





# DEVELOPMENT APPLICATION

Community Development Department  
250 North 5th Street, Grand Junction, CO 81501  
(303) 244-1430

11 copies

Receipt \_\_\_\_\_

Date \_\_\_\_\_

Rec'd By \_\_\_\_\_

File No. \_\_\_\_\_

We, the undersigned, being the owners of property situated in Mesa County, State of Colorado, as described herein do hereby petition this:

PETITION	PHASE	SIZE	LOCATION	ZONE	LAND USE
<input type="checkbox"/> Subdivision Plat/Plan	<input type="checkbox"/> Minor <input type="checkbox"/> Major <input type="checkbox"/> Resub				
<input type="checkbox"/> Rezone				From: To:	
<input type="checkbox"/> Planned Development	<input type="checkbox"/> ODP <input type="checkbox"/> Prelim <input type="checkbox"/> Final				
<input type="checkbox"/> Conditional Use					
<input type="checkbox"/> Zone of Annex					
<input checked="" type="checkbox"/> Variance			1732 Palmer	RMF-16	S.F. Residence
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

Judy Lee Cady

Lloyd Davis

Name

Name

2131 1/2 RD

1732 Palmer

Address

Address

GS Co 81505

GS Co 81503

City/State/Zip

City/State/Zip

858-9163

242-9128

Business Phone No.

Business Phone No.

Business Phone No.

Home

NOTE: Legal property owner is owner of record on date of submittal.

We hereby acknowledge that we have familiarized ourselves with the rules and regulations with respect to the preparation of this submittal, that the foregoing information is true and complete to the best of our knowledge, and that we assume the responsibility to monitor the status of the application and the review comments. We recognize that we or our representative(s) must be present at all required hearings. In the event that the petitioner is not represented, the item will be dropped from the agenda, and an additional fee charged to cover rescheduling expenses before it can again be placed on the agenda.

Judy Lee Cady

3-8-95

Signature of Person Completing Application

Date

Judy Lee Cady

3-8-95

Signature of Property Owner(s) - attach additional sheets if necessary

Date

# SUBMITTAL CHECKLIST

## VARIANCE

Location: 1732 Palmer

Project Name: Rear Yard Setback for

ITEMS	SSID REFERENCE	DISTRIBUTION											TOTAL REQ'D	
		City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent Code Ent.	City Attorney	City Board of Appeals (7 seats)	City Downtown Dev. Auth.	City Parks and Rec.	County Planning	Walker Field	Garage		
DESCRIPTION <u>Due March 8 by 5pm</u> <u>for April 12 hearing</u> <u>8:00 a.m. - City Hall</u>														
<u>Due 2nd Wed of Month</u> <u>Hearing 2nd Wkd following mo.</u>														
● Application Fee <u>\$180</u>	VII-1	1												
● Submittal Checklist*	VII-3	1												
● Review Agency Cover Sheet* ✓	VII-3	1	1		1	1		1	1	1	1			
● Application Form* ✓	VII-1	1	1		1	1		1	1	1	1			
● <del>11"x17" Reduction of Assessor's Map</del>	VII-1	1	1		1	1		1	1	1	1			
● Evidence of Title ✓	VII-2	1			1	1								
● <del>Appraisal of Raw Land</del>	VII-1	1												
● Names and Addresses ✓	VII-3	1												
● Legal Description ✓	VII-2	1			1									
○ <del>Deed</del>	VII-1	1			1	1								
○ <del>Easement</del>	VII-2	1	1		1	1								
○ <del>Avigation Easement</del>	VII-1	1			1	1								
○ <del>ROW</del>	VII-3	1	1		1	1								
● General Project Report ✓	X-7	1	1		1	1		1	1	1	1			
● <del>Location Map</del>	IX-21	1												
● Vicinity Sketch / <u>Site Plan</u>	IX-33	1	1		1	1		1	1	1	1			

8 1/2 x 11

NOTES: 1) An asterisk in the item description column indicates that a form is supplied by the City.  
 2) Required submittal items and distribution are indicated by filled in circles, some of which may be filled in during the pre-application conference. Additional items or copies may be subsequently requested in the review process.  
 3) Each submitted item must be labeled, named, or otherwise identified as described above in the description column.

