



**A G E N D A**  
**Historic Preservation Board**

**Tuesday, December 6, 2016 4:00 pm**

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- 1 Public Hearing – Certificate of Appropriateness Application
- 2 Minutes of November 2, 2016 Meeting
- 3 Other Business

**Certificate of Appropriateness (COA)**

North Seventh Street Historic Residential District

This box for office use only

File Number: COA-2015-322 Review Fee: \$50

This application is a request to construct, add, change or demolish a property within the North Seventh Street Historic Residential District as follows:

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

**APPLICANT INFORMATION**

Applicant Name: TIMOTHY L. STOFFER (FOR STOFFER LIVING TRUST)

Are You?  Owner \_\_\_ Buyer \_\_\_ Lessee

Applicant's Mailing Address: 710 OURAY AVE  
GRAND JUNCTION, CO 81501

Applicant's Phone: 832-419-4377 Email Address: tstuffer@aol.com

Representative/Contact Person: TIM STOFFER

Representative/Contact Person Mailing Address: SAME

Rep/Contact Phone: 832-419-4377 Email Address: \_\_\_\_\_

Address of Subject Property: 710 OURAY AVE. Tax Parcel Number: 2945-141-35-009

Have you reviewed the North Seventh Street Historic Residential District Guidelines and Standards?

Yes  No \_\_\_\_\_

**PROPOSAL AND PROPERTY INFORMATION**

This application is a request to construct, add or change the following (check all that apply):

	Add	Change	Demolish	N/A
Roof/Chimney	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Walls/Siding	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Fascia/Other Trim	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Windows/Doors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Porch	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other (describe below)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Fully explain the nature of your request:

BUILD A RAISED DECK OVER THE EXISTING 14'x12'  
CONCRETE PATIO, UNDER THE EXISTING PERGOLA.  
ADD ACCESS FROM HOUSE VIA CONVERTING FRENCH  
WINDOWS TO FRENCH DOORS.

Number of Structures on Property:  Residential  Outbuildings  Non-Residential

Total Gross Square Footage of Existing Structures (all floors): 3214 HOUSE + 480 GARAGE

Total Gross Square Footage of Proposed Structures or Additions (all floors): 0

Total Gross Square Footage of Existing Structures to be removed (all floors): 0

Existing Height to Building Eave: 11'9" Existing Height to Building Peak: 27' (est) (NO

Proposed Height to Building Eave: 11'9" Proposed Height to Building Peak: 27' (est) CHANGE)

The existing building is a:  Single Family Dwelling  Duplex  Other Multi-Unit

Other (specify): \_\_\_\_\_

Exterior Building Materials:

	Existing	Proposed
Roof	COMPOSITE SHINGLE	N/A
Walls/Siding	STUCCO (STUCCO-LIKE)	N/A
Doors	WOOD + METAL	<del>METAL</del> WOOD OR FAUX WOOD
Fascia, Trim, Etc.	WOOD	N/A
Other PERGOLA	WOOD	N/A

Existing Windows:

Existing Material: WOOD AND VINYL

Existing Sill Depth: 6"

Existing Window Type: Casement  Slider  Double Hung  Single Hung   
 Fixed  Divided Light : How many? VARIES (e.g. 4 over 1, 3 over 1)

Proposed Windows: AND FRENCH DOORS

Proposed Material: ~~WHITE~~ WOOD W/ MATCHING PANES (OR FAUX WOOD)

Proposed Sill Depth: 6" (SAME AS EXISTING)

Proposed Window Type: Casement  Slider  Double Hung  Single Hung   
 Fixed  Divided Light : How many? VARIES (e.g. 4 over 1, 3 over 1)

For proposed divided lights, please describe grid, including width, whether it is flat or contoured: →

Will the exterior trim remain on the replacement windows? \_\_\_ Yes  No  (NEW TO MATCH AS CLOSELY AS POSSIBLE)

SITE AND LANDSCAPE INFORMATION

Fencing:

	Existing	Proposed
Type	CHAIN LINK, <del>PROPERTY LINE</del>	N/A
Size/Height	6'	N/A
Location	PROPERTY LINE + BACK YARD	N/A

Are there any prominent trees or areas of vegetation on the property? If yes, what is the type, size and general location? SEVERAL. NO IMPACT ON ANY TO OCCUR.

