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P	S A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the											
r	c	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There										
e	a	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been										
s, e	n n	included.										
n	e	Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a										
t	d	quick guide for the contents of each file.										
	1	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.										
X	X											
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		Receipts for fees paid for anything										
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		Reduced copy of final plans or drawings										
X	X	Reduction of assessor's map										
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X	X											
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		Other bound or nonbound reports										
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		*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or										
		expiration date)										
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:										
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X	X	Board of Appeals – Staff Review - 9/5/95  Board of Appeals - ** - 9/13/95										
	X											
X		Deed of Trust										
1		E-mail to Mike Pelletier from Jan Koehn – 8/25/95										
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APRIL 1995

NOTES: \* An asterisk in the item description column indicates that a form is supplied by the City.

IV-1



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

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:

		ou county, stu	e of coronado, as deser.		eey permon mie.				
PETITION	PHASE	SIZE	LOCATION	Z	ONE	LAND USE			
☐ Subdivision Plat/Plan	☐ Minor ☐ Major ☐ Resub								
Rezone				From:	То:				
☐ Planned Development	□ ODP □ Prelim □ Final								
☐ Conditional Use									
☐ Zone of Annex									
X Variance			541 28/4 Pd	RSF	-8	Residential			
☐ Special Use			·						
☐ Vacation						☐ Right-of Way ☐ Easement			
☐ Revocable Permit									
PROPERTY OWNER	•		DEVELOPER		,	ESENTATIVE			
DANIEL & ROBE Name 541 28 /4 ) Address	RTA CRAH	11.F.TT Na	me		DANTE Le	CRAMLETT			
541 28/41	P.A				541-2	8 1/4 Rd. T. CO. 8/50/			
Address	00	Ad	dress		Address	00 -			
Address  CRD. JCT.  City/State/Zip	10-91	60/ Cit	y/State/Zip	· · · · · · · · · · · · · · · · · · ·	City/State/	T. CC. 8/50/			
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244-159 Business Phone No.	7	Bu	siness Phone No.		Business P	hone No.			
NOTE: Legal property own		ecord on date o	f submittal.						
We hereby acknowledge that information is true and comp comments. We recognize tha will be dropped from the age	we have familiar plete to the best of t we or our repre	ized ourselves w of our knowledge sentative(s) mus	ith the rules and regulation , and that we assume the r t be present at all required	esponsibility to mor hearings. In the eve	nitor the status of the ent that the petitioner	e application and the review r is not represented, the item			
Daviel	. Too	alest		8	9-95				
Signature of Person Complet	ing Application	100			Date				
Frobuta & Gamlett 8-9-95									
Daviel J	Trame	U.S		15-	9-95				
Signature of Property Owner	(s) - attach additi	onal sheets if nee	cessary	V	Date				

# CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED:	FILE NO.
RECEIVED BY:	RECEIPT NO
PROPERTY OWNER: DANJES &.	FROBERTA G. CRAMPETT
MAILING ADDRESS: 54/ 78	1/4 Rd. ORD- JCT.
PHONE: (HOME) 743-8382	(WORK) 744-1549
I (We), the undersigned, hereby petition for a variant ADDRESS: 54/ 28/4 Rd.	nce on the property located at:
TAX SCHEDULE #: 2943-073~00-/7/	ZONE CLASSIFICATION:
1. Section(s) of the City of Grand Junction Zo requested to be varied:	ning and Development Code which are
I (WE) HEREBY ACKNOWLEDGE THAT WE HAVE FAMILI WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME RESPONDED THAT WE, OURSELVES, OR OUR REPRESENTATIVE THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPP TO COVER RESCHEDULING EXPENSES BEFORE IT CAN AGAIN BIT	ONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION.  MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT  ED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED
Daviel J. Cam left Signature of Property Owner	Habita & Clambett Signature of Joint Property Owner (if applicable)
9-9-95 Data	8-9-95
Date	Date

#### GENERAL PROJECT REPORT

- Item 1; This request for a variance is for a 6 foot wood privacy fence on frontal property lines as shown in the plot plan.
- Item 2; The property is located at 541-28% Road Grand Junction, Colo. 81501
- Item 3; The situation is unique because the property is located directly across from the entrance to the City of Grand Junctions Columbine Baseball Park.