General Project Report

Location: 1732 Palmer St.  
Grand Junction Colo. 81503

Proposed use: To move in a pre-constructed garage (35X25 ft.).

Variance is requested to locate the garage even with the existing house on the east side, which is 4 ft. from the east property line (alley). It will be located 3 ft. from the south ~~XX~~ side of the house and 4 ft. from the fence on the south ~~X~~ side of the property. The garage doors will open on the west side of the garage, which is in line with existing driveways.

This lot is presently being used for residential use.

2945-234-04-016  
MAX R COX  
RODNEY N SUNDHEIM  
3615 PONDEROSA WAY  
GRAND JUNCTION, CO 81506-8444

2945-234-04-005  
L B DOWD  
2660 PARADISE DR  
GRAND JUNCTION, CO 81506-8616

2945-234-04-004  
JAMES A ROUSSIN  
JULIE K  
1724 ASPEN  
FRUITA, CO 81521

2945-234-04-018  
VERA BLASDEL  
& GORDON BLASDEL  
317 N SYCAMORE ST  
FRUITA, CO 81521-2416

2945-234-03-007  
WILLIAM E ROBINSON  
PAULINE M  
3433 G RD  
CLIFTON, CO 81520-8419

2945-234-04-015  
MARVIN D TRINKLEIN  
ELLA L TRINKLEIN  
PO BOX 2491  
GRAND JUNCTION, CO 81502

2945-234-04-013  
BESSIE SIMADAS  
1733 PALMER AVE  
GRAND JUNCTION, CO 81503-1839

2945-234-04-017  
ARLIE G SHAW  
1753 PALMER AVE  
GRAND JUNCTION, CO 81503-1839

2945-234-04-007  
JOSEPHINE OBERSTER  
812 UNAWEEP AVE  
GRAND JUNCTION, CO 81503-1862

2945-234-04-008  
ANNA MAE SMITH  
830 UNAWEEP AVE  
GRAND JUNCTION, CO 81503-1862

2945-234-04-002  
LAURANCE L MALLET  
ELLA M MALLET  
2879 DURANGO DR  
GRAND JUNCTION, CO 81503-3907

2945-234-04-001  
RAYMOND WESLEY HOPPING  
VERONA E  
825 SANTA CLARA AVE  
GRAND JUNCTION, CO 81503-4811

2945-234-04-003  
DON RODGERS  
835 SANTA CLARA AVE  
GRAND JUNCTION, CO 81503-4811

2945-234-03-005  
PAUL A REAVES  
1731 PALISADE ST  
GRAND JUNCTION, CO 81503-1837

2945-234-03-020  
ALBERT H WALES  
MARY ELLA  
1761 PALISADE ST  
GRAND JUNCTION, CO 81503-1837

2945-234-03-013  
FRANK A PARKO  
B B  
1756 PALMER AVE  
GRAND JUNCTION, CO 81503-1840

2945-234-03-014  
HARRY A STUCKER  
1748 PALMER AVE  
GRAND JUNCTION, CO 81503-1840

2945-234-03-010  
GLEN VAN DOVER  
956 UNAWEEP AVE  
GRAND JUNCTION, CO 81503-1864

2945-234-03-012  
GEORGE E WHEELER  
3045 TELLER AVE  
GRAND JUNCTION, CO 81504-5861

2945-234-03-018  
MILDRED M VANDOVER  
604 MEANDER DR  
GRAND JUNCTION, CO 81505-1414

2945-234-03-015  
JUDY LEA CADY  
2131 L 1/2 RD  
GRAND JUNCTION, CO 81505-9339

2945-234-03-006  
THOMAS M KUKULAN  
M ELAINE  
698 GLEN CARO DR  
GRAND JUNCTION, CO 81506-8397

# REVIEW COMMENTS

Page 1 of 1

FILE #VAR-95-46

TITLE HEADING: Variance from Rear Yard  
Setback in RMF-16 Zone

LOCATION: 1732 Palmer

PETITIONER: Judy L. Cady

PETITIONER'S ADDRESS/TELEPHONE: 1732 Palmer  
Grand Junction, CO 81503  
242-9128

PETITIONER'S REPRESENTATIVE: Lloyd Davis

STAFF REPRESENTATIVE: Kristen Ashbeck

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**NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS ON OR BEFORE 5:00 P.M., MARCH 30, 1995.**

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**CITY CODE ENFORCEMENT** 3/14/95  
**Jan Koehn** 244-1593

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1. Will existing shed/carport be removed?
2. No objections based upon proposed variance criteria change.

