



DEVELOPMENT APPLICATION

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

Receipt 2237

Date 4-13

Rec'd By RSE

File No. VAR-95-72

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			1415 TEXAS	RMF-32	Single Family 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

<u>Todd L & Kathy W Crane</u>		<u>Sama</u>
Name	Name	Name
<u>1415 Texas Ave</u>		
Address	Address	Address
<u>Grand Junction Colo 81501</u>		
City/State/Zip	City/State/Zip	City/State/Zip
<u>245-2422 ext Maint. Dept</u>		
Business Phone No.	Business Phone No.	Business Phone No.

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.

X [Signature] 4/11/95
Signature of Person Completing Application Date

X [Signature] 4/11/95
Signature of Property Owner(s) - attach additional sheets if necessary Date

SUBMITTAL CHECKLIST VAR-95-72

VARIANCE

Location: 415 Texas

Project Name: Side Yard

ITEMS		DISTRIBUTION													
DESCRIPTION	SSID REFERENCE														
		● City Community Development	● City Dev. Eng.	● City-Utility Eng.	● City Property Agent Code Enf.	● City Attorney	● City Board of Appeals (5 sets)	● City Downtown Dev. Auth. Police	● City Parks and Rec. Fire	● County Planning Building	○ Walker Field				
● Application Fee (100)	VII-1	1													
● Submittal Checklist*	VII-3	1													
● Review Agency Cover Sheet*	VII-3	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Application Form*	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● 415x17 Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Evidence of Title (Title Ins Policy)	VII-2	1			X	1									
● Appraisal of Raw Land	VII-1	1			1				1						
● Names and Addresses	VII-3	1													
● Legal Description	VII-2	1		1											
○ Deed	VII-1	1		1	1										
○ Easement	VII-2	1	1	1	1	1									
○ Avigation Easement	VII-1	1		1	1										
○ ROW	VII-3	1	1	1	1	1									
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1
● Location Map	IX-21	1													
● Vicinity Sketch / Site Plan ✓	IX-33	1	1	1	1	1	1	1	1	1	1	1	1	1	1

TOTAL REQ'D
(15)

3 1/2 x 11

Rec. #2237

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.

DRAWING STANDARDS CHECKLIST

VICINITY SKETCH/SITE PLAN

ITEM	GRAPHIC STANDARDS	OK	NA
A	Scale: As required <i>MUST BE TO SCALE</i>		
B	Drawing size: 11" x 17"		
D	Notation: All non-construction text		
I	Orientation and north arrow		
K	Title block with names, titles, preparation and revision dates		
M	Legend of symbols used		
N	List of abbreviations used		
R	Neatness and legibility		

SECTION VIII

ITEM	FEATURES	OK	NA
1	Location and boundaries of the site. (See Comment 1.)		
2	Existing and proposed on-site and adjacent streets, alleys, ROWs, and easements.		
3	Site geographic relationship to collector or arterial roads.		
4	Legal description of the property.		
5	Total site acreage.		
6	Zoning and existing land use of the site and adjacent property.		
7	Location and size of water and sewer facilities in the vicinity (subdivision only).		
8	Major drainage courses and floodplains on or adjacent to the property.		
9	Other pertinent information.		
	<i>Fencing</i>		
	<i>Property lines</i>		
	<i>Existing/Proposed Buildings</i>		
	<i>Driveway/sidewalks etc.</i>		

ADDITIONAL INFORMATION

COMMENTS

1 For a vacation or revocable permit application, boundaries must be monumented.

VAR-95-72

TO VARIANCE DEPARTMENTS FROM TOAD L + KATHY W CRONE
SUBJECT GENERAL PROJECT REPORT DATE 4/11/95

What we plan to ON 1415 TEXAS AVE. IS TO ENLARGE OLD EXISTING BEDROOM. SO THAT WE CAN TURN IT INTO A MASTER BEDROOM AND ALSO INSTALL A NEW ADDITIONAL BATHROOM.

As of this time with our old bathroom there is just not enough room. I HAVE BE IN THIS LOCATION FOR OVER 10 YEARS. I HAVE BE IN GRAND Jct COLORADO ALL MY LIFE, 38 YEARS 7 MONTHS.

