

<b>P-03-008</b>	<b>DEBORAH GRISMORE REZONING: R-3 TO F</b>	<b>653.30</b>
<p>A request by Deborah Grismore to rezone three contiguous parcels from R-3 (Residential) District to the F (Forest &amp; Recreation) District. The parcels are located at 0 Delaware Road and total 30,030 square feet (0.69 acre) and are located along the State Highway 115 corridor in the Southwestern (Highway 115) Planning area. Assessor's Tax Schedule # 65303-07-014, 011, 010, 007 and 006.</p>		

**APPLICABLE RESOLUTIONS:**

Approval      Page 21  
 Disapproval   Page 22

**PLANNING DEPARTMENT RECOMMENDATION:** The Planning Department recommends **approval**, subject to the following Notation:

**NOTATION**

1. Rezoning requests not forwarded to the Board of County Commissioners for consideration within 180 days of Planning Commission action will be deemed to be withdrawn and will have to be resubmitted in their entirety.

**PUBLIC NOTICE:** The Planning Department posted this property on August 29, 2003.

**PUBLIC NOTIFICATION:** The Planning Department notified adjoining property owners of this meeting on September 3, 2003.

**ADJOINING LAND USE AND ZONING**

North	Undeveloped Property	F (Forest & Recreation) District
South	Undeveloped Property	R-3 (Residential) District
East	Undeveloped Property	R-3 (Residential) District
West	Developed Property	R-3 (Residential) District

**SUMMARY OF THE PROPOSAL:** The applicant currently owns these five (5) lots. She is requesting Rezoning them from the R-3 (Residential) District to the F (Forest & Recreation) District. The R-3 (Residential) District is intended to accommodate multifamily residences and does not allow single-family dwellings. In a separate application, she is requesting an Administrative Vacation of all interior lot lines to combine all five (5) lots into one for building purposes.

It should be noted that the El Paso County Department of Transportation's comments noted below regarding building Delaware Road will NOT be required of the applicant.

## **AGENCY COMMENTS**

**EL PASO COUNTY DEPARTMENT OF TRANSPORTATION** commented as follows:

- A. The El Paso County DOT has no objections to the above referenced rezone request.
- B. The applicant must submit Final Construction Drawings for the construction and paving of Delaware Road to include:
  - 1) Plan and Profile drawings for Delaware Road.
  - 2) Provide a pavement design report prepared by a Professional Engineer to specify pavement requirements.

**EL PASO COUNTY SOIL CONSERVATION SERVICE** has reviewed the rezone request and has no comment at this time.

## **ROCK CREEK MESA WATER DISTRICT**

We are responding to the rezoning request P-03-008 submitted by Deborah Grismore to change the zoning designation of three lots on Delaware Road from R-3 to F, along with vacating the interior lot lines specified and the two adjacent that are already zoned F. The Rock Creek Mesa Water District is in favor of allowing the request to be granted.

The properties are not included within the boundaries of the District and will not be able to access the water system. We have no objections to proceeding as requested by the Grismores.

The following agencies were contacted and have indicated no objection or concern:

El Paso County Department of Health and Environment  
Fountain School District # 8  
Colorado Springs Utilities  
Regional Building Department

**PLANNING DEPARTMENT COMMENTS:**

- 1) The current R-3 (Residential) District zoning does not allow single-family dwellings and the existing lot sizes pose significant obstacles for building a single-family dwelling. The applicant is requesting Rezoning from the R-3 (Residential ) District to the F (Forest) District. In a separate application, she is requesting an Administrative Vacation of the interior lot lines for building purposes.
- 2) The Planning Department supports both the rezoning and the combination of lots. Both actions will bring the property into better consistency with the *Highway 115 (Southwestern) Comprehensive Plan* which is the element of the County Master Plan most applicable to this area.
- 3) It should be noted that the El Paso County Department of Transportation's comments noted above regarding building Delaware Road will NOT be required of the applicant.