The exceptional conditions that exist are excessive traffic noise during the day from a projected 8000 cars per day.

Traffic noise at night from cars entering and leaving the entrance of the park and lights of carsleaving the park towards the south on 28½ Road, (which is directly across from livingroom window).

This has been a continious, ongoing almost nightly problem during the summer.

2943-073-00-004 MATTHEW K DIERS JULIE A DIERS 1914 PINION DR CEDAREDGE, CO 81413-9474

2943-073-00-005 KAREN L FITZPATRICK GERALD F HINER 111 BERKELEY WAY SANTA CRUZ, CA 95062-1005

2943-073-00-009 GILBERT SANCHEZ ROSE MARIE YSLAS 539 28 1/4 RD GRAND JUNCTION, CO 81501-5306

2943-073-00-010 MITCHELL J KRAKOWSKI LILA HUGHES 537 28 1/4 RD GRAND JUNCTION, CO 81501-5306

2943-073-00-012 MICHELL KRAKOWSKI LILA HUGHES .537 28 1/4 RD GRAND JUNCTION, CO 81501-5306

2943-073-00-197 BOBBIE L WESTON TAMARA E 541 1/2 28 1/4 RD GRAND JUNCTION, CO 81501-5357

2943-073-00-198 HOWARD H YOUNG A E 684 35 RD CLIFTON, CO 81520-8404

2943-073-00-941 CITY OF GRAND JUNCTION COLUMBINE PARK

GRAND JUNCTION, CO 81501

2943-073-00-003 JAMES E HALL K W & RANDY & ERIN WHEELIS 636 N PLACER CT GRAND JUNCTION, CO 81504-6947 2943-073-13-013 DAN E WILLIAMS 2819 HALL AVE GRAND JUNCTION, CO 81501-4947

2943-073-13-014 CHRISTOPHER D NEILSEN AMY M BROPHY-NEILSEN 2821 HALL AVE GRAND JUNCTION, CO 81501-4947

2943-073-13-015 KATHLEEN M MILLS JEFFREY T 2823 HALL AVE GRAND JUNCTION, CO 81501

PLOTIPLAN DANIELLA, CRAMLETT ROBERTA 6. 541-284 Rd. 2943-073-00-171 85 FT. RSF-8 " from CL 208.7 FT 21/2 m 20' sight trangle 11=20' of Street 281/4 Rd.

#### **REVIEW COMMENTS**

Page 1 of 2

FILE #

VAR-95-148

**TITLE HEADING:** 

Variance - Increase Fence

Height in Front Yard

Setback

**LOCATION:** 541 28 1/4 Road

**PETITIONER:** 

**Daniel Cramlett** 

PETITIONER'S ADDRESS/TELEPHONE:

541 28 1/4 Road

Grand Junction, CO 81501

243-8382

**PETITIONER'S REPRESENTATIVE:** 

**Daniel Cramlett** 

**STAFF REPRESENTATIVE:** Mike Pelletier

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., SEPTEMBER 1, 1995.

### **CITY DEVELOPMENT ENGINEER**

8/22/95

Jody Kliska

244-1591

As shown, the fence does not meet the sight triangle requirements. City street standards require a 5' sight zone behind the sidewalk. This proposal does not meet that. Any vegetation screening used in the 5' area behind the sidewalk must meet the 30" maximum height requirement.