I FEEL THAT ASKING OF A SET BACK ON PRIMARY BUILDING FROM 10' TO 8' WOULD INCREASE ARE LIVABILITY AND ALSO REDUCE THE HARDSHIP OF HAVING ONLY 1 BATHROOM WITH A FAMILY OF 4, EXCEPT FOR IN THE SUMMER WHEN MY OTHER SON COMES AND TURNED IT INTO A FAMILY OF 5!

The old addition would be to narrow with out A VARIANCE FOR A BEDROOM + BATHROOM, SO WE WANT TO GO OUT TO E. PART OF HOUSE AND TO THE SOUTH. PLEASE CHECK IMPROVEMENT LAND LOCATION CERTIFICATE ON FOLLOWING PAGE OF WHICH WE WOULD LIKE THE VARIANCE. PICTURES OF PROPERTY INCLUDED ALSO! ON THE IMPROVEMENT CERTIFICATE IS A PROPOSED BUILDING SKETCH!

DESCRIPTION: LOT 2 IN BLOCK 3
OF PROSPECT PARK, MESA COUNTY, COLORADO

ADDRESS: 1415 TEXAS AVE

GRAND Jct CO.

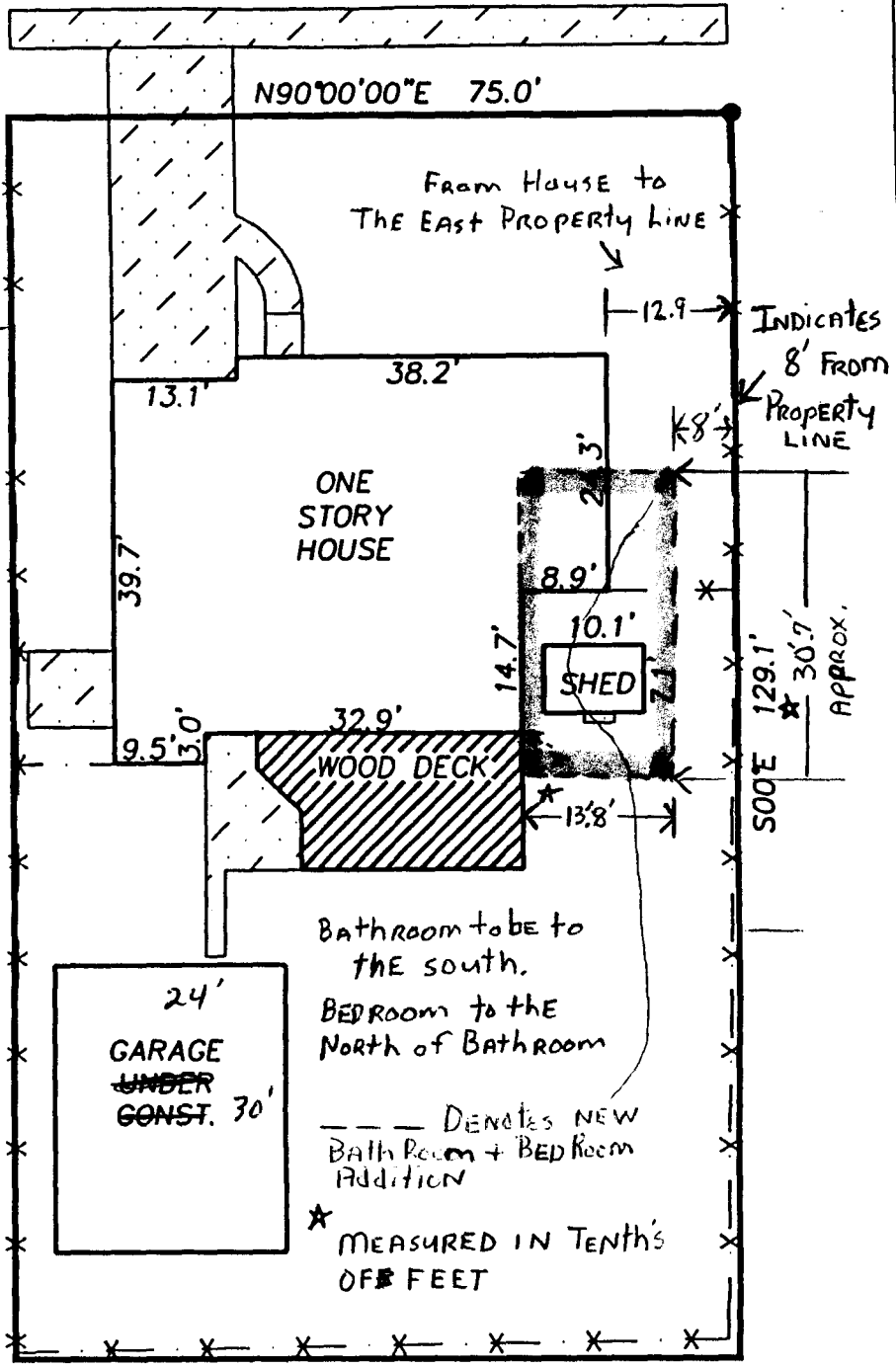
Tax Schedule: 2945-123-14-002

New Addition

TEXAS AVENUE



5/10/95
ACCEPTED *Ronnie Edwards*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