HONEY LOCUST + 5 LARGE TREES (TYPE?) OF  
~40 HEIGHT. ONE BUSH WILL BE TRANSPLANTED FOR STAIR  
Does this application propose to remove or alter any of these prominent trees or vegetation areas? If ACCESS.  
so, which ones? And describe proposed change:  
NO. (ONE TRANSPLANTED BUSH.)  
AN EXISTING HEDGE BLOCKS MUCH VIEW OF  
THE PROPOSED DECK.

**ADDITIONAL INFORMATION:**

Are there other proposed not yet covered in the application?  Yes  No

If yes, please explain:

THE ONLY CHANGE IS TO BUILD A DECK (MATCHING  
THE EXISTING KITCHEN PORCH IN STYLE) OVER THE  
EXISTING CONCRETE PATIO, LOCATED UNDER AN  
EXISTING PERGOLA. FRENCH WINDOWS WILL BE  
CONVERTED TO FRENCH DOORS (WITH AS MUCH VISUAL  
CONSISTENCY AS POSSIBLE) TO GET ACCESS FROM

Signatures: THE HOUSE.

STOFFER LIVING TRUST

Property Owner

7/18/2015

Date

Lindsay L. Stoffer, Trustee

Representative

7/18/2015

Date

**City Approval:**

\_\_\_\_\_  
Printed Name and Title

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date



OWNERSHIP STATEMENT - NATURAL PERSON

I, (a) TIMOTHY L. STOFFER, am the owner of the following real property:

(b) LOTS 1, 2 AND 3, BLOCK B2  
CITY OF GRAND JUNCTION, COUNTY OF MESA, STATE OF COLORADO  
710 OURAY AVENUE, GRAND JUNCTION, CO 81501

A copy of the deed evidencing my interest in the property is attached. All documents, if any, conveying any interest in the property to someone else by the owner, are also attached.

I am the sole owner of the property.

I own the property with other(s). The other owners of the property are (c):

STOFFER LIVING TRUST  
TRUSTEES: TIMOTHY L. AND JACQUELINE L. STOFFER

I have reviewed the application for the (d) ADDITION pertaining to the property.

I have the following knowledge and evidence concerning possible boundary conflicts between my property and the abutting property(ies): (e) NONE

I understand that I have a continuing duty to inform the City planner of any changes in interest, including ownership, easement, right-of-way, encroachment, lienholder and any other interest in the property.

I swear under penalty of perjury that the information contained in this Ownership Statement is true, complete and correct.

Owner signature as it appears on deed: *Timothy L. Stoffer* 

Printed name of owner: TIMOTHY L. STOFFER

State of Colorado )

County of Mesa ) ss.

Subscribed and sworn to before me on this 20th day of July, 20 15

by Gayleen Henderson

Witness my hand and seal.

My Notary Commission expires on October 29, 2017

GAYLEEN HENDERSON  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID #20014034093  
My Commission Expires October 29, 2017

*Gayleen Henderson*  
Notary Public Signature

WARRANTY DEED FOR  
STOUFFER LIVING  
TRUST (TIMOTHY L. AND  
JACQUELINE L. STOUFFER,  
TRUSTEES).

SPECIAL WARRANTY DEED FOR CONVEYANCE TO TRUST

THIS DEED, made April 4, 2014, between grantors is Timothy L. Stouffer and Jacqueline L. Stouffer, whose address is 12003 Snowbird Court, County of Fort Bend, State of Texas, and the grantee, the Stouffer Living Trust dated May 31, 2013, and any amendments thereto, which grantee's legal address is 12003 Snowbird Court, Stafford, Texas 77477, and which grantee is further identified by the Statement of Authority previously recorded.

