



DEVELOPMENT APPLICATION

Community Development Department
 250 North 5th Street, Grand Junction, CO 81501
 (970) 244-1430

Receipt _____
 Date _____
 Rec'd By _____
 File No. VAR-96-187

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"/> 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			<u>629 North Ave</u>	<u>C-1</u>	<u>Business Residence</u>
<input type="checkbox"/> Special Use					
<input type="checkbox"/> Vacation					<input type="checkbox"/> Right-of Way <input type="checkbox"/> Easement
<input type="checkbox"/> Revocable Permit					
<input type="checkbox"/> Site Plan Review					
<input type="checkbox"/> Property Line Adj.					

<u>X</u> <u>Richard A. Lefebvre</u> Property Owner Name	<u>X</u> <u>Cole + Co</u> Developer Name	<u>X</u> <u>John Watson</u> Representative Name
<u>3551 E. Rd</u> Address	<u>2755 No Ave</u> Address	<u>2755 No Ave.</u> Address
<u>Palisade Co. 81526</u> City/State/Zip	<u>Grand Junction Co. 81501</u> City/State/Zip	<u>Grand Junction Co. 81501</u> City/State/Zip
<u>243-0771</u> Business Phone No.	<u>243-0771</u> Business Phone No.	<u>243-0771</u> 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.

<u>X</u> <u>John Watson</u> Signature of Person Completing Application	<u>7/8/96</u> Date
<u>X</u> <u>R. Lefebvre</u> Signature of Property Owner(s) - attach additional sheets if necessary	<u>7/14/96</u> Date

SUBMITTAL CHECKLIST

SITE PLAN REVIEW

Location: _____

Project Name: Retail Jewelry

ITEMS		DISTRIBUTION																				TOTAL REQ'D. 9									
DESCRIPTION	SSID REFERENCE	City Community Development	City Dev. Eng.	City Utility Eng.	City Property Agent Police	City Parks/Recreation	City Fire Department	City Attorney	City Downtown Dev. Auth.	County Planning	County Bldg. Dept.	Irrigation District	Drainage District	Water District	Sewer District	U.S. West	Public Service	GVRP	CDOT	Corps of Engineers	Walker Field		Persigo WWT	Mesa County Health	State Environ. Health	City Sanitation	School Dist #51				
● Application Fee \$180	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	1	1	1	1	1	1	1	1	1	1	1	1	1			
● Planning Clearance*	VII-3	1																													
● 11"x17" Reduction of Assessor's Map	VII-1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1			
● Evidence of Title - <u>title ins policy</u>	VII-2	1			X		1																								
○ Deeds	VII-1	1				1		1																							
○ Easements	VII-2	1	1	1	1			1																							
○ Avigation Easement	VII-1	1				1		1																							
○ ROW	VII-2	1	1	1	1			1																							
○ Improvements Agreement/Guarantee*	VII-2	1	1	1				1																							
○ CDOT Access Permit	VII-3	1	1																												
○ Industrial Pretreatment Sign-off	VII-4	1		1																											
● General Project Report	X-7	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Elevation Drawing	IX-13	1	1																												
● Site Plan	IX-29	2	2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
○ 11"x17" Reduction of Site Plan	IX-29					1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1		
● Grading and Drainage Plan (<u>site plan</u>)	IX-16	1	2										1								1										
○ Storm Drainage Plan and Profile	IX-30	1	2										1				1	1	1												
○ Water and Sewer Plan and Profile	IX-34	1	2	1			1							1	1	1	1	1													
○ Roadway Plan and Profile	IX-28	1	2										1																		
○ Road Cross-Sections	IX-27	1	2																												
○ Detail Sheet	IX-12	1	2																												
● Landscape Plan (<u>site plan</u>)	IX-20	2	1	1																											
○ Geotechnical Report	X-8	1	1									1																			
○ Final Drainage Report	X-5,6	1	2											1																	
○ Stormwater Management Plan	X-14	1	2										1								1										
○ Phase I and II Environmental Rerpot	X-10,1	1	1																												
○ Traffic Impact Study	X-15	1	2																												

