







# 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:

| PETITION                                       | PHASE  | SIZE | LOCATION      | ZONE      | LAND USE   |
|--|--|------|---------------|-----------|--|
| <input type="checkbox"/> Subdivision Plat/Plan | <input type="checkbox"/> Minor<br><input type="checkbox"/> Major<br><input type="checkbox"/> Resub |      |               |           |  |
| <input type="checkbox"/> Rezone                |  |      |               | From: To: |  |
| <input type="checkbox"/> Planned Development   | <input type="checkbox"/> ODP<br><input type="checkbox"/> Prelim<br><input type="checkbox"/> Final  |      |               |           |  |
| <input type="checkbox"/> Conditional Use       |  |      |               |           |  |
| <input type="checkbox"/> Zone of Annex         |  |      |               |           |  |
| <input checked="" type="checkbox"/> Variance   |  |      | 541 28 1/4 Rd | R5F-8     | Residential  |
| <input type="checkbox"/> Special Use           |  |      |               |           |  |
| <input type="checkbox"/> Vacation              |  |      |               |           | <input type="checkbox"/> Right-of Way<br><input type="checkbox"/> Easement |
| <input type="checkbox"/> Revocable Permit      |  |      |               |           |  |

PROPERTY OWNER

DEVELOPER

REPRESENTATIVE

DANIEL & ROBERTA CRAMLETT  
Name

Name

DANIEL CRAMLETT  
Name

541 28 1/4 Rd.  
Address

Address

541-28 1/4 Rd.  
Address

GRD. JCT. CO. 81501  
City/State/Zip

City/State/Zip

GRD. JCT. CO. 81501  
City/State/Zip

244-1549  
Business Phone No.

Business Phone No.

244-1549  
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.

Daniel Cramlett  
Signature of Person Completing Application

8-9-95  
Date

Roberta Cramlett

8-9-95

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

8-9-95  
Date

# CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: \_\_\_\_\_

FILE NO. \_\_\_\_\_

RECEIVED BY: \_\_\_\_\_

RECEIPT NO. \_\_\_\_\_

PROPERTY OWNER: DANIEL A. + ROBERTA G. CRAMLETT

MAILING ADDRESS: 541 28 1/4 Rd. GRAND JCT.

PHONE: (HOME) 243-8382 (WORK) 244-1549

I (We), the undersigned, hereby petition for a variance on the property located at:

ADDRESS: 541 28 1/4 Rd.

TAX SCHEDULE #: 2943-073-00-171 ZONE CLASSIFICATION: \_\_\_\_\_

1. Section(s) of the City of Grand Junction Zoning and Development Code which are requested to be varied:

\_\_\_\_\_  
\_\_\_\_\_

I (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 RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION. WE RECOGNIZE THAT WE, OURSELVES, OR OUR REPRESENTATIVE MUST BE PRESENT AT ALL 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.

Daniel A. Cramlett  
Signature of Property Owner

8-9-95  
Date

Roberta G. Cramlett  
Signature of Joint Property Owner (if applicable)

8-9-95  
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 541-28½ 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 cars leaving the park towards the south on 28½ Road, (which is directly across from livingroom window).

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

2943-073-00-004  
MATTHEW K DIERS  
JULIE A DIERS  
1914 PINION DR  
CEDAREGE, 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

PLOT PLAN

DANIEL W.