DESCRIPTION: LOT 2 IN BLOCK 3 OF PROSPECT PARK, MESA COUNTY, COLORADO.

ADDRESS:
1415 TEXAS AVENUE

TAX SCHEDULE:
2945-123-14-002

WESTERN COLORADO TITLE:
93-11-66M

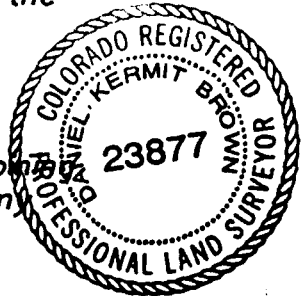


THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

● DENOTES FOUND SURVEY MONUMENTS .

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for MESA NATIONAL BANK; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 12/3/93, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or any adjacent premises except as indicated, and that there is no evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Daniel K. Brown 12/6/93
 Daniel K. Brown Professional Land Surveyor Colorado LS 23877

IMPROVEMENT LOCATION CERTIFICATE

1415 TEXAS AVENUE

FOR: CRONE	<p>Q.E.D. SURVEYING SYSTEMS Inc. 1018 COLO. AVE. GRAND JUNCTION COLORADO 81501 464-7568 241-2370</p>	SURVEYED BY: DS RM
SCALE:		DRAWN BY: EB
DATE: 12/5/93		ACAD ID: CRONE
		SHEET NO.
		FILE: 93336.1