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

PRE-APPLICATION CONFERENCE

Date: 8/7/96
Conference Attendance: Stanley Krasnodebski, Kristen Ashbeck
Proposal: Retail Jewelry - Expansion
Location:

Tax Parcel Number: 2945-142-06-004
Review Fee: \$100

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required?
Adjacent road improvements required?
Area identified as a need in the Master Plan of Parks and Recreation?
Parks and Open Space fees required? Estimated Amount:
Recording fees required? Estimated Amount:
Half street improvement fees (TCP required) per engineering Estimated Amount:
Revocable Permit required?
State Highway Access Permit required?
On-site detention/retention or Drainage fee required? per engineering

Applicable Plans, Policies and Guidelines
Located in identified floodplain? FIRM panel #
Located in other geohazard area?
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence?
Avigation Easement required?

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
Drainage
Floodplain/Wetlands Mitigation
Other
Screening/Buffering
Landscaping
Availability of Utilities
Land Use Compatibility
Traffic Generation
Geologic Hazards/Soils

Related Files:

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

PRE-APPLICATION CONFERENCE

WE RECOGNIZE that we, ourselves, or our representative(s) must be present at all hearings relative to this proposal and it is our responsibility to know when and where those hearings are.

In the event that the petitioner is not represented, the proposed item will be dropped from the agenda, and an additional fee shall be charged to cover rescheduling expenses. Such fee must be paid before the proposed item can again be placed on the agenda. Any changes to the approved plan will require a re-review and approval by the Community Development Department prior to those changes being accepted.

WE UNDERSTAND that incomplete submittals will not be accepted and submittals with insufficient information, identified in the review process, which has not been addressed by the applicant, may be withdrawn from the agenda.

WE FURTHER UNDERSTAND that failure to meet any deadlines as identified by the Community Development Department for the review process may result in the project not being scheduled for hearing or being pulled from the agenda.

Stanley Krasnodebski
Signature(s) of Petitioner(s)

John Watson
Signature(s) of Representative(s)

SUBMITTAL CHECKLIST

VARIANCE

Location: 629 North Avenue

Project Name: Jewelry Store

ITEMS		DISTRIBUTION												TOTAL REQ'D.										
DESCRIPTION	SSID REFERENCE	● City Community Development	● City Dev. Eng.	● City Utility Eng.	● City Property Agent	● City Attorney	● City Board of Appeals (7 sets)	○ City Downtown Dev. Auth.	○ City Parks and Rec.	○ County Planning	○ Code Enforcement	○ Sign Consultant												
<p><i>DUE 2nd of every Wednesday of following month for BOA hearing 2nd Wednesday of following month</i></p> <p>Date Received <u>8-14-96</u></p> <p>Receipt # <u>4452</u></p> <p>File # <u>VPR-96-187</u></p>																								
● Application Fee (total fee \$180)	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	2											
● Application Form *	VII-1	1	1	1	1	1	7	1	1	1	1	1	2											
● Reduction of Assessor's Map	VII-1	1	1	1	1	1	7	1	1	1	1	1	2											
● Evidence of Title	VII-2	1		1	1																			
● Names and Addresses *	VII-2	1																						
● Legal Description *	VII-2	1		1																				
● General Project Report - <i>add info per attached</i>	X-7	1	1	1	1	1	7	1	1	1	1	1	2											
● Location Map	IX-21	1																						
● Vicinity Sketch	IX-33	1	1	1	1	1	7	1	1	1	1	1	2											

Need 7 more sets of everything

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

PRE-APPLICATION CONFERENCE

Date: 8/7/76
Conference Attendance: John Watson, K. Ashbeck
Proposal: Front yard setback variance
Location: 679 North Avenue

Tax Parcel Number: _____
Review Fee: \$180

(Fee is due at the time of submittal. Make check payable to the City of Grand Junction.)

