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Project Name: McMillan - Fence Height Variance File 1986-0035 A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some r instances, not all entries designated to be scanned by the department are present in the file. There are also documents e specific to certain files, not found on the standard list. For this reason, a checklist has been provided. Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick e n e guide for the contents of each file. t Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc. XX **Table of Contents** Review Sheet Summary Application from Review Sheets Receipts for fees paid for anything *Submittal checklist *General project report Reduced copy of final plans or drawings Reduction of assessor's map. Evidence of title, deeds, easements *Mailing list to adjacent property owners Public notice cards Record of certified mail Legal description Appraisal of raw land Reduction of any maps - final copy *Final reports for drainage and soils (geotechnical reports) Other bound or non-bound reports Traffic studies *Petitioner's response to comments *Staff Reports *Planning Commission staff report and exhibits *City Council staff report and exhibits *Summary sheet of final conditions *Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date) DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE: Letter from Robert McMillan to Karl Metzner - request for fence height variance-9/23/86 X X Site Plan X X Memo from Karl Metzner to City Council re; request X | X | Handwritten Note from Karl Metzner re: item approved 11/5/86

September 23, 1986 Mr. Karl Metzner Director, Planning Department City of Grand Junction 250 North 5th Street Grand Junction, Colorado 81501 Dear Sir: I am herewith requesting a variance for a five-foot chain link fence on the property at 1603 North 15th Street (corner of 15th and Texas) for the following reasons: 1. To the north of my property is Paddock's Frozen Foods (a large industrial meat processing plant). This property is secured by a 61/2foot fence to the east and a 10-foot fence to the rear west, with barbed wire across the top; To the west of my property is an abandoned city alley with city sewer; To the northwest of my property is an unlighted city park. In making this request, I have considered appearance, traffic and protection from latch-key persons who live, for the most part, in the houses for sale to the north and the rentals south of Texas. This fence will keep a large dog from jumping over the fence and particularly when teased by the children who constantly use my corner and the open paved space to the front of Paddocks on 15th Street (approximately 23 feet wide and 200 feet long) as a playground. These children will not play in their yards or the playgrounds but ride their bikes and skateboards on the sidewalks and driveways, going around and around for hours on end. They are quite abusive. I wish to thank you for your consideration in this matter. Very truly yours,

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Robert N. McMillan
1603 N 15THSI. 245-0116 This is not a part of my request but perhaps at some time in the future, the city might consider a light adjacent to the city park and west of Paddocks.

R. MEMIKKAN 245-0116 7015 11441 ω, @ 3 - FROM INSIDE EXSISTING TEXAS 1440 3 EXCEPTION FOR DIAGONAL Q ALL IN RED FOR 1603 N. 157H ST. TO BE 5' CHAIN LINK FACRIC SIDE WARK FFOM 3′ ハウスダイ AT CENTER 616 210% BOOD ABANDEN CITY 63/2 グイイボ 73N3-1 1603 2 15TH ST 3 1574 ALLEY र वर्गात्र) DENVE 7 Sign 140d y 43 04345 XBM. 510-XXXXXX 5148 ALLEY 1 1625 N, 15TH MEAT PADBOCK MUFENCET APPROX PAUED ロアボハ WAIGHTED PARK イエア 837 200. 11/1 AKEY

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Grand Junction Planning Department 559 White Avenue, Room 60 Grand Junction, Colorado 81501–2643 (303) 244–1648

MEMORANDUM

TO:

Grand Junction City Council

Grand Junction Planning Commission

FROM:

Karl Metzner

City Planning Director

DATE:

September 26, 1986

RE:

Request for Variance, R.N. McMillan

The attached is a request for a variance from the provisions of Chapter 5 of the Zoning and Development Code. In accordance with Section 5-4-13 of the Code, the City Council "...may, after study and recommendation by the Planning Commission, authorize variances of this Chapter where, due to exceptional topographical, soil or other subsurface conditions or other conditions peculiar to the site, or an undue hardship would be caused to a developer by the strict application of any of the provisions of this Chapter. These variances shall not be granted if they would be detrimental to public good or impair the intent and purpose of this Section."

Mr. McMillan is requesting an increase in the allowable height of a fence within a front yard setback from 4' to 5'.

Consideration of this request does not require an official public hearing but does require action at a regularly scheduled public meeting.

This item will be scheduled for Planning Commission on October 7 and City Council on October 15.

KM/tt

xc: Mr. McMillan

Varience approved by only council 11/5/86 Harlet Mitzur