**ENCLOSURES**

Letter of Intent  
Site Map  
Vicinity Map

Prepared by  
Thomas Cook  
8/28/03

# El Paso County Parcel Information

Parcel Number: 6530307014; 011; 010; 007; 006

Parcel Address: 0 DELAWARE RD

Parcel Owner: GRISMORE DEBORAH L

Parcel Owner 2: GRISMORE RANDAL G

File Name: P-03-008

Zone Map No.: 653.30

Owner Mailing Address: 609 CRESTRIDGE AVE, COLORADO SPRINGS, CO 80906



Please report any discrepancies to:  
El Paso County GIS/Mapping  
325 S. Cascade  
Colorado Springs, CO 80903  
(719)520-6523

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July 10, 2003

-17-



320  
330  
340  
360  
410  
440  
450  
460  
470

110  
120  
130  
140  
150  
116  
210  
240

PIUTE RD.

CHEROKEE RD.

DELAWARE RD.

SENECA RD

153

F -006

Lot 18

F -007

Lot 17

R-1 -010

Lot 16

R-1 -011

Lot 15

R-1 -014

Lot 14

8520

-18.

Parcel Master TxD Levy Neigh Plat CreateDate  
65303-07-014 EBJ 46.593 98 1805

Name: GRISMORE DEBORAH L Printed 12/30/02 by: KERSTEN  
GRISMORE RANDAL G  
Mail Addr: 609 CRESTRIDGE AVE  
COLORADO SPRINGS, CO 80906-4714

Location: 0 DELAWARE RD

Legal Description: LOT 14 BLK 8 ROCK CREEK MESA SUB ADD 2

Use Code	Area	Assessed Value	Market Value	Aprsl Date
Land: 100	10002sf	1160	4004	12/00
	Total:	<u>1160</u>	<u>4004</u>	
	Taxable Total:	1160	4004	

Parcel Master TxD Levy Neigh Plat CreateDate  
65303-07-011 EBJ 46.593 98 1805

Name: GRISMORE DEBORAH L Printed 12/30/02 by: KERSTEN  
GRISMORE RANDAL G  
Mail Addr: 609 CRESTRIDGE AVE  
COLORADO SPRINGS, CO 80906-4714

Location: 0 DELAWARE RD

Legal Description: LOT 15 BLK 8 ROCK CREEK MESA SUB ADD 2

Use Code	Area	Assessed Value	Market Value	Aprsl Date
Land: 100	10002sf	1160	4004	12/00
	Total:	<u>1160</u>	<u>4004</u>	
	Taxable Total:	1160	4004	

Parcel Master TxD Levy Neigh Plat CreateDate  
 65303-07-010 EBJ 46.593 98 1805

Name: GRISMORE DEBORAH L GRISMORE RANDAL G Printed 12/30/02 by: KERSTEN  
 Mail Addr: 609 CRESTRIDGE AVE COLORADO SPRINGS, CO 80906-4714

Location: 0 DELAWARE RD

Legal Description: LOT 16 BLK 8 ROCK CREEK MESA SUB ADD 2

Use Code	Area	Assessed Value	Market Value	Aprsl Date
Land: 100	10002sf	1160	4004	12/00
	Total:	1160	4004	
	Taxable Total:	1160	4004	

Parcel Master TxD Levy Neigh Plat CreateDate  
65303-07-007 EBJ 46.593 98 1805

Name: GRISMORE DEBORAH L & GRISMORE RANDAL G Printed 12/30/02 by: KERSTEN  
Mail Addr: 2818 MASON WAY  
COLORADO SPRINGS, CO 80916-4368

Location: 0 DELAWARE RD

Legal Description: LOT 17 BLK 8 ROCK CREEK MESA SUB ADD 2

Use Code	Area	Assessed Value	Market Value	Aprs1 Date
Land: 100	10002sf	1160	4004	12/00
	Total:	<u>1160</u>	<u>4004</u>	
	Taxable Total:	1160	4004	