Additional ROW required? _____
Adjacent road improvements required? _____
Area identified as a need in the Master Plan of Parks and Recreation? _____
Parks and Open Space fees required? _____ Estimated Amount: _____
Recording fees required? _____ Estimated Amount: _____
Half street improvement fees/TCP required? _____ Estimated Amount: _____
Revocable Permit required? _____
State Highway Access Permit required? _____
On-site detention/retention or Drainage fee required? _____
Applicable Plans, Policies and Guidelines _____
Located in identified floodplain? FIRM panel # _____
Located in other geohazard area? _____
Located in established Airport Zone? Clear Zone, Critical Zone, Area of Influence? _____
Avigation Easement required? _____

While all factors in a development proposal require careful thought, preparation and design, the following "checked" items are brought to the petitioner's attention as needing special attention or consideration. Other items of special concern may be identified during the review process.

- Access/Parking
- Drainage
- Floodplain/Wetlands Mitigation
- Other _____
- Screening/Buffering
- Landscaping
- Availability of Utilities
- Land Use Compatibility
- Traffic Generation
- Geologic Hazards/Soils

Related Files: _____

It is recommended that the applicant inform the neighboring property owners and tenants of the proposal prior to the public hearing and preferably prior to submittal to the City.

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Signature(s) of Petitioner(s)

Signature(s) of Representative(s)

REPORT CHECKLIST AND OUTLINE

GENERAL PROJECT REPORT

CHECKLIST	OK	NA
Typed text		
Size: 8½ 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
- 2. Acreage
- 3. Proposed use

B. Public Benefit

C. Project Compliance, Compatibility, and Impact

- 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

- A(1) 629 NORTH AVENUE, GRAND JUNCTION
- (3) JEWELRY STORE AND LIVING QUARTERS

- C(2) (TO WEST)VACANT LAND AND CHIROPRACTIC CENTER
(TO EAST) CAPITAL BUSINESS SYSTEMS(COPIERS-FAX -MICROFILM)
(EAST-ON CORNER) SUPERCROSS - TICKET SALES
- (3) CURB CUT OFF OF NORTH AVENUE ON SUBJECT PROPERTY AND ALLEY ACCESS
- (4) PRESENTLY ON PROPERTY - FIRE HYDRANT CLOSE AT 7TH AND NORTH
- (9) 8 HOURS PER DAY
- (10) 1 EMPLOYEE
- (11) SIGN ON FRONT OF JEWELRY STORE