WITNESSETH, that the grantors, for and in consideration of the sum of Ten Dollars and other good and valuable consideration, have granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey, and confirm, unto the grantee and its respective successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the County of Mesa, State of Colorado, described as follows:



Lots 1, 2 and 3 in Block 62, City of Grand Junction, Mesa County, Colorado; Together with all water, water rights, water shores, ditches and ditch rights of way appurtenant thereto;

Also known by street and number as 710 Ouray Avenue, Grand Junction, Colorado, 81501 and by assessor's parcel no. 204514135009;

TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantors either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

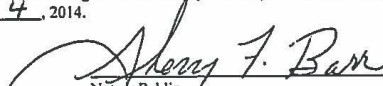
TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto the grantee and its successors and assigns forever. The grantors, for themselves, their heirs and personal representatives and successors, do covenant and agree that they shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantee and its successors and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantors, except subject to covenants, easements and restrictions of record, and subject to general property taxes for the year in which this deed was executed.

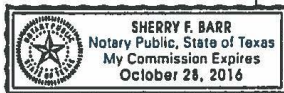
IN WITNESS WHEREOF, the grantors have executed this deed on the date set forth above.

  
Timothy L. Stouffer  
  
Jacqueline L. Stouffer

TEXAS )  
STATE OF ~~COLORADO~~ )  
COUNTY OF MESA )  
FORT BEND )

The foregoing instrument was acknowledged before me, by Timothy L. Stouffer and Jacqueline L. Stouffer, on April 4, 2014.

  
Notary Public



## Historic Preservation Board Regular Meeting

Minutes – November 1, 2016

Present: Chris Endreson, Jon Schler, Jody Motz and Shane Allerheiligen

Not Present: Troy Reynolds, Scott Wolford and David Bailey

Also Present: Kristen Ashbeck, City Community Development and Kate Graham, Colorado Canyons Association

The meeting was called to order at 4:00 pm at City Hall by Chair Endreson.

**Highway 50 Heritage Corridor Project Update.** Kate Graham introduced herself and gave a brief background of the Colorado Canyons Association (CCA) and its role as stewards of the three National Conservation Areas (NCAs) in this area – McInnis Canyons, Dominguez-Escalante and Gunnison Gorge. The primary focus for this discussion was the Dominguez-Escalante NCA and the current planning efforts to promote it has a heritage tourism corridor approximately from Grand Junction to Delta. CCA already conducts educational visits with school groups in the area that are District 51 curriculum based. Development of the corridor would enhance these efforts.

The resource management plan for the Dominguez-Escalante NCA is expected to be approved by the Department of the Interior within a few weeks. CCA had recently applied for a TAP grant for a first phase of corridor improvement by constructing 10 informational pull-outs along Highway 50 working with CDOT but the grant was not approved. The CCA will continue to seek funding as the plan evolves.

The Board agreed it was a very interesting and worthwhile endeavor and would continue to support it as needed. Chris Endreson suggested looking at how the Enchanted Highway in North Dakota is promoted as well as CCA possibly working with the Center for Preservation Research at the University of Colorado-Denver. Jon Schler suggested a more digital approach to providing information along the corridor might be cost-effective as a first phase. The Mesa County Public Library's WildCO App might be a good example. Jon also thought it would be important to show how the area changes from season to season.

**Minutes of October 4, 2016 Meeting.** Shane Allerheiligen made a motion to approve the minutes of the August 25, 2016 meeting with a correction Duncan's name – Rowley. The motion passed unanimously (4-0) on a second by Jon Schler.

**Draft Letter to City Council re: Expiring Board Term.** Board members had reviewed and approved the draft letter and gave direction to send it to the City Council as it considers an appointment to replace Jon Schler's expiring term.

**December Meeting.** The Board will meet at its regular day and time (Tuesday, December 6, 2016 at 4:00 pm) to consider two Certificate of Appropriateness applications.

The meeting was adjourned at 5:10 pm.