



360 Main St • Delta, Colorado 81416 • Phone (970) 874-7903 • Fax (970) 874-6931 • Website: www.cityofdelta.net

A G E N D A

**Planning Commission
Regular Meeting**

**August 1, 2016
6:30 p.m.**

A. Changes to the Agenda

B. Welcome to Mary Cooper, newest member of the Planning Commission.

C. Minutes of the June 6, 2016 Planning Commission meeting.

D. Citizen Comments

Citizens who have comments on items that do not appear on the agenda are asked to make their comments at this time. Comments on an agenda item will be taken at the time that item is under discussion.

E. Public Hearing – Variance Request – Fence Height at 1651 I Rd

- **Open the Public Hearing**
- **Staff Report and Recommendations**
- **Applicant Presentation**
- **Public Comment**
- **Close Public Hearing**
- **Planning Commission Recommendation**

F. Public Hearing – Zoning Amendment for 755 Crawford from MHR to B-2

- **Open the Public Hearing**
- **Staff Report and Recommendations**
- **Applicant Presentation**
- **Public Comment**
- **Close Public Hearing**
- **Planning Commission Recommendation**

G. Commissioner Comments

H. Staff Comments



A regular meeting of the City of Delta Planning Commission was held on Monday, June 6, 2016 at 6:30 p.m. in the City Council Chambers of City Hall at 360 Main Street, Delta, Colorado. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Lynn Williams, Chairman; Mark Lee, Vice-Chairman; Carl Jahn, Commissioner; Ginni Selby, Commissioner; Richard Simmons, Commissioner; Glen Black, Director of Community Development; Sharleen Walker, Planning Technician.

ABSENT: Virginia Alexander, Commissioner; one vacancy.

GUESTS: Mr. and Mrs. Robert M. Johnson.

CHANGES TO THE AGENDA

There were no changes to the agenda.

MINUTES

A motion was made by Carl Jahn, seconded by Ginni Selby to approve the minutes of the Planning Commission held on Monday, May 2, 2016 as written. All voted yes. Motion passed.

CITIZEN COMMENTS

None.

PUBLIC HEARING INITIAL ZONING OF THE NIELS ADDITION 2125 AND 2127 PIONEER ROAD

Chairman Williams introduced the agenda item and opened the public hearing.

Glen Black, Community Development Director, informed the Planning Commission that the City Council will hold a hearing on the annexation of the Niels Addition on June 20, 2016 and will be looking for a recommendation for zoning at that time. Mr. Black stated that based on the current use of the property staff is recommending zoning the property R-3 because there are six units on the property. The property had a septic system that failed last year, so the applicant signed an annexation agreement, paid the fees and hooked up to the city sewer. Additionally, Mr. Black stated that the R-3 zone has less density than the R-4 zoning district.

The Planning Commission asked for clarification if zoning the property R-3 would open the door for more R-3 zoning in the area. Staff stated that it would, however the zoning of the property should match what exists.

Robert M. Johnson, owner of 2165 Pioneer Road, informed the Planning Commission that he does not want his property annexed to the City of Delta. The Planning Commission and staff informed Mr. Johnson that his property was not part of the Niels Addition, so that was not an issue at this point.

Chairman Williams closed the public hearing.



The Planning Commission discussed the zoning request including that the property already is receiving city sewer services and the current density of the property.

A motion was made by Mark Lee, seconded by Ginni Selby to make a recommendation that the City council zone the Niels Addition as R-3. All voted yes. Motion passed.

COMMISSIONER COMMENTS

None.

STAFF COMMENTS

Glen Black, Community Development Director, informed the Planning Commission that the City Council will consider the annexation and zoning of the Niels addition on June 20, 2016.

Mr. Black stated that O'Reilly Auto Parts at 211 Highway 92 is under construction.

ADJOURNMENT

A motion was made by Carl Jahn, seconded by Richard Simmons to adjourn the regular Planning Commission meeting. All voted yes. Motion passed. The meeting was adjourned at 6:47 p.m. with no further action taken.

Sharleen R. Walker, Planning Technician



Staff Report Variance Request

Staff:	Glen L. Black	Date:	08-01-2016
Owner:	Teresita Adame	Applicant:	Teresita Adame
Location:	1651 I Rd	Parcel #	3455-071-00-007
Zone District:	A-1	Parcel Size:	20 Acres
Subject:	Fence Height		

Request:

The applicant requests a variance to the fence height at 1651 I Rd for a 10 foot tall wildlife barrier.

