Table of Contents

Fil- Da		10/26/99
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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 e	c a	ISYS retrieval system. In some instances, not all entries designated to be scanned, are present in the file. There
s	n	are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been
e	n	included.
ń	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.
		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	*Summary Sheet – Table of Contents
X	X	Application form
X	X	Receipts for fees paid for anything
X	X	*Submittal checklist
		*General project report
		Reduced copy of final plans or drawings
-		Reduction of assessor's map
-		Evidence of title, deeds
v	v	
X	X	*Mailing list
_		Public notice cards
		Record of certified mail
X	_	Legal description
_ \		Appraisal of raw land
		Reduction of any maps – final copy
		*Final reports for drainage and soils (geotechnical reports)
		Other bound or nonbound reports
		Traffic studies
		Individual review comments from agencies
		*Consolidated review comments list
		*Petitioner's response to comments
X	X	*Staff Reports
\neg		*Planning Commission staff report and exhibits
		*City Council staff report and exhibits
		*Summary sheet of final conditions
	一	*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or
		expiration date)
		DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:
X		Grand Junction Board of Appeals – 1/10/96
X	X	Site Plan
X		Notice of Final Decision
X		Petition for Variance Deeds
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VARIANCE

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APRIL 1995



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

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PETITION	PHASE	SIZE	LOCATION		ZONE	LAND USE
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☐ Zone of Annex						
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GENERAL PROJECT REPORT

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OUTLINE

Project Description

Location

2586 & 2588 Galley Lane

Acreage

8.918 Acres

Proposed use B. Public Benefit

Residential

- 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)
- Land use in the surrounding area
- Site access and traffic patterns
- Availability of utilities, including proximity of fire hydrants
- Special or unusual demands on utilities (high water or sewage quantities, grease, or sediment contribution, pre-treatment needs, etc.)
- Effects on public facilities (fire, police, sanitation, roads, parks, schools, irrigation, etc.)
- Site soils and geology (such as per SCS soils mapping)
- Impact of project on site geology and geological hazards, if any
- Hours of operation
- 10. Number of employees
- 11. Signage plans
- D. Development Schedule and Phasing

Not applicable. No development.

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

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 statue 4-2-2.c.1 and minimum Rear Yard Setback (30') by statue 4-2-2.c.5.

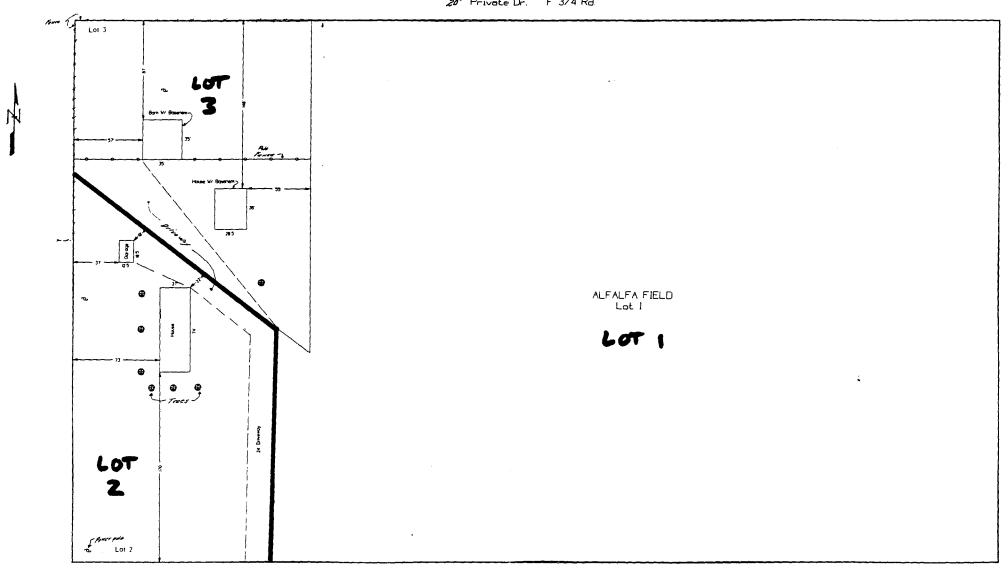
- 2) The two houses are located at 2586 & 2588 Galley lane and currently have two families living their and where each are waiting to buy the houses and lots as surveyed.
- 3) Both houses were built approx. 50 to 70 years ago and reconstructing the lot lines between the houses will not accomplish much. 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 $26~\rm ft$. 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 buture.

