Williamson
274 27 Road
Grand Junction, CO 81503

Richard & Darlene Ray
254 27 1/2 Road
Grand Junction, CO 81503

Lowell & Rhonda Huscusson
2718 Sierra Vista Road
Grand Junction, CO 81503

Sandra Lampshire
268 27 Road
Grand Junction, CO 81503

David R. Webb
2713 B 3/4 Road
Grand Junction, CO 81503

F.M. Wilkerson
c/o Stan L. Hillhoite
68 Cliffwood Dr. MPR
Belton, TX 76513

E.C. & V.L. Jones
2995 Highway 50
Grand Junction, CO 81503

Dotty Corp. of Colorado
c/o Avtax, Inc.
P.O. Box 2798
Littleton, CO 80161

Winnifred Basham
104 Sherman Dr.
Grand Junction, CO 81503

Katharina Bassett
110 Sherman Dr.
Grand Junction, CO 81503

Larry & Nancy Crites
118 Sherman Dr.
Grand Junction, CO 81503

Richard D. Woods, etal
124 Sherman Dr.
Grand Junction, CO 81503

Alta Fontanari, J.M. Gregory &
A.L. Fontanari
3312 E 3/4 Road
Clifton, CO 81520

Diane West
144 Sherman Dr.
Grand Junction, CO 81503

William & M.T. Basham
150 Sherman Dr.
Grand Junction, CO 81503

Glenn E. Hertel
1661 Dolores St.
Grand Junction, CO 81503

Earl & M.A. Dutton
103 Miriam St.
Grand Junction, CO 81503

June J. Griffiths &
Marta L. Torblaa
107 Miriam St.
Grand Junction, CO 81503

Don S. & Sarah A. Boggs
408 Lilac Lane
Grand Junction, CO 81505

McBride & Roberta Minter
2705 Rincon Dr.
Grand Junction, CO 81503

Geneva B. Guerin
131 Miriam St.
Grand Junction, CO 81503

Monument Oil Company
703 23 1/2 Road
Grand Junction, CO 81503

Virgil Robertson
511 29 1/4 Road
Grand Junction, CO 81504

Margaret K. Mitchell
130 Dorothy Dr.
Grand Junction, CO 81503

Kenneth & Judy Scribner
124 Dorothy Dr.
Grand Junction, CO 81503

Cynthia Hutton
118 Dorothy Dr.
Grand Junction, CO 81503

Salvador & Veronica Flores
110 Dorothy Dr.
Grand Junction, CO 81503

Jay & Jean Stineciper
104 Dorothy Dr.
Grand Junction, CO 81503

Robert & Wayne Crespin
203 Sherman Dr.
Grand Junction, CO 81503

Gilbert Archuleta etal
209 Sherman Dr.
Grand Junction, CO 81503

Eugene & F.A. Johnston
225 Sherman Dr.
Grand Junction, CO 81503

Dennis & Deana Lambert
P.O. Box 2157
Montrose, CO 81402

Cheryl Cameron &
Alan Debeljak
204 Sherman Dr.
Grand Junction, CO 81503

Craig L. Schultz
210 Sherman Dr.
Grand Junction, CO 81503

Wayne D. Rodgers
218 Sherman Dr.
Grand Junction, CO 81503

Joe & Kathleen Butcher
224 Sherman Dr.
Grand Junction, CO 81503

George & Eva Wolfe
230 Sherman Dr.
Grand Junction, CO 81503

Shawn & Catherine Switzer
238 Sherman Dr.
Grand Junction, CO 81503

Carl & Verna Murphy
244 Sherman Dr.
Grand Junction, CO 81503

Neal T. Hiatt
1040 N 4th St., #2
San Jose, CA 95112

Thomas Wilkinson
193 27 Road
Grand Junction, CO 81503

Lillian Campbell
102 Miriam St.
Grand Junction, CO 81503

Darrell & Linda Harmon
257 Sherman Dr.
Grand Junction, CO 81503

John & Sybil Curtis
1897 Monument Canyon Dr.