COMMENTS

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

2945-142-05-008
REGINALD SANDERSON
2245 TIFFANY DR
GRAND JUNCTION, CO 81503-1297

2945-142-07-001
BETTY M UNFRED
3020 VIN ROSE WAY
GRAND JUNCTION, CO 81504-4269

2945-142-07-004
DOUGLAS D BRYCE
631 BELFORD AVE
GRAND JUNCTION, CO 81501-2717

2945-141-01-001
JAMES STACEY COOK
MELISSA S COOK
657 NORTH AVE
GRAND JUNCTION, CO 81501

2945-141-01-004
ROBERT L BRAY
VICTORIA L BRAY
2660 G RD
GRAND JUNCTION, CO 81506

2945-141-02-015
HUGH J PINGER
HELEN J
2802 HALL AVE
GRAND JUNCTION, CO 81501-4912

2945-141-12-005
GRAND VALLEY NATIONAL BANK
PO BOX 4090
GRAND JUNCTION, CO 81502-4090

2945-113-23-002
VOLLMERS & COMPANY
% DENNIE GLASS ENTERPRISES
119 N BOWER ST
PALISADE, CO 81526-8751

2945-114-18-012
CJC PROPERTIES (FP) LLC
748 GOLFMORE DR
GRAND JUNCTION, CO 81506

2945-142-09-003
JOHN T CULBERSON
KAREN VORSTER
419 BELFORD AVE
GRAND JUNCTION, CO 81501-2525

2945-142-05-009
KENNETH E PERINO
CAROLYN L
PO BOX 60357
GRAND JUNCTION, CO 81506-8758

2945-142-07-002
MC6D LLC
17751 US HWY 50
MONTROSE, CO 81401-0000

2945-142-07-005
DOUGLAS D BRYCE
631 BELFORD AVE
GRAND JUNCTION, CO 81501-2717

2945-141-01-002
W R BRAY
JEAN L
2660 G RD
GRAND JUNCTION, CO 81506-8392

2945-141-02-005
HELEN M PINGER
2802 HALL AVE
GRAND JUNCTION, CO 81501-4912

2945-141-11-001
WALTER H SCHULTZ
ETAL C/O VINCENT R GRAY
2669 SPERBER LN
GRAND JUNCTION, CO 81506-1458

2945-113-21-003
SCI COLORADO FUNERAL
% SERVICE CORPORATION
INTERNATL
1929 ALLEN PKY
HOUSTON, TX 77019-2507

2945-114-00-043
LYNN A SCHMIDT
C/O PROPERTY DEVELOPMENT
ASSOC
119 BOWER AVENUE
PALISADE, CO 81526

2945-114-18-013
CHRIS JOUFLAS
C/O ICEBERG INC.
323 PINES RD
SPOKANE, WA 99206

2945-142-09-006
DEAN L MCLAIN
CORA J
459 BELFORD AVE
GRAND JUNCTION, CO 81501-2525

2945-142-05-010
DONALD F KENDALL
554 BELFORD AVE
GRAND JUNCTION, CO 81501-2618

2945-142-07-003
RENEE E GOMEZ
JOE P GOMEZ
625 BELFORD AVE
GRAND JUNCTION, CO 81501-2717

2945-142-08-006
GARY R LOBDELL
JANETTE R
557 BELFORD AVE
GRAND JUNCTION, CO 81501-2617

2945-141-01-003
W R BRAY
JEAN L
2660 G RD
GRAND JUNCTION, CO 81506-8392

2945-141-02-006
JAMES E PINGER
THOMAS C
624 BROKEN SPOKE RD
GRAND JUNCTION, CO 81504-5270

2945-141-11-002
RICHARD A FRENCH
GINCY RAE
946 N 7TH ST
GRAND JUNCTION, CO 81501-3108

2945-113-23-001
DENNIE GLASS ENTERPRISES
119 BOULDER AVE
PALISADE, CO 81526

2945-114-18-006
CJC PROPERTIES (FP) LLC
748 GOLFMORE DR
GRAND JUNCTION, CO 81506

2945-142-09-005
CHARLES H HOFFMAN
HAZEL L
1231 SAINT ANDREW ST
RAPID CITY, SD 57701-4472

2945-142-09-011
FRANCIS J YAMBER
MARY L WROBLE
434 TELLER AVE
GRAND JUNCTION, CO 81501-2530

2945-142-09-007

WILLIAM JESSE MCGOWAN

ET AL

927 N 5TH ST

GRAND JUNCTION, CO 81501-2615

2945-142-09-010

KEVIN COLE

919 N 5TH ST

GRAND JUNCTION, CO 81501-2615

2945-142-09-008

TERRY D SLATER

925 N 5TH ST

GRAND JUNCTION, CO 81501-2615

2945-142-09-004

TY C ABSHEAR

ANGELA L ABSHEAR - ETAL

637 LEAH CT

GRAND JUNCTION, CO 81504-5921

2945-142-09-009

KEVIN COLE

MICHELLE C COLE

919 N 5TH ST

GRAND JUNCTION, CO 81501-2615

2945-142-08-007

CHARLES S MCINTYRE

ROBERTA R

807 LA PAZ CT

GRAND JUNCTION, CO 81506-1777

VAR-96-187

CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: 8-14-96

FILE NO. VAR-96-187

RECEIVED BY: KKA

RECEIPT NO. 4452

PROPERTY OWNER: Richard A. Heberle

MAILING ADDRESS: 3551 E. Road

PHONE: (HOME) _____ (WORK) _____

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