**CITY DEVELOPMENT ENGINEER** 3/22/95  
**Jody Kliska** 244-1591

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No garage-vehicular access to alley is allowed unless the building is 15' from the alley right-of-way. If no garage door on alley, then no comment.

**COMMUNITY DEVELOPMENT DEPARTMENT** 3/23/95  
**Kristen Ashbeck** 244-1437

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Accessory structure setback is 10'. This is a request for a 6' variance to allow a 4' setback for the garage. Is there any reason the garage could not be moved 6' to the west so the variance would not be needed? Typically, if the structure will fit any other way on the site without undue hardship, granting of a variance is not likely. You might want to consider just re-siting the garage 6' further west if possible.

There is no need for a side yard setback variance (south side). Required setback for detached, accessory structure is 3 feet and applicant is showing 4 feet.

BOARD OF APPEALS - STAFF REVIEW

FILE: VAR 95-46

DATE: April 4, 1995

REQUEST: Rear Yard Setback from 10 feet to 4 feet (accessory structure)

LOCATION: 1732 Palmer

APPLICANT: Judy L. Cady

EXISTING LAND USE: Single Family Residence with Shed/Carport

PROPOSED LAND USE: Single Family Residence with Detached Garage

SURROUNDING LAND USE:

- NORTH: Alley / Single Family Residential
- SOUTH: Single Family Residential
- EAST: Alley / Single Family Residential
- WEST: Single Family Residential

EXISTING ZONING: Residential Multifamily, 16 dwelling units per acre (RMF-16)

SURROUNDING ZONING: All RMF-16

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 4-2-7 C. - Minimum Rear Yard Setback, Accessory Structure: 10 feet

VARIANCE REQUESTED: 6 feet, allowing a 4-foot setback for a detached garage

APPLICANT'S REASON FOR REQUEST: The applicant is proposing to construct a 25' x 35' detached garage on their property which currently has a single family residence and a detached shed/carport. The applicant would like a 4' foot setback to align the garage with the existing house and feels that the 10-foot setback would create wasted space that would require more maintenance (cutting weeds) and would not be usable for storage because of ease of access from the alley and security concerns.

STAFF ANALYSIS: There are no unique physical qualities of this property that render it unusable without a variance or that require that the garage be sited as proposed. However, the character of the neighborhood is single family residential. The recently adopted Orchard Mesa Master Plan recommends that this area be down-zoned to better fit the character of the neighborhood--single family residential, not to exceed 8 dwelling units per



acre. If the property was zoned for single family (e.g. RSF-8), the rear yard setback for accessory structures would only be 3' and there would be no need for a variance in this case. Also, the fact that there is an alley behind this parcel creates additional buffer/open area to help mitigate the impact of the garage being sited closer to the property line. Thus, staff concurs that this variance would not have an impact on the character of the neighborhood nor would it be detrimental to surrounding properties.

**FINDINGS OF REVIEW:**

**No Conflict with Public Interest.** The proposal will not conflict with the public interest.

**Exceptional Conditions / Undue Hardship not Self-Inflicted.** The exceptional condition/hardship in this case is the zoning of the property. The required setback in the RMF-16 zone (10 feet) is greater than that required if the area was zoned single family residential which appears to be more in line with the character of the neighborhood.

**Not Detrimental to Public Health, Safety or Welfare.** This proposal is not detrimental to the public health, safety or welfare.

**No Reasonable Use of Property without a Variance.** This property could accommodate the proposed building without the need for a variance. However, given the petitioner's concerns with wanting to create as little unusable space as possible, it is reasonable request to allow a variance to site the structure as proposed.

**Not Injurious to or Reduce Value of Surrounding Properties.** This proposal will not be injurious to nor will it reduce the value of surrounding properties. In fact, this improvement will actually enhance the property, thereby increasing the value of surrounding properties.