Delta Municipal Code 17.04.280:

B. The following fence, hedge, and wall regulations shall apply in addition to those requirements set forth in Delta Municipal Code Section 15.04.060:

1. No fence or free-standing wall shall exceed a height of six (6) feet in any residential zoning district of the City, including the present A-1, R-R, R-1, R-1A, R-2, R-3, R-4, MHR, MR and OR zones. No fence or free standing wall shall exceed a height of ten (10) feet in any other zoning district of the City including the present B-1, B-2, B-3, B-4, I-1, I-2 and I-R zones.

2. Barbed wire may be used in fences that are necessary and appurtenant to lawful agricultural use within the City. Up to three strands of barbed wire may be installed at the tops of fences allowed in the business and industrial districts within the City, provided that such wire is located no less than six (6) feet above the ground level along the length of each pertinent fence.

3. Electrically charged fences shall be allowed within the City only if another fence or structure located outside of the electrified fence makes the latter inaccessible to all persons except the fence owners and their authorized lessees, employees, licensees and agents.

Delta Municipal Code 15.04.060:

A. All fences shall be constructed so that all exterior surfaces exposed to the weather are constructed of weather-resistant materials or adequately treated or painted for weather resistance. Any components in contact with the ground shall be of rot resistant materials or adequately treated to resist rot. Provided, however, this shall not be construed to apply to the Fort Uncompahgre fences.

B. Plywood, pressboard, waferboard, chipboard, cardboard, pallets and other similar materials shall not be used for fences.

C. No fence, free-standing wall, hedge or other plantings shall be located, constructed or maintained on corner lots in a place or at a height which unreasonably creates a traffic hazard by obstructing vision from vehicles on abutting streets. The City Manager may adopt regulations and guidelines as necessary for the interpretation and administration of this provision.

D. All fences shall be constructed and maintained so they do not create a safety hazard.

E. All fences shall be maintained in good repair. It shall be prima facie evidence that a fence is not being maintained in good repair if any of the following conditions exist:

1. Missing, broken or loose boards.
2. Chipped, faded or peeling paint or stain.
3. Warped or delaminated boards.
4. Chain link fencing which is not properly attached to supports.
5. Leaning fences, or fences which are inadequately braced to resist wind, or support the weight of persons climbing them. (Ord. 12, §1, 1994; Ord. 31, §7, 2000)

17.04.260 Criteria for approval of a variance.

A. The Planning Commission may approve a variance from the provisions of this Chapter other than the uses specified for any District or restrictions on the location of factory built housing only if it determines following review pursuant to Section 17.04.290 that the following criteria are substantially met:

1. The variance will not adversely affect the public health, safety and welfare.
2. Unusual physical circumstances exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.
3. The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their predecessors in interest.
4. The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.
5. The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.

B. The Planning Commission may impose conditions of approval as necessary to insure that the above criteria are met including limitations on the effective term of the variance.

C. The City Manager or designee may approve *di minimus* variances from the dimensional requirements of Section 17.04.220, fence height requirements, 17.04.240(B)(1), sign height and sign area requirements in Section 17.68 which meet the following criteria:

1. The variance is unnoticeable off the premises or would take a survey or measurements to detect;
2. The variance is not more than 5% of the applicable measurement; and
3. No practical alternative exists.

D. The burden shall be on the applicant to show that the applicable criteria are met. (Ord. 4, §1, 1999)



Discussion

The applicant contacted the Division of Wildlife regarding a wildlife fence to protect the crops grown at the location. The Division of Wildlife has agreed to provide the materials for the fence. The applicant came in to get a water tap for a new residence to be placed on the property and that time found out that fences cannot be higher than 6 feet in the A-1 zone. The applicant is requesting a variance to the fence height, to allow a 10 foot high fence.

There were 8 petitions mailed to surrounding property owners and there has been 0 petitions returned objecting to the application and 2 petitions returned in favor the application.

The request was properly noticed in the newspaper, the neighbors were notified of the hearing and a poster was posted on the property.

Staff Recommendation

Staff recommends that Planning Commission carefully consider the application.

Example Motion

I move that Planning Commission **approve/deny** the variance request for fence height at 1651 I Road.

Zoning Map





DEVELOPMENT & LAND USE APPLICATION

Subdivision	Fee	X	Land Use Requests	Fee	X	Other	Fee	X
Boundary Adjustment	250		Cond'l Use/Change in Non-Conf. Use	200		Site Development	-	
Lot Split	250		Variance	200		Annexation	300	
Minor Sub	250		Zoning Amend/Add	300		Mbl/Trvl Park	250+10/lot	
Replat/Amendment	250					Mbl/Trvl License	10/lot	
Sketch Plan	100+10/lot					Temporary Use	-	
Preliminary Plat	500+20/lot							
Final Plat	250+10/lot							

Project Name:	Wildlife Barrier	Application Date:	6/30/16
Site Location:	1651 J Rd	Current Land Use:	Farm
Assessor Parcel #:	345507100007	Current Zoning:	A1
Proposed # of Lots:		Size – Acres/Sq Ft:	20 acres
Project Description: We are currently farming and are having issues with the wildlife coming in and eating all of the plants. After advising with Mark Richman, Colorado Parks and Wildlife, then building a ten foot fence is the safest solution in dealing with the wildlife. He is in support and will provide the needed materials for the barrier.			
Mark Richman - 970-209-2370			

	Property Owner	Developer	Representative
Name	Teresita Adame		
Address	3064 Hwy 348		
City/State/Zip	Olathe, Co 81425		
Phone	970 234 3387		
Fax	N/A		
E-mail	teresitadame@yahoo.com		

Signature: Teresita Adame Date: 6-30-16

It is the applicant's responsibility to provide complete submittals, meet all deadlines, and monitor the progress of the application. Refer to the appropriate checklist for submittal requirements.

By signing above, the applicant petitions the City for the requested review, certifies that the information provided is correct to the best of his/her knowledge, and agrees to allow City Staff to enter the project site.



Sharleen Walker <sharleen@cityofdelta.net>

Teresita Adame high fence comment

Richman - DNR, Mark <mark.richman@state.co.us>
To: sharleen@cityofdelta.net

Wed, Jul 20, 2016 at 10:33 AM

Sharlene,

Thank you for the opportunity to comment on the exclusion fence for Teresita Adame on I Road in Delta, CO. Colorado Parks and Wildlife supports the construction of this fence precisely because it does not interfere with wildlife. The large commercial garden that the Adames are farming within city limits makes standard mitigation techniques such as hazing with cracker shells and shooting of deer in their crops unsafe and illegal. The lack of mitigation techniques available to reduce game damage on their crops prompted Colorado Parks and Wildlife to supply the Adame family with sufficient materials to create an exclusion fence around their garden.

Other hazing techniques may also be more detrimental to drivers along I Road, H75 Road and 1675 Road by scaring deer into traffic.

Once again, Colorado Parks and Wildlife fully supports this project.

—
Mark Richman
District Wildlife Manager-Delta

**COLORADO**

Parks and Wildlife

Department of Natural Resources

P 970.252.6000 | F 970.252.6053 | C 970.209.2370

2300 South Townsend, Montrose, CO 81401

mark.richman@state.co.us | cpw.state.co.us



NOTICE TO PROPERTY OWNERS

() Conditional Use/Change in Non-Conforming Use

() Variance

() Zoning Amendment/Addition

() Other: _____

Description of action to be considered: Variance for fence height

Address of property under consideration: 1651 I Rd

Date of Public Hearing: August 1, 2016 Time: 6:30 p.m.

This letter is addressed to you as an adjacent property owner, within 100 feet of the area under consideration, to inform you that the City of Delta Planning Commission will review the above application on the date and time shown. You are invited to attend and comment at the public hearing, which will be held at the City Council Chambers at 360 Main Street, Delta Colorado.

I as a property owner within 100 feet of the area under consideration have been informed the above request as described in this application and hereby:

() Approve

() Object

SIGNATURE

NAME (print)

STREET ADDRESS

	Russell A. Bowling	1692 H 75 RD, Delta
	Carol L. Bowling	1692 H 75 Rd, Delta

COMMENTS: Thank you for all of your hard work on your place it looks 100% Better. You guys have been great neighbors Keep up the good work!

*Please return this form to the City of Delta Planning Department at 360 Main St before the date of the hearing.



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I as a property owner within 100 feet of the area under consideration have been informed the above request as described in this application and hereby:

Approve

() Object

<u>SIGNATURE</u>	<u>NAME (print)</u>	<u>STREET ADDRESS</u>
<u>[Signature]</u>	<u>Kick Huffington</u>	<u>1667 I Road Delta, CO 81416</u>

COMMENTS:

***Please return this form to the City of Delta Planning Department at 360 Main St before the date of the hearing.**

- a. The manufacturing activities shall be totally enclosed within a building.
- b. All storage of equipment, supplies, materials and inventory shall be within an enclosed building. No exterior storage is allowed.
- c. Trucks, trailers and other vehicles shall not be parked on the public street.
- d. The activity shall not result in any public or private nuisance.
- e. Off street parking is required.

D. The following uses are not to be construed as a “use by right” or “conditional use” in the B-2 District:

1. Bulk Feed and storage and sales establishments.
2. Veterinary clinics or hospitals for large animals.
3. Construction and contractor’s equipment storage facilities.
4. Machine and welding shops.
7. Aboveground storage facilities for hazardous fuels.
8. Manufacturing and industrial uses except as specifically allowed above.
9. Storage facilities (small rental storage units are allowed).

E. PERFORMANCE STANDARDS:

1. No use shall be established, maintained or conducted in any B-2 District that will result in any public or private nuisance.
2. No Factory Built Housing, except for Allowed Modular Housing as defined in Section 17.04.020(A)(9), shall be authorized. Any Allowed Modular Unit(s) must be permanently attached to an engineered foundation and properly connected, completed and inspected on site in accord with the reasonably applicable provisions of Chapter 15.04 of the Delta Municipal Code as outlined in the pertinent building permit.
3. In addition to other applicable requirements, rental storage operations must be constructed and maintained in compliance with the following performance standards:
 - a. Rental storage buildings must either be located a minimum of 300 feet from any state or federal highway or shall be screened by landscaping or masonry or wood fences so they are not visible from state or federal highways.
 - b. All driveways and parking spaces shall be paved for a distance of 40 feet from the curb, with a minimum paving width matching the width of the curb cut concrete apron. This requirement may be reduced by 25% if the driveway slopes down towards the property from the City street.
 - c. The site shall be graded to provide adequate drainage.
 - d. The site shall be either hard surfaced or graveled with adequate amounts of rock. If a gravel surface is used, it must be maintained from time to time in a manner which prevents the movement of mud from the site onto the City streets.
 - e. (1) Storage buildings shall be designed and built with a minimum of one foot (1’) of change in the planes of the walls per each hundred feet (100’) of building length, and with a minimum of twenty percent (20%) of the wall and door areas of a different color than the rest of the building.
 - (2) The maximum height for storage buildings shall be 17 feet.
 - (3) Individual storage units must be no larger than 300 square feet in floor area.
 - f. The site must have a minimum five foot wide strip abutting adjacent streets landscaped in accordance with a landscape plan approved by the City, which shall include substantial vegetation. The property owner shall be responsible for maintenance of the landscape strip.



g. The operation must be maintained in good safe and sanitary condition in compliance with these standards and shall not create any nuisance by dust, light or other factors to other property in the area.

h. The mini-storage buildings must be located northerly of First Street extended.

4. Antennae for “personal wireless services” shall be incorporated into other existing structures in an unobtrusive fashion and shall be subject to the same setback requirements as buildings. (Ord. 4, §1, 1999; Ord. 3, §11, 2008; Ord. 4, §10, 2008)

Criteria for Approval of a Zoning Amendment (Rezone):

17.04.270 Amendments and additions to the Zoning Regulations and Map.

A. Rezoning:

1. Amendments to the Zoning Map involving any change in the boundaries of an existing district or changing the district designation of an area shall be allowed only upon findings as follows:

a. The amendment is not adverse to the public health, safety and welfare; and

b. i. The amendment is in substantial conformity with the Master Plan; or

ii. The existing zoning is erroneous; or

iii. Conditions in the area affected or adjacent areas have change materially since the area was last zoned.

2. Rezoning may be requested or initiated by the City Manager, the Planning Commission, or the owner of any legal or equitable interest in the property or the owner’s representative. The rezoning shall be reviewed for compliance with the criteria of this Subsection in accordance with the review procedure of Section 17.04.290. The area considered for rezoning may be enlarged by the Planning Commission on its own motion over the area requested in the application with proper notice. The applicant shall provide an adequate legal description of the proposed zoning.

B. Zoning of additions:

1. The Planning Commission shall recommend to the Council a use designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 17.04.290 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter.

2. The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare.

C. Legislative zoning: Comprehensive review and re-enactment of all or a significant portion of the Zoning Map shall be a legislative action, and shall not be subject to the review procedure of Section 17.04.290 or any criteria set out in this Section.

D. No amendment, addition to or re-enactment of the Zoning Map shall become effective until enacted by ordinance approved by at least three Councilmembers.

E. Amendments to these regulations shall be made by an ordinance. (Ord. 4, §1, 1999)



Discussion

The Comprehensive Master Plan future land use map shows the area to be High Density Residential.

There were 10 petitions mailed to surrounding property owners and there has been 0 petitions returned objecting to the application and 2 petitions in favor of the application.

The request was properly noticed in the newspaper, the neighbors were notified of the hearing and a poster was posted on the property.

Staff Recommendation

Staff is not in support of the rezone because the property is not currently adjacent to other B-2 zoned property and could be considered a spot and the zone change is also not consistent with the future land use map.

Example Motion

I move that Planning Commission **recommend/not recommend** the zoning amendment for 755 Crawford Avenue from MHR (Mobile Home Residential) to B-2 (Business) to the Delta City Council.



DEVELOPMENT & LAND USE APPLICATION

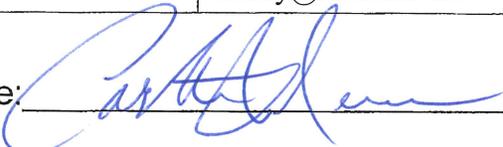
Subdivision	Fee	X	Land Use Requests	Fee	X	Other	Fee	X
Boundary Adjustment	250		Cond'l Use/Change in Non-Conf. Use	200		Site Development	-	
Lot Split	250		Variance	200		Annexation	300	
Minor Sub	250		Zoning Amend/Add	300	X	Mbl/Trvl Park	250+10/lot	
Replat/Amendment	250					Mbl/Trvl License	10/lot	
Sketch Plan	100+10/lot					Temporary Use	-	
Preliminary Plat	500+20/lot							
Final Plat	250+10/lot							

Project Name:	CASA	Application Date:	June 22, 2016
Site Location:	755 Crawford Ave.	Current Land Use:	Residential Rental
Assessor Parcel #:	345518303005	Current Zoning:	MHR
Proposed # of Lots:	1 (Lot 17)	Size – Acres/Sq Ft:	1 / 1088 sq ft

Project Description: Zoning Amendment request to change the classification to B-2.

CASA of the 7th Judicial District (applicant) recently signed a contract with Delta County DHHS to provide supervised visitation services for families residing in Delta County. To adequately accommodate this request, a facility is needed. The property located at 755 Crawford meets all the requirements and is located in an ideal section of town. CASA's supervised visitation program allows non-custodial parents an opportunity to maintain their relationship with their children in a safe environment while custody and/or domestic relation conflicts are resolved.

	Property Owner	Developer	Representative
Name	Rex Halterman/Elizabeth Lauby		CASA of the 7th Judicial District
Address	PO Box 1968		PO Box 1708
City/State/Zip	Montrose, CO 81402		Montrose, CO 81402
Phone	970-596-6158		970-249-0337
Fax	N/A		970-249-5153
E-mail	elauby@hotmail.com		cmason@casa7jd.org

Signature:  Date: 6/21/16

It is the applicant's responsibility to provide complete submittals, meet all deadlines, and monitor the progress of the application. Refer to the appropriate checklist for submittal requirements.

By signing above, the applicant petitions the City for the requested review, certifies that the information provided is correct to the best of his/her knowledge, and agrees to allow City Staff to enter the project site.

Rex Halterman
Elizabeth Lauby
PO Box 1968
Montrose, CO 81402
June 20, 2016

City of Delta
Community Development
360 Main St.
Delta, CO 81416

To Whom It May Concern:

We are the current owners of property located at 755 Crawford Ave., Delta, CO. CASA of the Seventh Judicial District is interested in signing a lease/option agreement with us pending approval of a zoning amendment from Residential to Commercial use for this location.

We give permission for CASA of the Seventh Judicial District to make this application.

 6/20/16
Rex Halterman Date

 6/20/16
Elizabeth Lauby Date



Montrose Office
301 N Cascade Ave
Montrose, CO 81401
PO Box 1708
Montrose, CO 81402
P (970) 249-0337
F (970) 249-5153

Gunnison Office
234 N. Main St, Suite 1-B2
Gunnison, CO 81230
P (970) 765-6198
F (970) 249-5153

[...o@casa7jd.org](mailto:info@casa7jd.org) • www.casa7jd.org

Serving Delta, Gunnison, Hinsdale, Montrose, Ouray, & San Miguel Counties

Zoning Request:

CASA of the 7th Judicial District (CASA) is seeking a zoning amendment for the property located at 755 Crawford Ave., in Delta, CO. This property is currently zoned MHR, our application requests a change to a B-2 classification which is consistent with commercial zoning in the area. CASA would contend that recent changes in Delta County effecting both employment opportunities and the demand for residential housing warrant consideration for a change in zoning on the aforementioned property. The closure of two large mining operations may have significantly altered the conditions in the area since the last zoning review.

The location of this property does not conflict with B-2 zoning of surrounding properties. CASA is of the opinion that adding a stable long term business benefits the City and the residents of the city while also providing job opportunities. CASA of the 7th Judicial District has been in existence since 2000. We have expanded to accommodate a growing need in Montrose County and would like to offer the same quality of services to Delta County. The past several years we have been able to have a presence in Delta with a small rented office space. Recently we felt the consequences of being mere tenants as that space is no longer available to us. With a provider contract in place with the Department of Health and Human Services in Delta County we are committed to providing a permanent, stable facility for staff and clients.

CASA seeks a location that will meet both community and organizational needs. The recent economic downturn has left a growing number of families vulnerable to the stresses which lead to divorce or Child Protective Services intervention. CASA provides these families with a safe environment to maintain familial relations. We seek to do this in a home-like setting with access to a kitchen and a yard as important components. The property, 755 Crawford, is situated within walking distance for many of our potential clients, and conveniently located for those coming out of Cedaredge and the North Fork. This property meets all the parameters necessary for a visitation center.

CASA is pursuing a lease purchase agreement to assure a continued presence in the community for years to come; the owners of 755 Crawford are willing to negotiate terms that fit the financial capabilities of the organization. We appreciate your consideration of this application.

Employment opportunities: 1-2 FTE

Sincerely,


Carlton Mason
Executive Director

BOARD OF DIRECTORS

JAMES HAUGSNESS, President • PAT BLACKWELDER, Vice President • JUDITH HOLLINGSHEAD, Treasurer
Members: VALERIE HILL • LANCE DANIEL • MICK FRANCIS • PATTY VOORHIS • MARCIA ALLISON • SUSAN WELK de VALDEZ

STAFF

CARLTON MASON, Executive Director, CASA of the 7th Judicial District
MARY JO MILLS, SEPT Program Manager • ELIZABETH LAUBY, Operations Manager
RHONDA HODGES, CASA Program Manager • JODIE CHINN, Gunnison County Case Manager
BETH GODBEY, HILLARY KASTENDIECK, Youth Services • GLENDA ROSS, MERCEDES WRIGHT, SEPT Program



NOTICE TO PROPERTY OWNERS

() Conditional Use/Change in Non-Conforming Use

() Variance

Zoning Amendment/Addition

() Other: _____

Description of action to be considered: Zoning amendment (rezone) from
MHR (Mobile Home Residential) to B-2

Address of property under consideration: 755 Crawford Ave, Delta

Date of Public Hearing: August 1, 2016 Time: 6:30 p.m.

This letter is addressed to you as an adjacent property owner, within 100 feet of the area under consideration, to inform you that the City of Delta Planning Commission will review the above application on the date and time shown. You are invited to attend and comment at the public hearing, which will be held at the City Council Chambers at 360 Main Street, Delta Colorado.

I as a property owner within 100 feet of the area under consideration have been informed the above request as described in this application and hereby:

Approve Object

<u>SIGNATURE</u>	<u>NAME (print)</u>	<u>STREET ADDRESS</u>
<u>[Signature]</u>	<u>David Frey</u>	<u>713 Crawford Ave</u> 874-0277

COMMENTS: I don't know about the rezones.
I would like to see all the property in
this neighborhood re-zoned B-2

*Please return this form to the City of Delta Planning Department at 360 Main St before the date of the hearing.



NOTICE TO PROPERTY OWNERS

7/19/2016

() Conditional Use/Change in Non-Conforming Use

() Variance

Zoning Amendment/Addition

() Other: _____

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Approve

() Object

SIGNATURE

NAME (print)

STREET ADDRESS

[Signature] TEREST J. LORENZ Clark Street, Delta
Parcel 345518303004 / Account # R011215

COMMENTS:

*Please return this form to the City of Delta Planning Department at 360 Main St before the date of the hearing.