GALLEY SUBDIVISION

SITE PLAN

Scale 1"= 30" Total Acres = 6.793

20° Private Dr. F 3/4 Rd.



Galley Lane (30' MOW)

GALLEY SUBDIVISION

Structure Location
Galley Minor Subdivison
Located in the SE v4 NE v4
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Mesa Co. CO

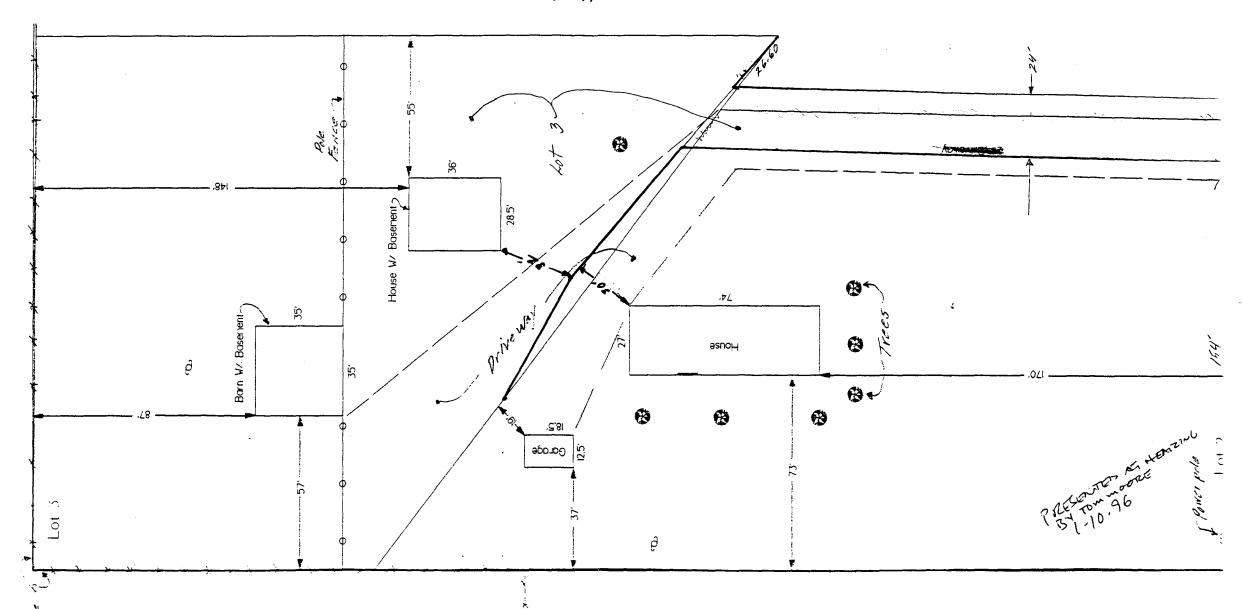
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GALLEY SUBDIVISION

SITE PLAN

Scale I" = 30'

Total Acres = 6.793



VAR 96-221

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

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

KENNETH F. CAROTHERS TWILA S. 677 26 RD. GRAND JCT., CO 81506 MICHELLE A. GYURE 2595 GALLEY LN. GRAND JCT., CO 81505

TIMOTHY JUSTIN GOSSAGE

THOMAS G. WATKINSON HELEN M. 675 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 their 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 Single Family Residential

EAST: 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.