Grand Junction, CO 81503

Thomas & Ivy Means
110 Miriam St.
Grand Junction, CO 81503

Edward & Vicky Tinkle
118 Miriam St.
Grand Junction, CO 81503

Velva & Chester Kosakowski
128 Miriam St.
Grand Junction, CO 81503

Robert & K.A. Hogge
134 Miriam St.
Grand Junction, CO 81503

Lawrence & Wynona Hennessey
140 Miriam St.
Grand Junction, CO 81503

Robert & Kathryn Hogge
134 Miriam St.
Grand Junction, CO 81503

Mary & Kelley Adams
405 E. Carson Dr.
Tempe, AZ 85282

Robert I. Prosser
284 27 Road
Grand Junction, CO 81503

Vernon & Olive Johnson
2712 B 3/4 Road
Grand Junction, CO 81503

Shawn & Jennifer Marsh
276 Pinon St.
Grand Junction, CO 81503

Scott & Jean Jensen
8973 Cody Ct.
Westminster, CO 80021

Maureen Scheetz
278 Oak Ct.
Grand Junction, CO 81503

Vicki L. Sheley
279 Pinon St.
Grand Junction, CO 81503

Patricia L. Chapman
280 Oak Ct.
Grand Junction, CO 81503

Patricia Whaley &
Walter Anderson
279 Oak Ct.
Grand Junction, CO 81503

Donald Lumbardy
Mozelle c/o New York Guardian
320 Fulton Ave.
Hempstead, NY 11550

Ronald & Terry House
2795 1/2 Unaweep Ave.
Grand Junction, CO 81503

Steven & Marjorie Samson
279 Pine St.
Grand Junction, CO 81503

C.E. & J.C. McQuiston
278 Cedar St.
Grand Junction, CO 81503

Robert G. Devine
334 Belford
Grand Junction, CO 81501

Scott & Jean Jensen
1191 E 5690 S
Salt Lake City, UT 84121

Marie Loyola Sanchez
281 1/2 Pinon St.
Grand Junction, CO 81503

Robert & Erma Starkey
277 Pinon St.
Grand Junction, CO 81503

Donald & Janelle O'Brien
8450 W. Baker Ave.
Denver, CO 80227

Robert Devine
334 Belford
Grand Junction, CO 81501

James & Shaunna Harle
282 27 Road
Grand Junction, CO 81503

Bill & Donna Moffitt
282 Pinon St.
Grand Junction, CO 81503

Donald & Beverly Rodgers
282 Cedar St.
Grand Junction, CO 81503

Richard & Betty Clifton
279 Cedar St.
Grand Junction, CO 81503

Elizabeth Anderson,
David & Linda Pace
276 1/2 Pinon St.
Grand Junction, CO 81503

Annette Augsburg
276 Oak Ct.
Grand Junction, CO 81503

Ollie M. Griffith
306 Pinon St.
Grand Junction, CO 81503

Shaun & Brenda Coats
262 Oak Ct.
Grand Junction, CO 81503

Kevin Thompson &
Lloyd Files
P.O. Box 867
Oatman, AZ 86433

Pauline Gage
172 Rainbow Dr.
Grand Junction, CO 81503

Richard & Peggy Rulf
277 Oak Ct.
Grand Junction, CO 81503

Zane & Karen Briggs
277 Pine St.
Grand Junction, CO 81503

Gloria Goff
280 Cedar St.
Grand Junction, CO 81503

Marion Williams
P.O. Box 4866
Grand Junction, CO 81506

Robert & Joanne Weigel
c/o Gibsons
100 Chaffin Industrial Park
Dodge City, KS 67801

Arcieri Family
Limited Partnership
2690 B 3/4 Road
Grand Junction, CO 81503

Bradley S. McCoy
2698 B 3/4 Road
Grand Junction, CO 81503

Robert Ritschard
277 27 Road
Grand Junction, CO 81503

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