VAR 95-72

FRANCIS M HETRICK
EDNA L
1433 N 15TH ST
GRAND JUNCTION, CO 81501-4305

ENID WITT
MARILYN K WILLIAMS & LINDA WITT
1535 N 15TH ST
GRAND JUNCTION, CO 81501-6301

SUNBELT ENVIRONMENTAL CORPORATION
3032 I- 70 BUSINESS LOOP
GRAND JUNCTION, CO 81504-5722

JAMES E STUMP
KATHERINE W
1415 ELM AVE
GRAND JUNCTION, CO 81501-6335

LOUISE BURCHELL
THOMAS EDWARD BURCHELL-LIFE EST
1401 TEXAS AVE
GRAND JUNCTION, CO 81501-6331

PETER M RUECK
KAREN JO RUECK
1378 Q 1/2 RD
LOMA, CO 81524-9500

LYNN C TAYLOR
L
1423 ELM AVE
GRAND JUNCTION, CO 81501-6335

KATHY W CRONE
TODD LEE CRONE
1415 TEXAS AVE
GRAND JUNCTION, CO 81501-6331

CITY OF GRAND JUNCTION
WILLIAMS PARK
GRAND JUNCTION, CO 81501

DORIS M LAYCOCK
1435 ELM AVE
GRAND JUNCTION, CO 81501-6335

CAROLYN N HUNN
1425 TEXAS AVE
GRAND JUNCTION, CO 81501-6331

PIERRE ROUZIER
ARLENE
1520 N 7TH ST
GRAND JUNCTION, CO 81501-3006

THOMAS J RALSER
GLENN E STEELE
1443 ELM AVE
GRAND JUNCTION, CO 81501-6335

CRAIG E BOWMAN
M ANNE
1445 TEXAS AVE
GRAND JUNCTION, CO 81501-6331

ACCESS MECHANICAL
936 OURAY AVE
GRAND JUNCTION, CO 81501-3330

JOHN F PEESO
1435 ELM AVE
GRAND JUNCTION, CO 81501-7653

GEORGE WASHINGTON ZIEGLER
1448 ELM AVE
GRAND JUNCTION, CO 81501-6336

KAREN M CUTSFORTH
1420 TEXAS AVE
GRAND JUNCTION, CO 81501-6332

NORMA D FROST
608 WAGONTAIL DR
GRAND JUNCTION, CO 81503

ARTHUR H BROWN
VIOLET V
1424 ELM AVE
GRAND JUNCTION, CO 81501-6336

WALT E LAWRENCE
1430 TEXAS AVE
GRAND JUNCTION, CO 81501-6332

WARD SCOTT
BARBARA
253 W FALLEN ROCK RD
GRAND JUNCTION, CO 81503-1132

RONOLD R SKINNER
1416 ELM AVE
GRAND JUNCTION, CO 81501-6336

THERON W CLASS
CONSTANCE A
560 NORMANDY DR
GRAND JUNCTION, CO 81501-6873

MICHAEL DEBUONO
LORETTA L CAPRA-MARY L PANTUSO
1719 JUNIPER CT
GRAND JUNCTION, CO 81505-1570

ALICE HARDESTY
2489 S BROADWAY
GRAND JUNCTION, CO 81503

MADONNA A TAPP
JAMES R
2338 SUNDIAL RD
GRAND JUNCTION, CO 81505-9396

JILL M ELLIOTT
3215 F RD #12
CLIFTON, CO 81520

CHARLES L FARRINGTON
THELMA B
624 GLACIER DR
GRAND JUNCTION, CO 81503-1008

ARVAN J LEANY
752 HORIZON DR
GRAND JUNCTION, CO 81506-8709

42-95-72

ARVAN J LEANY
752 HORIZON DR
GRAND JUNCTION, CO 81506-8709

EDDIE C JONES
HELEN J JONES
1355 MESA AVE
GRAND JUNCTION, CO 81501-7631

FRANCIS M MCMILLAN
TR OF FRANCIS MCMILLAN LIV TRST
601 N GRANADA AVE
ALHAMBRA, CA 91801-1109

KAREN C KULIGOWSKI
1639 N 14TH ST
GRAND JUNCTION, CO 81501-7617

RICHARD I BISHOP
ELIZABETH C
3192 KENNEDY AVE
GRAND JUNCTION, CO 81504-6038

CERISE M CLAY
1627 N 14TH ST
GRAND JUNCTION, CO 81501

TENNIE ANN CAPPS
1335 TEXAS AVE
GRAND JUNCTION, CO 81501-7639

KRISTIN S HJELLE
1340 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

JOHN P GARCIA
PATRICIA A
1339 TEXAS AVE
GRAND JUNCTION, CO 81501-7639

W E WILLIAMS
L V
1342 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

DAVID LAKIN
ANNA L WALTERS
263 E PARKVIEW DR
GRAND JUNCTION, CO 81503-2034

CAROLYN L FANTE
TRUSTEE
319 BELAIRE DR
GRAND JUNCTION, CO 81501-2049

POPPY J WOODY
3406 C 1/2 RD
PALISADE, CO 81526-9545

LEROY W THOMPSON
MARIE & LINDA LEE THOMPSON
1350 TEXAS AVE
GRAND JUNCTION, CO 81501-7640

NOTHSTINE FAMILY LIMITED PARTNE
1334 ELM AVE
GRAND JUNCTION, CO 81501-7654

CAROLINE E PEACH
1360 ELM AVE
GRAND JUNCTION, CO 81501-7654

CAROLYN JEAN SELCH
ETAL
2879 DARLA DR
GRAND JUNCTION, CO 81506-6053

REVIEW COMMENTS

Page 1 of 1

FILE # VAR-95-72 **TITLE HEADING:** Variance - Side Yard
Setback

LOCATION: 1415 Texas Avenue

PETITIONER: Todd Crone

PETITIONER'S ADDRESS/TELEPHONE: 1415 Texas Avenue
Grand Junction, CO 81501
245-2422/241-0662

PETITIONER'S REPRESENTATIVE: Todd Crone

STAFF REPRESENTATIVE: Kristen Ashbeck

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., MAY 1, 1995.

CITY CODE ENFORCEMENT 04/18/95
Jan Koehn 244-1593

Because of the surrounding land use being predominantly single family and if zoned for existing single family land use, the setback requirements would only be 5'; we have no objections.

CITY POLICE DEPARTMENT 04/18/95
Dave Stassen 244-3587

This project does not cause any concern for the Police Department.