CRAMLETT

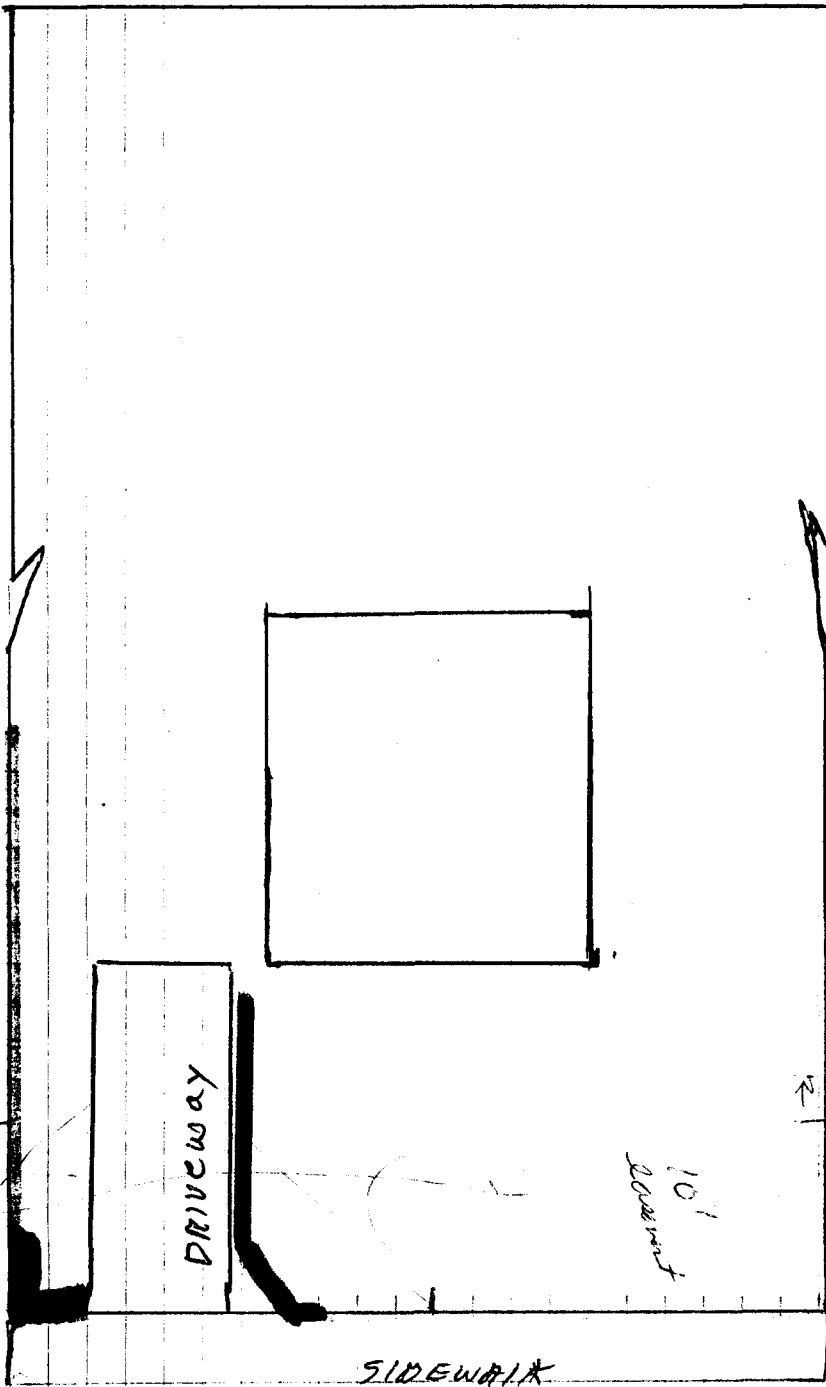
ROBERTA G.

541-28 1/4 Rd.

2943-073-00-171

85 FT.

208.7 Ft.



RSF-8

95' from CL

2 1/2' in 20'  
right triangle

6 Ft.

4 Ft.

1" = 20'

Ø of Street

28 1/4 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

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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., SEPTEMBER 1, 1995.**

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CITY DEVELOPMENT ENGINEER **8/22/95**  
Jody Kliska **244-1591**

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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**

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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.
2. City Staff will have a difficult time recommending approval for this proposal as shown. The reasons are as follows:
  - a) City Code requires a 20 foot sight triangle for driveways in 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**

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No Objections.

## PETITIONER RESPONSE TO REVIEW COMMENTS

Page 1 of 1

FILE # VAR-95-148

RE; Variance - Increase Fence

LOCATION: 541 28 $\frac{1}{4}$  Road

PETITIONER: Daniel Cramlett

CITY DEVELOPMENT ENGINEER  
Jody Kliska

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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

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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 not meet the full sight triangle requirements but reduced height and angled corner provide a sight triangle that on sight analysis with an automobile showed sufficient 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 alleviate the problem. We feel that we are the one negatively 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 league park on 28  $\frac{3}{4}$  Road.

*Go see these*

BOARD OF APPEALS - STAFF REVIEW

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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

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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: PZ  
WEST: RSF-8

Denied  
S-O

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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.

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