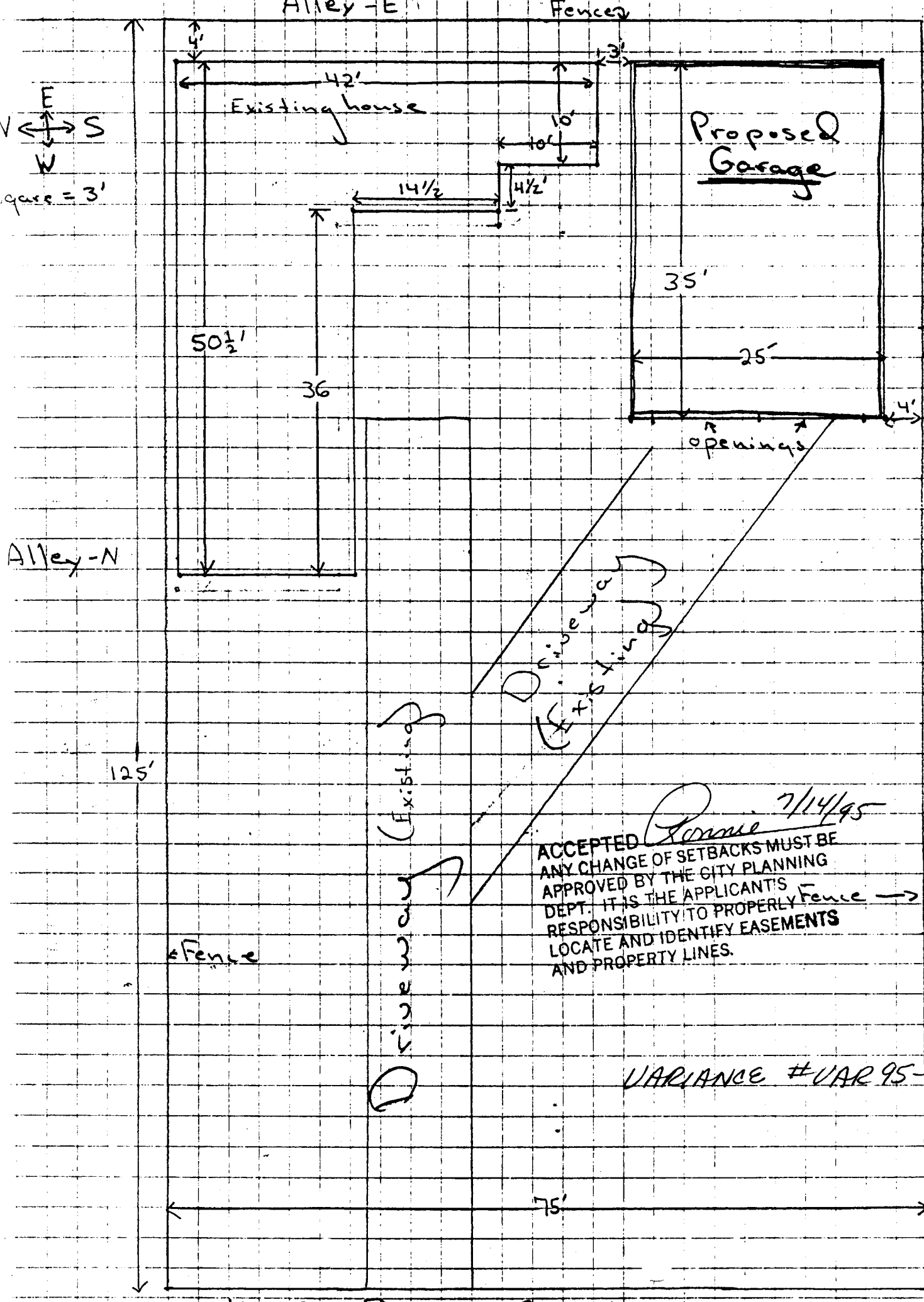
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**STAFF RECOMMENDATION:** Approval of the rear yard setback variance.

**RECOMMENDED BOARD MOTIONS:**

Mr. Chairman, on item VAR 95-45, a variance request of 6' for an accessory structure to be located 4' from the rear property line at 1732 Palmer Street, I move that we DENY the request for the following reasons:

Mr. Chairman, on item VAR 95-45, a variance request of 6' for an accessory structure to be located 4' from the rear property line at 1732 Palmer Street, I move that we APPROVE the request for the following reasons:



ACCEPTED *Ronnie* 7/14/95  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY FENCE → LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

VARIANCE #VAR 95-46