ADDRESS: 629 No. Ave

TAX SCHEDULE #: 2945-142-06-004 ZONE CLASSIFICATION: C-1

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

4-2-13B3. Front Yard Setback - 55 from centerline (principal arterial)

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.

X [Signature]
Signature of Property Owner

Signature of Joint Property Owner (if applicable)

X 7/14/96
Date

Date

REVIEW COMMENTS

Page 1 of 3

FILE #VAR-96-187

TITLE HEADING: Jewelry Store

LOCATION: 629 North Avenue

PETITIONER: Stanley Krasnodebski

PETITIONER'S ADDRESS/TELEPHONE: 2337 South Eagle Point Court
Grand Junction, CO 81503
257-0890

PETITIONER'S REPRESENTATIVE: John Watson

STAFF REPRESENTATIVE: Kristen Ashbeck

NOTE: THE PETITIONER IS REQUIRED TO SUBMIT FOUR (4) COPIES OF WRITTEN RESPONSE AND REVISED DRAWINGS ADDRESSING ALL REVIEW COMMENTS NO LATER THAN 5:00 P.M. SEPTEMBER 3, 1996.

CITY COMMUNITY DEVELOPMENT

8/28/96

Kristen Ashbeck

244-1437

1. Required setback from property line is 15 feet. Edge of sidewalk is probably not property line as indicated on the site plan. In order to determine exact amount of variance requested, need to verify and show exact location of property line.
2. General Project Report must address variance criteria (see attached) in order to justify variance request.
3. Staff may not support variance request due to potential need to acquire additional right-of-way.
4. Will the curb cut on North Avenue be used? Site Plan shows landscaping in the driveway.
5. Paving of all circulation areas (driveway, parking and parking aisle) is required. If not to be completed prior to occupancy of building, an Improvements Agreement & Guarantee is required.
6. Number of parking stalls proposed is adequate for residence and proposed retail use. Parking should be aligned at a 90-degree angle to the side property line so it can be easily accessed from the alley.
7. Current driveway is not wide enough for safe access. need to widen driveway to west and obtain shared access easement from adjacent owner or utilize alley access only. If North Avenue access is proposed, a new permit from the Colorado Department of Transportation (CDOT) may be required. Contact Chuck Dunn with CDOT at 248-7232.

CITY UTILITY ENGINEER

8/28/96

Trent Prall

244-1590

Please contact Jodi Romero of the City Customer Service Division at 244-1520 for information regarding sewer plant investment fees.

CITY POLICE DEPARTMENT

8/19/96

Dave Stassen

244-3587

1. Could I get a lighting plan for both the exterior of the building and all parking areas?
2. I would recommend the windows to the north be enlarged to enhance surveillance. This would probably require additional security measures to keep the opportunity for a burglary down.

CITY FIRE DEPARTMENT

8/27/96

Hank Masterson

244-1414

A new fire hydrant is required. It must be located along North Avenue and be no more than 150' from the property frontage. The nearest existing hydrant, located at the northeast corner of 8th and North Avenue, exceeds this distance requirement.

MESA COUNTY BUILDING DEPARTMENT

8/21/96

Bob Lee

244-1656

A one-hour fire-resistive separation is required between the living quarters and the jewelry store. Also exterior walls less than 20' to property lines shall be one-hour fire resistive. The jewelry store shall be handicapped accessible. Need to submit 2 sets of plans for our review and allow 10-15 days. City licensed contractors are required to perform work.

U S WEST

8/19/96

Max Ward

244-4721

For timely telephone service, as soon as you have a plat and power drawing for your development, please.....

MAIL COPY TO:

U S West Communications
ATTN: Max Ward
P.O. Box 2688
Grand Junction, CO 81505

We need to hear from you at least 60 days prior to trenching.

CITY DEVELOPMENT ENGINEER

8/29/96

Jody Kliska

244-1591

1. The existing driveway is too narrow to be used for commercial purposes. The submitted drawing depicts landscaping across the driveway, so it is not clear it is intended for use.
2. An access permit from CDOT will be required with the change in use.
3. Please show the dimensions of the parking spaces and the aisle, in conformance with the Zoning and Development Code. Spaces need to be 90 degrees. Parking blocks may need to be installed to keep vehicles from running into the adjacent building.
4. The parking area is required by the code to be paved.
5. The alley driveway must be a maximum width of 40' and must be defined with curbing or other acceptable means to assure ingress/egress through the driveway only.
6. A power of attorney for future alley improvements will be required.

7. A drainage fee will be calculated with submittal of a revised site plan and is payable prior to issuance of planning clearance.
8. A transportation capacity payment is estimated a \$430.00 and is payable prior to issuance of a planning clearance.

TO DATE, NO COMMENTS RECEIVED FROM:

City Attorney

Public Service Company

September 3, 1996

File Number: VAR-96-187

Location: 629 North Avenue

Petitioner: Stanley Krasnodebski

Staff Representative: Kristen Ashbeck

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT

SEP 3 1996

ANSWERS TO REVIEW COMMITTEE CONCERNS

- (1) Q.E.D. Surveyors checked subject property August 15, 1996 and said as far as they can determine the side walk is very close to the property line. In order to have sufficient square footage for store front it is necessary to build store front within 9' of sidewalk. The chiropractic center on the west side is 4' from the sidewalk.
- (2) Lighting for the exterior of building and parking area will be done in accordance to satisfy Grand Junction Police Department. Windows will be enlarged to satisfy Police Department. The drive way curb cut will be widened to recommended width for ingress and egress through the alley. Parking area will be paved and Petitioner will give a power of attorney for future alley improvements.
- (3) It is understood that additional rights of way may need to be required.
- (4) As explained in Item #(2) curb cut will be enlarged to whatever is recommended.
- (5) Petitioner will sign an agreement and guarantee to pave driveway and circulation areas prior to occupancy.
- (6) Parking will be aligned at a 90 degree angle and easily accessed from the alley. Stall width will be 8.5 feet, stall length shall be 18.5 feet, aisle width shall be 28 feet.
- (7) Current driveway to be widened for safe access. Adjacent property owner, Mr. Bray, has been contacted and there is no objection to widening present curb cut.

STAFF REPORT - BOARD OF APPEALS

FILE: VAR 96-187
DATE: September 4, 1996
STAFF: Kristen Ashbeck
REQUEST: Variance to Front Yard Setback
LOCATION: 629 North Avenue
APPLICANT: Stanley Krasnodebski

EXISTING LAND USE: Single Family Residence
PROPOSED LAND USE: Single Family Residence with Attached Retail Business

SURROUNDING LAND USE:
NORTH: Commercial - Laser Storm
SOUTH: Parking Lot
EAST: Commercial - Business Machines
WEST: Vacant

EXISTING ZONING: Light Commercial (C-1)

SURROUNDING ZONING:
NORTH: C-1
SOUTH: Limited Business (B-1)
EAST: C-1
WEST: C-1

ZONING AND DEVELOPMENT CODE REQUIREMENT:

Section 4-2-13 B.3 Minimum Front Yard Setback: 55 feet from centerline of right-of-way

VARIANCE REQUESTED: Variance of front yard setback from 15 feet to 9 feet.

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APPLICANT'S REASON FOR REQUEST:

The variance is requested in order to construct an addition to the existing single family residence. The addition would be used for a retail jewelry store. Based on information from the petitioner, the proposed addition must be at least 17 feet deep to make it useable space and more visible to traffic on North Avenue. Many of the other businesses along the south side of North Avenue do not meet the required front yard setback.

STAFF ANALYSIS:

The applicant is proposing to continue to utilize the existing structure located at 629 North Avenue as a single family residence and construct a 17' x 30' addition to the front of the residence. The addition will be used as retail space for the owner's jewelry business. The residential use is non-conforming in the C-1 zone but may continue as such. The proposed retail store will be adding an allowed use to the site.

The centerline of the North Avenue right-of-way is currently off-set--there is 50 feet of right-of-way on the north side and only 40 feet of right-of-way on the south side. The front yard setback requirement of 55 feet from centerline in the C-1 zone is intended to result in a minimum 5-foot setback for buildings to provide some landscape and sight distance area.

Due to the off-set centerline of North Avenue in this block, the setback from property line to structures on the south side is 15 feet rather than the 5 feet. It is conceivable that the City or the Colorado Department of Transportation could request the additional 10 feet of right-of-way dedication if improvements to the street warranted the full 100-foot right-of-way width. For this reason staff is opposed to the variance. If granted, as with other properties nearby, the right-of-way would be difficult to obtain because of the obstruction of the building. Simply because other structures in the vicinity are already non-conforming (do not meet the front yard setback) is not reasonable justification for granting a variance for this property.

FINDINGS OF REVIEW:

No Conflict with Public Interest. The granting of this variance does conflict with the public interest as expressed by the City's Streets Classification map. North Avenue is classified as a principal arterial which, for full development, requires a minimum 100-foot right-of-way.

Exceptional Conditions / Undue Hardship not Self-Inflicted. The exceptional condition in this case is the desire of the applicant to construct an addition to the existing structure. The fact that it is set back from the street is not unique to this property. Many

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other commercial buildings along North Avenue are set back as far or farther from the street than this one is.

Not Detrimental to Public Health, Safety or Welfare. Granting the variance could be detrimental to the public safety if the building then impedes the need for additional right-of-way to make improvements to North Avenue.

No Reasonable Use of Property without a Variance. This property could continue to be used as a non-conforming residence or converted to a non-residential use as other homes in commercial areas have. The building could also be expanded to add the retail space to the south or west without need for a variance.

