



Revised 2.26.18

REZONING/DENSITY TRANSFER APPLICATION

Planning & Development Services
455 Mountain Village Blvd.
Mountain Village, CO 81435
970-728-1392
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REZONING/DENSITY TRANSFER APPLICATION			
APPLICANT INFORMATION			
Name: Thomas J. Scruton, Gold Hill Holding, LLC		E-mail Address: scrutonize@gmail.com	
Mailing Address: 322 Quail Drive		Phone: (970) 589-7883	
City: Grand Junction	State: Colorado	Zip Code: 81507	
Mountain Village Business License Number: 005164			
PROPERTY INFORMATION			
Physical Address: 117 Lost Creek Lane unit 21C, Lot 42B		Acreage: 429.9 square feet	
Zone District: Village Center	Zoning Designations: Efficiency Lodge	Density Assigned to the Lot or Site: 0.5 person equivalents	
Legal Description: Condominium unit 21C, Blue Mesa Lodge Condominium, according to the condominium map recorded October 5, 1998 in plat book 1 at page 2423 and as described in the condominium declaration recorded August 29, 1997 in book 586 at page 258, County of San Miguel, State of Colorado			
Existing Land Uses: Commercial and residential condominiums, sublevel parking garage			
Proposed Land Uses: Same			
OWNER INFORMATION			
Property Owner: Gold Hill Holding, LLC		E-mail Address: scrutonize@gmail.com	
Mailing Address: 322 Quail Drive		Phone: (970) 589-7883	
City: Grand Junction	State: Colorado	Zip Code: 81507	
DESCRIPTION OF REQUEST			
Rezoning and density transfer from 'efficiency lodge' to 'lodge'.			



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VARIANCE PROCESS APPLICATION

Planning & Development Services
455 Mountain Village Blvd. Suite A
Mountain Village, CO 81435
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VARIANCE PROCESS APPLICATION			
APPLICANT INFORMATION			
Name: Thomas J. Scruton, Gold Hill Holding, LLC		E-mail Address: scrutonize@gmail.com	
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City: Grand Junction	State: Colorado	Zip Code: 81507	
DESCRIPTION OF REQUEST			
Variance to CDC parking requirement for conversion to lodge zoning. Parking was not deeded to this property by waiver recorded in rezone resolution 1997-0923-23.			

Narrative for Application of Rezone for Blue Mesa Lodge Condominiums lot 42B, Unit 21C

Criteria for a Decision to Rezone: The following criteria shall be met for the review authority to approve a rezoning application:

1. The proposed rezoning is in general conformance with the goals, policies, provisions, and standards of the Comprehensive Plan
 - a. The Blue Mesa Lodge Condominiums are not referenced in the Comprehensive Plan.
 - b. The location in the Town of Mountain Village Core appeals to individual use, long and short term rentals and can improve TMV core economic development with more consistent occupancy.
2. The proposed rezoning is consistent with the Zoning and Land Use Regulations
 - a. The 21C property has been used for both long and short term rentals as since purchased in 2012. Prior to purchase the unit was used for long term rentals.
 - b. The layout of the combined unit conforms with the specifications which define a Lodge unit (two separated rooms with net floor area of 199.5 square feet in the main room and bedroom with 123.3 square feet, one full bath, a galley kitchen with appliances including an oven with 4 burner range, full size microwave and 13 CFt. refrigerator/freezer).
 - c. This property (and several others at Blue Mesa Lodge Condominiums) was platted by waiver without deeded parking, adequate spaces are available for rent in the Blue Mesa Garage.
 - d. The property will have the appropriate density units associated with a Lodge unit (0.75 density units, sale pending from other conversion).
3. The proposed rezoning is consistent with public health, safety and welfare, as well as efficiency and economy in the use of land and its resources
 - a. The infrastructure already exists to meet public health, safety and welfare, the proposed rezone will not create an additional burden.
 - b. No additional hazards will be created by this proposed rezone. No additional burden of trash or parking as underground parking is available to residents of this unit and sufficient method of trash disposable is in place.
 - c. The unit is either used by the owner or rented, consistent with existing use therefore the proposed rezone will not contribute to an increase in vehicular or pedestrian circulation.
4. The applicant is submitting appropriate documentation.
 - a. Copy of Deed that includes legal description of the property
 - b. Variance application to parking space requirement
 - c. Post a public notice of the proposed rezone
 - d. Map amendment of the property showing layout of the property (pending approval)

e. Bill of sale to acquire additional 0.25 density units (pending approval)

Narrative for Variance Application for Blue Mesa Lodge Condominiums lot 42B, Unit 21C

We are applying for rezoning and density transfer to convert this property from efficiency lodge to lodge, and therefore are also requesting a variance to the usual parking requirement for lodge zoning.

The following criteria shall be met for the review authority to approve a variance:

- A. The strict application of the CDC regulations for 0.5 parking space requirement imposes an unreasonable hardship as no parking was deeded to this property by waiver recorded in the past rezone resolution 1997-0923-23.
- B. This variance poses no substantial detriment to the public health, safety and welfare and does not constitute any change in the current property use.
- C. The same 0.5 parking space requirement exists for both efficiency lodge and lodge zoning; allowing the property to be rezoned with continued waiver to the parking requirement does not impair the intent of the CDC.
- D. Granting the variance does not constitute a grant of special privilege in excess of that enjoyed by other property owners in the same zoning district; the waiver was given for 4 full parking spaces leaving multiple units of Blue Mesa Lodge Condominiums without deeded parking.
- E. Rezoning the property is necessary to allow reasonable use of the property due to restrictions being imposed on efficiency lodge units. Granting of this parking variance for rezoning is the minimum necessary to allow for reasonable use.
- F. The lot for which the variance is being granted was not created in violation of Town regulations or Colorado State Statutes in effect at the time the lot was created.
- G. This variance is not based on economic hardship, it is based on a previously approved waiver of parking requirements for development in the Village Center.
- H. The proposed variance is sought for Town regulations requiring 0.5 parking spaces for a property to be zoned as a lodge unit.