#### COMMUNITY DEVELOPMENT DEPT.

8/23/95

Mike Pelletier

244-1447

- 1. Consider a combination of vegetation and a 30 inch fence in the front yard to block the car headlights to a reasonable level. I spoke with Mike Vendegna on August 15th and he is very willing to work with you on this type of solution to your problem.
- City Staff will have a difficult time recommending approval for this proposal as shown. The 2. a) City Code requires a 20 foot sight triangle for driveways in reasons are as follows:

which no wall, fence, shrub, etc. above 30 inches can be

erected, and

b) the assumption that a combination of vegetation and a 30 inch fence could alleviate the problem without the negative impacts of a 6 foot fence (lowering visual aesthetics and encouraging others to put up a 6 foot fence).

## **CITY PROPERTY AGENT**

8/24/95

Tim Woodmansee

244-1565

No Objections.

#### PETITIONER RESPONSE TO REVIEW COMMENTS

Page 1 of 1

FILE # VAR-95-148

RE; Variance - Increase Fence

LOCATION: 541 281 Road

PETITIONER: Daniel Cramlett

## CITY DEVELOPMENT ENGINEER Jody Kliska

The planned fence does not meet the code, setback requirements, or sight distance, because to do so would cause the hardship of loss of and use of 20% of the front yard. The sight distance requirement is mitigated by reduced height to 4' and our angled corner on the fence as noted on original plan submitted.

## COMMUNITY DEVELOPMENT DEPARTMENT Mike Pelletier

- 1. A combination of a 30" fence and code appropriate vegetation combined with code setbacks will do very little to decrease road noise and lights from the city park driveway. It would also further limit the size and the use of the front yard, and this is why I am seeking a variance.
- 2.A. The plan does no meet the full sight triangle requirements but reduced height and angled corner provide a sight triangle that on sight analysis with an automobile showed suffient sight line for safe backing out of drive
  - B. On sight measuring and analysis of lights shows a 30" fence and vegetation would do nothing to olleviate the problem. We feel that we are the one negitively impacted because this hardship lowers the aesthetics of our yard. There is a 5' chainlink with privacy slats and no setback within 2 blocks of us and another 6' woodfence, across from the little leage park on 28 3/4 Road.

Co see ilese

#### **BOARD OF APPEALS - STAFF REVIEW**

FILE:

VAR-95-148

DATE:

September 5, 1995

STAFF:

Mike Pelletier

REQUEST:

Fence height in front yard setback

LOCATION:

541 28 1/4 Road

**ZONING:** 

RSF-8

APPLICANT:

Daniel and Roberta Cramlett

**EXISTING LAND USE:** 

Single Family Residential

PROPOSED LAND USE: Single Family Residential

SURROUNDING LAND USE:

NORTH:

Single Family Residential

SOUTH:

Single Family Residential

EAST:

Columbine Park

WEST:

Single Family Residential

**EXISTING ZONING:** 

RSF-8

SURROUNDING ZONING:

NORTH:

RSF-8

SOUTH:

RSF-8

EAST:

PΖ

WEST:

RSF-8

#### ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 5-1-5-A-1 - Fences in the required front yard setback area shall not exceed thirty inches in height. Such fences may be increased to forty-eight inches maximum height if the fencing material is at a ratio of two-thirds open space to one-third closed space per square foot for that part of the fence extending above the thirty inch height.

#### VARIANCE REQUESTED:

A combination of 6 foot and 4 foot wood privacy fence within the front yard setback is requested.

#### APPLICANTS REASON FOR REQUEST:

The request is to reduce the traffic noise on the property and to block the light from automobile headlights which shine into the petitioner's living room window.

Denied 5-0 To: Mike Pelletier From: Jan koehn

Subject: Variance/541 28 1/4 Rd Date: 8/25/95 Time: 3:46p

Section 5-1-5A, 1, allows for front yard fences in excess of six feet in height only along Patterson Rd. Buffering for noise and lights can be achieved by proper landscaping and may be more appropriate. An option for the Board to consider instead of granting this variance, would be to suggest a text amendment to the fence code which would allow sound buffering fences along collector and arterial roadways. Code Enforcement would recommend denial of the variance based on the Z & D code and the precedent which could be set by allowing the variance. Jan