CITY FIRE DEPARTMENT 04/19/95
Hank Masterson 244-1414

The Fire Department has no fire flow or access requirements for existing single family residences.

MESA COUNTY BUILDING DEPT. 04/18/95
Bob Lee 244-1656

No objections.

COMMUNITY DEVELOPMENT DEPT. 04/26/95
Kristen Ashbeck 244-1437

No Comments.

CITY UTILITY ENGINEER 04/26/95
Bill Cheney 244-1590

No Comments.

TO REVIEW AGENCYS FROM TODD + KATHY CRONE
 SUBJECT VARIANCE - SIDE YARD SET BACK DATE 1415 TEXAS AVE FILE #
 RESPONSE TO COMMENT due from petitioner GRAND Jct, Colo VAR - 95-72
 April 30, 1995

To REVIEW AGENCYS:

After looking over the REVIEW COMMENTS

I picked up from REVIEW AGENCY on THURSDAY April 27, 1995
 I feel that all the COMMENTS WERE EXCELLENT, basically
 BECAUSE THERE IS NO MAJOR OR MINOR PROBLEMS FOR ARE
 SIDE YARD SET BACK. As of this time we still want
 to CONTINUE with ARE SAME PLANS AS DRAWN ON April 12, 1995,
 PREVIOUS PLANS WHICH WAS SENT TO THE following AGENCY'S:

1. City Community DEVE - KRISTEN ASBECK REPRESENTATIVE
2. City Utility ENGINEER - BILL CHENEY " "
3. MESA County Building Dept - BOB LEE " "
4. City FIRE Dept - HANK MASTERSON " "
5. City POLICE Dept - DAVE STASSEN " "
6. City CODE ENFORCEMENT - JAN KOEHN " "

I would also want to thank ALL of the AGENCY'S
 for taking time to look things over AND for the
 GOOD REPORT on the VARIANCE - SIDE YARD SET BACK
 FILE # VAR-95-72

RECEIVED GRAND JUNCTION PLANNING
MAY 3 RECD

Thank You Again

TODD + KATHY CRONE
 1415 TEXAS AVE
 GRAND Jct, Colo 81501 (970)-241-0662

BOARD OF APPEALS - STAFF REVIEW

FILE: VAR 95-72

DATE: May 3, 1995

REQUEST: Side Yard Setback for Principal Structure from 10 feet to 8 feet

LOCATION: 1415 Texas Avenue

APPLICANT: Todd and Kathy Crone

EXISTING LAND USE: Single Family Residence with Detached Garage

PROPOSED LAND USE: Same

SURROUNDING LAND USE: All Single Family Residential

EXISTING ZONING: Residential Multifamily 32 units per acre (RMF-32)

SURROUNDING ZONING:

NORTH: Residential Single Family 8 units per acre (RSF-8)

SOUTH: RMF-32

EAST: RMF-32

WEST: RMF-32

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 4-2-8 B. - Minimum Side Yard Setback, Principal Structure: 10 feet

VARIANCE REQUESTED: 2 feet, allowing an 8-foot setback for an addition to the principal structure

APPLICANT'S REASON FOR REQUEST: The applicant is proposing to construct a 14' x 30' addition on the east side of their existing residence. The applicant would like an 8 foot setback to create more livable space in the addition--they feel that the 10-foot requirement would make the addition too narrow to be of much value in terms of added space.

STAFF ANALYSIS: There are no unique physical qualities of this property that render it unusable without a variance or that require that the addition be sited as proposed. However, the character of the neighborhood is single family residential and, if it were zoned as such, the required side yard setback for principal structures would only be 5 feet

and there would be no need for a variance in this case. 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-32 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 an addition such as that proposed without the need for a variance. However, given the petitioner's concerns with wanting to blend the proposed and existing floor plans together in an efficient manner and create adequately-sized living spaces, it is a reasonable request to allow a variance to site the addition 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.

STAFF RECOMMENDATION: Approval of the side yard setback variance.

RECOMMENDED BOARD MOTIONS:

Mr. Chairman, on item VAR 95-72, a variance request of 2 feet for a principal structure to be located 8 feet from the side property line at 1415 Texas Avenue, I move that we DENY the request for the following reasons:

Mr. Chairman, on item VAR 95-72, a variance request of 2 feet for a principal structure to be located 8 feet from the side property line at 1415 Texas Avenue, I move that we APPROVE the request for the following reasons: