



DEVELOPMENT APPLICATION

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

Receipt _____

Date _____

Rec'd By _____

File No. VAR-95-221

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			2586 & 2588		
<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^S **DEVELOPER** **REPRESENTATIVE**

Bill Patterson and John M. Sholes	Tom H. Moore
Name	Name
662 26 Rd. qd. Jct., CO	2580 Galley Ln, Gd. Jct., CO
Address	Address
	500 Riverview Dr.
	Address
	Grand Junction, CO 81503
City/State/Zip	City/State/Zip
243-8140	242-7736
Business Phone No.	Business Phone No.
	243-0909
	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.

	12/15/95
Signature of Person Completing Application	Date
	12-5-95
Signature of Property Owner(s) - attach additional sheets if necessary	Date

CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8 1/2 x 11" format		
Bound: If more than 1 page, use a staple		
Name of report on a title page or on the first page of text		

OUTLINE

A. Project Description

1. Location 2586 & 2588 Galley Lane
2. Acreage 8.918 Acres
3. Proposed use Residential

B. Public Benefit (See Below)

C. Project Compliance, Compatibility, and Impact No development; no change for items 1 thru 11

1. Adopted plans and/or policies (for rezones, variances, conditional and special use, revocable permits, and vacations, discuss the circumstances that justify the request, as required by the Zoning and Development Code)
2. Land use in the surrounding area
3. Site access and traffic patterns
4. Availability of utilities, including proximity of fire hydrants
5. Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
6. Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
7. Site soils and geology (such as per SCS soils mapping)
8. Impact of project on site geology and geological hazards, if any
9. Hours of operation
10. Number of employees
11. Signage plans

D. Development Schedule and Phasing Not applicable. No development.

B.

No population density change. The people own the property rather than rent. No construction development required. Everything is in place; will create easements for all utilities as a result of subdividing, including irrigation and wastewater drainage.

COMMENTS

1. This report should only provide general information, and should not be more than 2 pages long

APPEAL FOR VARIANCE
TO THE CITY OF GRAND JUNCTION

BY: William Patterson, Owner
Tom H. Moore Rep.

RE: Galley Subdivision

Project Narrative for a variance request

1) This Variance request is to allow leaving proposed lot lines as shown on the drawing for Galley Subdivision Structure Location sheet enclosed for Minimum Street Frontage (50') by statute 4-2-2.c.1 and minimum Rear Yard Setback (30') by statute 4-2-2.c.5.

2) The two houses are located at 2586 & 2588 Galley lane and currently have two families living their and where each are waiting to buy the houses and lots as surveyed.

3) Both houses were built approx. 50 to 70 years ago and reconstructing the lot lines between the houses will not accomplish much. We believe that the house on lot #2 faces East and the lot lines is on the side of the house and need only 15 ft.

4) Also if we add the 50.0 ft. strip to lot #3 down to Galley Lane, that the additional 26 ft. East of the Driveway will become problem weed area and serve no purpose in the future.

5) We would be in favor of taking the 26 ft. road easement and adding it to Lot 3, but leave the lot lines between the house as plotted.

6) Allowing this variance will not change anything now or in the future.

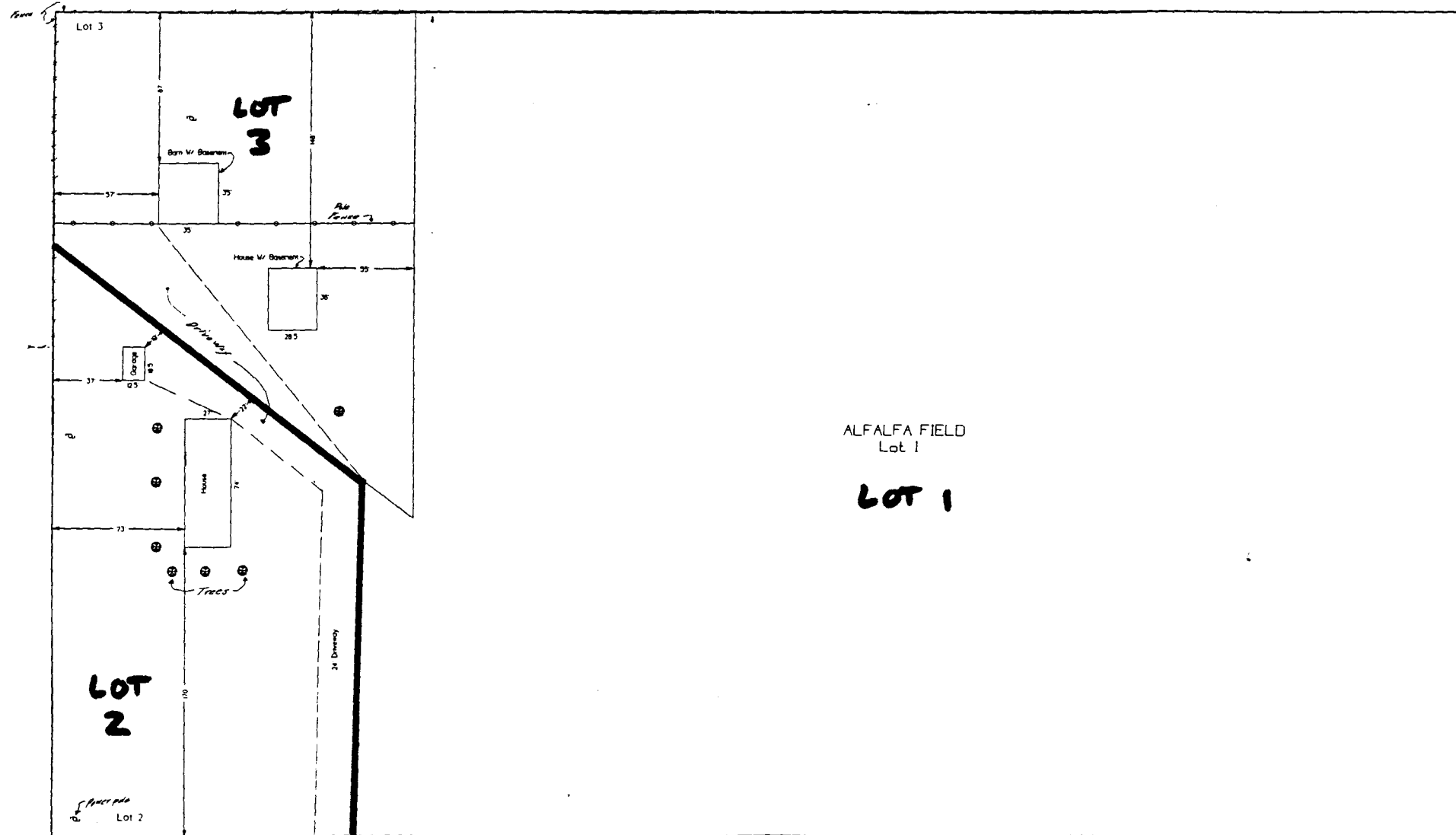
GALLEY SUBDIVISION

SITE PLAN

Scale 1" = 30'

Total Acres = 6.993

20' Private Dr. F 3/4 Rd



Galley Lane (30' ROW)

1st St. or 26 Rd.

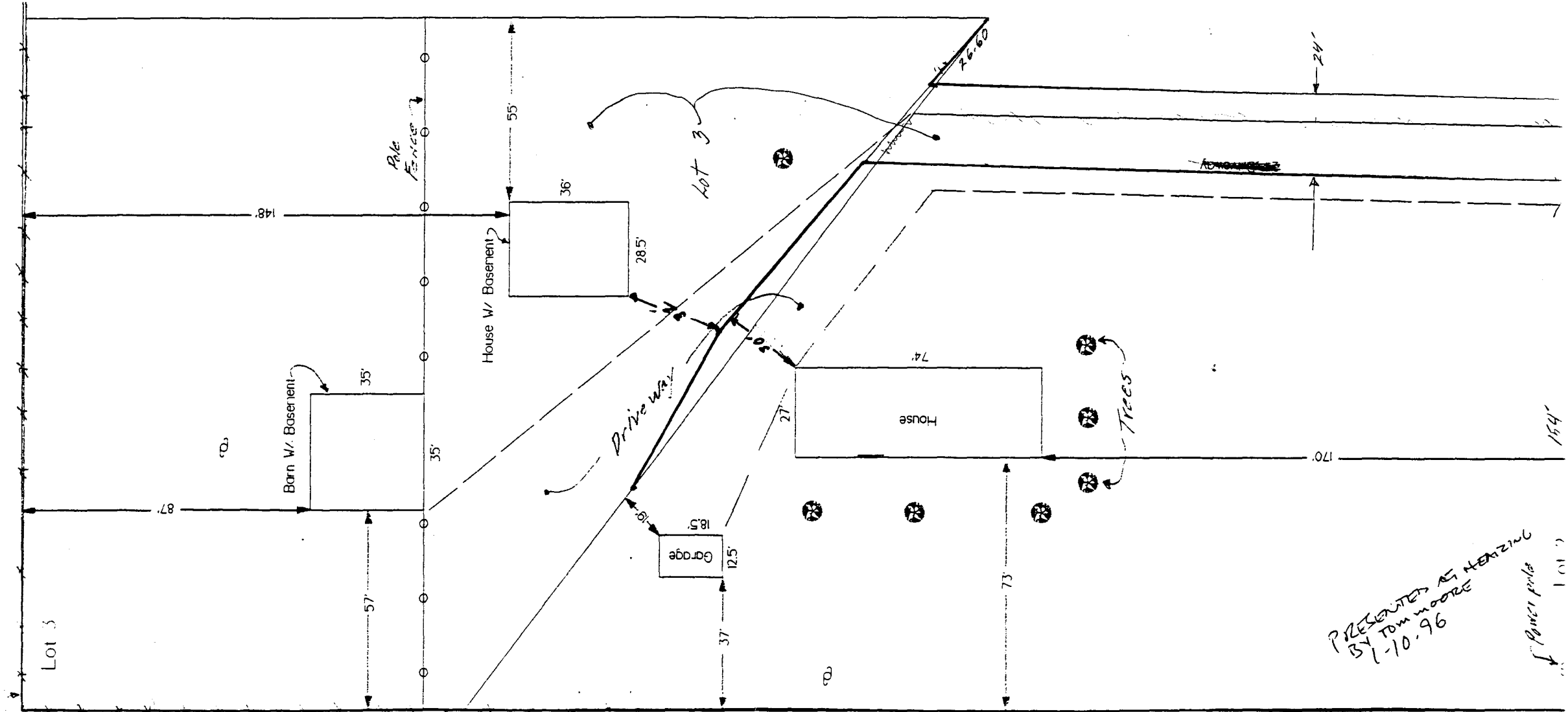
GALLEY SUBDIVISION
Structure Location
Galley Minor Subdivision
Located in the SE 1/4 NE 1/4
Sec. 3, T15, R14, U1M
Mesa Co. CO

GALLEY SUBDIVISION

SITE PLAN

Scale 1" = 30'

Total Acres = 6.793



PRESENTED AS MEMORANDUM
BY TOM MOORE
5-10-96

Power pole
1017

VAR 95-221

C. R. FLEMING
BERNIECE
936 BADER
GRAND JCT., CO 81505

EVELYN B. HALL
2593 GALLEY LANE
GRAND JCT., CO 81503

Bill Patterson
662 26 Road
Grand Junctin, CO 81505

JAY W. BLISS
2593 GALLEY LN
GRAND JCT., CO 81505

LAWRENCE BALL
CAROLINE M
2577 GALLEY LN.
GRAND JCT., CO 81505

Tom Moore
500 Riverview Drive
Grand Junction, CO 81503

ROBERT J. ROYCE
R.M.
662 YOUNG ST.
GRAND JCT., CO 81505

JOHN M. SHOLES
M.L.
2580 GALLEY LN.
GRAND JCT., CO 81505

City of Grand Junction
Community Development Dept.
250 N 5th Street
Grand Junction, CO 81501

RICHARD S. SIMS
DEBRA S. MORRELL
2582 GALLEY LN
GRAND JCT., CO 81505

TIMOTHY JUSTIN GOSSAGE
MICHELLE A. GYURE
2595 GALLEY LN.
GRAND JCT., CO 81505

DENNIS L. CRAWFORD
VIOLA P.
2579 GALLEY LN.
GRAND JCT., CO 81505

THOMAS G. WATKINSON
HELEN M.
675 26 RD.
GRAND JCT., CO 81506

KENNETH F. CAROTHERS
TWILA S.
677 26 RD.
GRAND JCT., CO 81506

THOMAS R. BRACH
S.P.
663 26 RD.
GRAND JCT., CO 81506

STAFF REVIEW

FILE: VAR-95-221
DATE: January 10, 1995
STAFF: Bill Nebeker
REQUEST: Variances requested to reduce rear yard setback from 30' to 22' for an existing home and to create a lot with no street frontage
LOCATION: 2586 & 2588 Galley Lane
Proposed Galley Subdivision located at the northwest corner of Galley Lane and 26 Road
APPLICANT: Tom Moore for William Patterson

EXECUTIVE SUMMARY: Staff recommends denial of the applicant's request to reduce the rear yard setback and create a lot with no street frontage because there is no hardship not created by the applicant. However the Board could grant a reduction of the street frontage on proposed lot 3 to 24 feet with a finding that this reduction would harm no one and would be a general benefit to the neighborhood.

EXISTING LAND USE: Two single family dwellings

PROPOSED LAND USE: same

SURROUNDING LAND USE:

NORTH: Single Family Residential
SOUTH: Single Family Residential
EAST: Single Family Residential
WEST: Vacant/Agriculture

EXISTING ZONING: RSF-1

SURROUNDING ZONING: County AFT

ZONE AND DEVELOPMENT CODE REQUIREMENTS:

1. Section 4-2-2 C.5 Minimum rear yard setback in a RSF-1 zone is 30 feet.
2. Section 4-2-2.C.1 Minimum street frontage in a RSF-1 zone is 50 feet.