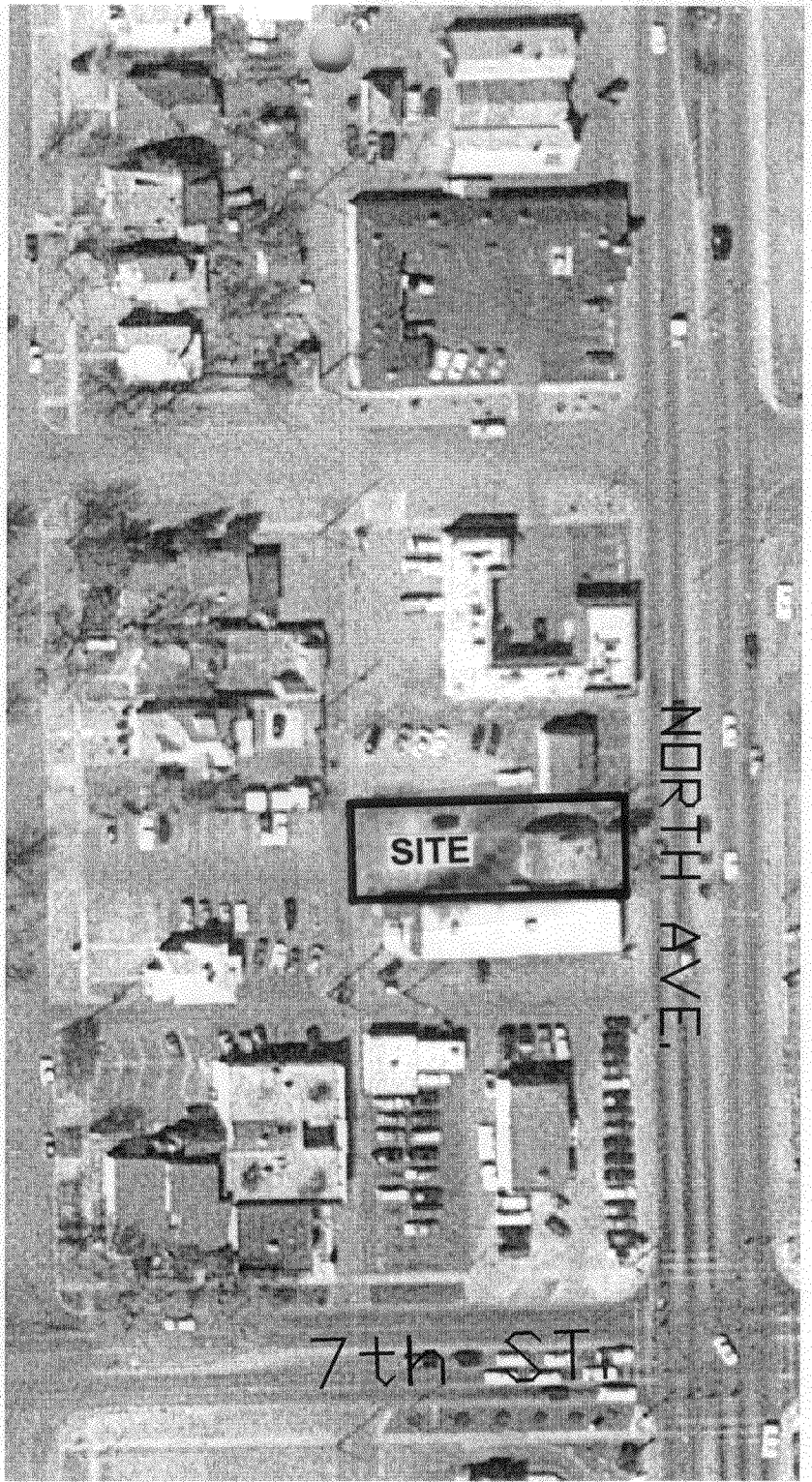
Not Injurious to or Reduce Value of Surrounding Properties. The variance will not adversely affect the surrounding properties.

STAFF RECOMMENDATION: Denial of the front yard setback variance

SUGGESTED BOARD OF APPEALS MOTIONS:

Mr. Chairman, on item VAR 96-187, a request for a front yard variance of 6 feet to allow a 9-foot setback for an addition to the existing building at 629 North Avenue, I move that we APPROVE the variance for the following reasons:

Mr. Chairman, on item VAR 96-187, a request for a front yard variance of 6 feet to allow a 9-foot setback for an addition to the existing building at 629 North Avenue, I move that we DENY the variance for the following reasons:



North Ave. (ASPHALT)

629 No. Ave. Location

CENTER OF North Ave.

North Ave
R.O.W.

EXISTING CURB CUT
will be widened to recommended width

8'5" CURB - GUTTER + sidewalk

Landscaped Front

Recommended window size

Entry Door
Handy cap
accessible

Proposed Addition
with Bath Room
For Jewelry Store
800 sq. ft.

14" Fire wall

Existing house
on property

Front of Clinic
is 4' from sidewalk

Paved
DRIVE way

RECEIVED GRAND JUNCTION
PLANNING DEPARTMENT
SEP 3 1996

WEST Property Line - 150'

EAST Property Line

Parking

Parking

Parking

Parking

Parking

Parking

Parking

50'

Alley For egress

Parking area will be graded
To Drain Towards
Alley
all this area to be black topped.

Scale 1" = 10'