Parcel	Master	TxD	Levy	Neigh	Plat	CreateDate
65303-07-006		EBJ	46.593	98	1748	

Name: GRISMORE DEBORAH L & GRISMORE RANDAL G  
 Mail Addr: 2818 MASON WAY  
 COLORADO SPRINGS, CO 80916-4368

Printed 12/30/02 by: KERSTEN

Location: 0 DELAWARE RD

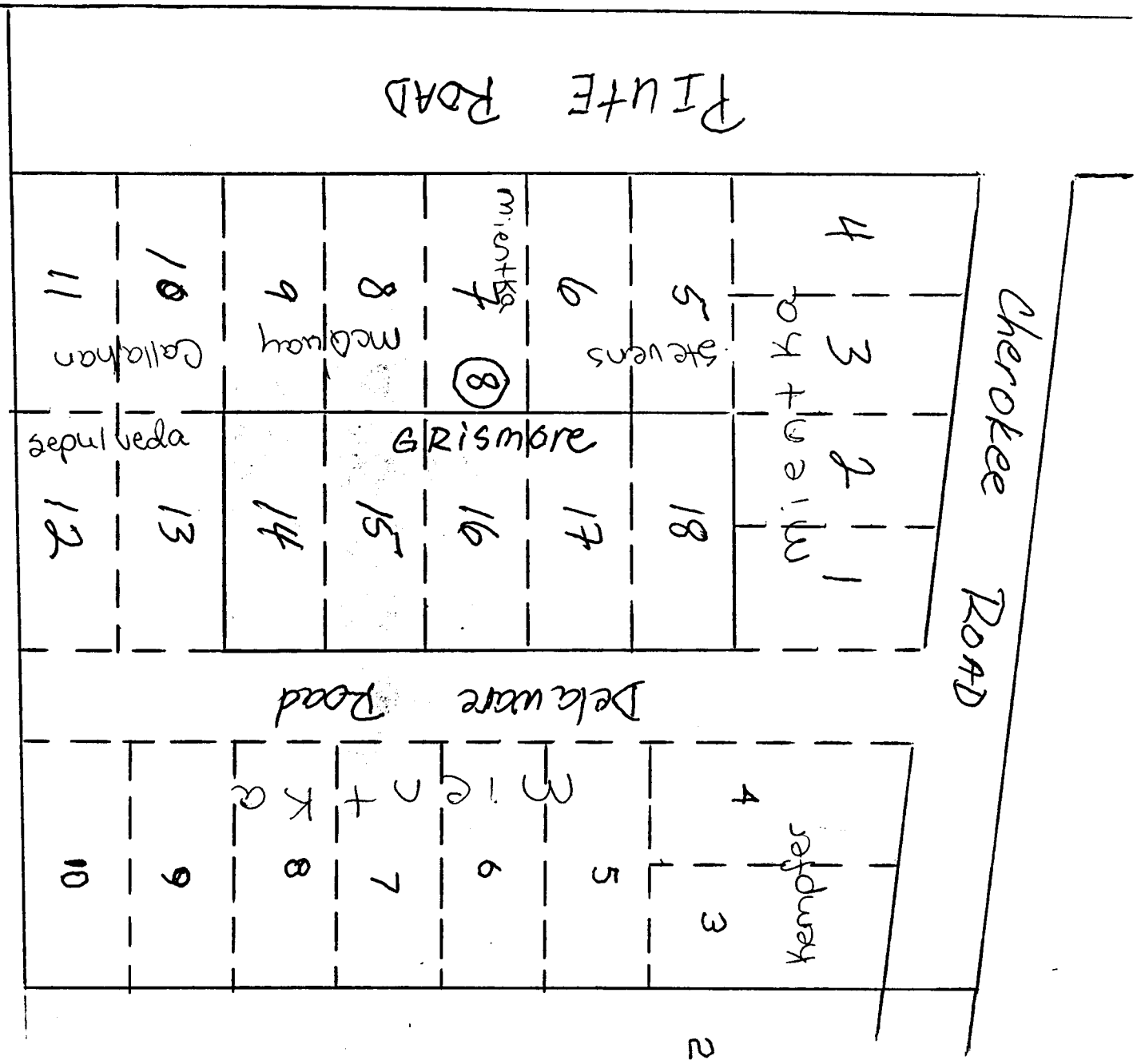
Legal Description: LOT 18 BLK 8 ROCK CREEK MESA SUB ADD 2

Use Code	Area	Assessed Value	Market Value	Aprsl Date
Land: 100	10002sf	1160	4004	12/00
	Total:	<u>1160</u>	<u>4004</u>	
	Taxable Total:	1160	4004	

Deborah & Randy

Grismore

2818 Mason Way  
Colo. Springs, CO. 80916  
391-7491



331 Feet

156 feet

X  
11/11/11

36 ft.

60 ft 6 inches

5 ft.

50 ft 6 inches

40 ft

X  
Sept 10

-25-

156 feet