VARIANCES REQUESTED:

1. Reduce rear yard setback from 30' to 22' for an existing home.
2. Reduce minimum street frontage to 0 (create a lot with no street frontage).

APPLICANT'S REASON FOR REQUEST: The applicant believes that the house on lot 2 faces east and the rear setback in question is a side yard, only requiring a setback of 15 feet. Both homes are existing and are proposed to be purchased by the families residing within each of them. Reconfiguring the lot lines will not change the physical layout of the homes, which have been on the lot for more than 50 years. The lot line has been logically placed to run down the driveway between the two homes, while also allowing the rear lot, (lot 3) to maintain the required minimum 1 acre lot size. Moving the line to allow for the setback would require that the lot be enlarged in another area.

If a 50 foot strip is added to lot 3 to Galley Lane, the 26 foot wide strip adjacent to the proposed 24 foot wide driveway will become a problem weed area and serve no purpose in the future. The applicant would be in favor of adding the 24 foot driveway easement to lot 3, but leaving the lot lines between the houses as proposed.

STAFF ANALYSIS: The applicant is proposing a three lot minor subdivision from two lots. There are two homes on the larger parcel, built approximately 50 to 70 years ago. (The home to the rear was originally a fruit packing plant that was later converted to a dwelling.) The proposed lot line between the two homes is only 22 feet from the rear of the front home, on lot 2. Even the home on lot 2 may face east, the front of the lot is still on Galley Lane and the opposite lot line is the rear. According to the applicant, the line has been logically placed to run down the driveway between the two homes, while also allowing the rear lot, lot 3, to maintain the required minimum 1 acre lot size. Moving the line to allow for the setback will require that the lot be enlarged in another area.

A variance is also requested for lot 3 to have no street frontage. A 24 foot road easement is proposed over lot 2 for access to lot 3. Lot 1 is an existing agricultural field that will remain. Proposed lot lines follow existing fence lines as much as possible.

Staff finds no hardship for the rear yard setback variance. There is ample distance (55') between the two structures for the proposed lot line to be altered to accommodate the required 30 foot setback for the home on lot 2, while still maintaining a minimum 20 foot front yard setback for the home on lot 3. The 50 foot minimum frontage for lot 3 could also be accommodated by extending a flag down to Galley Lane. This would compensate for the reduced lot area when moving the line between lots 2 and 3.

Other than the code requirement that lots in RSF-1 zones have a minimum of 50 feet of frontage, there is no other reason in this case for lot 3 to be so wide along Galley Lane. If the proposed 24 foot shared driveway was included within lot 3, it is wide enough to provide needed access. Lot 2 already has the required frontage on Galley Lane. Staff finds no hardship to create a lot with no street frontage. However, the Board could grant a reduction of the street frontage to 24 feet with a finding that this reduction would harm no one and would be a general benefit to the neighborhood. A 50 foot frontage is not needed and would likely be a weed filled, vacant strip, if required to be platted as such. It would also require that the agricultural area be reduced and a new fence line installed.

FINDINGS OF REVIEW:

No Conflict with Public Interest. The public interest is in maintaining standards that must be complied with unless exceptional conditions and other findings warrant otherwise. The following findings of review will show whether a conflict in the public interest will be created by the granting of these variances.

Exceptional Conditions/Undue Hardship not Self-Inflicted. The variances are self-inflicted hardships because (1) the line can be adjusted and the setback maintained and (2) there is ample room on the lot to provide a 50 foot frontage for lot 3. However the exceptional conditions are that the homes have functioned on the lot for over 50 years without the variances and they could remain without them.

Not Detrimental to Public Health, Safety or Welfare. The property line between the homes is close enough to each structure that no additional structures could be built to create an unsafe setback between the two. A proper easement on the proposed 24 foot wide driveway easement can suffice for providing legal access to lot 3. Granting the variances would not be detrimental to the public health, safety or welfare.

No reasonable use of property without a variance. There is reasonable use of the property if both variances are denied. There is more efficient use of the property if the street frontage variance is granted or modified to only require a lot with 24 feet of frontage.

Not Injurious to or Reduce Value of Surrounding Parcels. Granting the variance will not change any of the physical surroundings.

STAFF RECOMMENDATION: Denial of both variances based upon the findings shown above; however the Board may grant the variance to reduce the frontage on lot 3 to 24 feet based on the finding that this variance would harm no one and would be a general benefit to the neighborhood.

If the Board grants the variance for a reduced frontage, the following conditions are recommended:

1. All lots shall be reconfigured as necessary to maintain required setbacks to existing structures and meet other bulk requirements of the RSF-1 zoning district.