

(PLEASE PRINT OR TYPE INFORMATION)

<u>OFFICE USE ONLY</u>			
DATE APPLICATION RECEIVED _____		TIME _____	
<u>VARIANCES REQUESTED THIS APPLICATION</u>			
<u>VARIANCE</u> <u>TYPE</u>	<u>BOARD</u> <u>ACTION</u>	<u>DIST. OR AMOUNT</u> <u>GRANTED</u>	<u>VARIANCE</u> <u>TYPE</u>
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(1) _____	_____	_____	(2) _____
(3) _____	_____	_____	(4) _____
<u>LEGEND</u>			
<u>VARIANCE TYPE</u>			
CURB CUT WIDTH	-C	CURB LOCATION	-L
		PARKING	-P
		SIZE	-S
<u>ACTION OF THE BOARD</u>			
APPROVED -A	APPROVED AS REVISED -R	DENIED -D	NO ACTION -N
			POSPONED -P

SIGNATURE _____ DATE: _____

[illegible]

6. THIS IS TO CERTIFY THAT (I)(WE) AM/ARE THE LEGAL OWNER(S) OF THE PROPERTY FOR WHICH A VARIANCE HAS BEEN REQUESTED, HAVE COMPLETED THIS APPLICATION AND THAT ALL STATEMENTS THEREIN ARE TRUE AND CORRECT TO THE BEST OF (MY)(OUR) KNOWLEDGE. (I)(WE) ALSO CERTIFY THAT THE PROPERTY HAS BEEN SURVEYED AND PROPERTY CORNERS THAT CURRENTLY EXIST WERE PLACED BY A REGISTERED LAND SURVEYOR. I UNDERSTAND THAT A VARIANCE IF GRANTED WILL BECOME VOID IF CONSTRUCTION IS NOT COMMENCED WITHIN ONE YEAR OF THE DATE OF THE PUBLIC HEARING.

SIGNATURE: _____ DATE: _____

SIGNATURE: _____ DATE: _____

DATE: _____

DATE: _____

INSTRUCTIONS FOR COMPLETING APPLICATION

GENERAL INFORMATION

The applicant(s) and the person or persons signing this application must be the legal owners of the property for which a variance is being requested.

It shall be the sole responsibility of the applicant(s) to ascertain that the application is submitted to the office of the City Engineer, Municipal Building, 601 Colorado Avenue, La Junta, Colorado prior to the application due date. Applications which are not received prior to the application due date or applications which are submitted incomplete will not be reviewed at the next Public Hearing.

Notice of the Public Hearings of the Planning Commission of the City of La Junta must be published in the local news paper and posted in the official posting place at City Hall at least 15 days prior to the date of the Public Hearing.

The Public Hearings are held in the Council Chambers, second floor of the Municipal Building, 601 Colorado Avenue, La Junta, Colorado unless a different site is designated in the notice published in the local newspaper.

The Applicant will be notified of the time and date of the Public Hearing by mail by the Secretary of the Planning Commission.

It is not mandatory that an applicant be present at the Public Hearing, however, it may be beneficial to have a representative present to answer any questions the Board may have.

A granted variance shall become void if construction is not commenced within one year of the date of the Public Hearing unless another time period is specifically specified by the Board.

FILING FEE

A fee of \$100.00 must accompany the application. An application will not be placed on the Board agenda until the required fee has been paid. (Resolution R-17-2009).

SURVEYS

A survey of the property must have been completed and the corners of the property monumented by a professional land surveyor licensed by the State of Colorado prior to the submittal of the application. It is only necessary to monument the corners that will delineate the property line for which a variance has been requested. Total cost of a survey if required will be the responsibility of the applicant.

Engineering Department personnel will be glad to verify if property corners that exist will be adequate. Enough existing property corners must exist to completely delineate the property line for which a variance has been requested.

Variances concerning curb cuts may not require a survey. Please ask the Engineering Department personnel for a determination.

ZONING INFORMATION

Engineering Department personnel will assist you in determining in what zoning district the property is located and what specific requirements are required by the zoning ordinance.

The Zoning Ordinance is available on the City of La Junta's web site.

VARIANCES WHICH MAY BE ALLOWED

Variances allowed by the zoning ordinance shall include curb cuts and sign size regulations only and are limited to the following:

1. A variance of sign size. The sign may not encroach on the Right-of-Way or interfere with traffic.
2. A variance of the curb cut width requirements specified in section 12.04.110 through 12.04.150 of the Municipal Code. A variance may be granted by special use permit in accordance with terms and conditions set forth in sections 12.04.0160 through 12.04.180 of the Municipal Code.

CONDITIONS FOR GRANTING A VARIANCE

1. In granting a variance, the Board must satisfy itself, from the evidence heard before it, that the granting of the variance will alleviate a clearly demonstrable hardship approaching confiscation as distinguished from a special privilege or convenience sought by the owner.
2. The board shall also find that the variance, if granted is in harmony with the intended spirit and purpose of the zoning ordinance and does not constitute a direct and obvious amendment to the district regulations or district boundaries.
3. In granting a variance the board may impose conditions, restrictions, terms and safeguards it feels necessary to protect the adjoining properties.

SIGNATURES OF ADJOINING PROPERTY OWNERS

The Planning Commission requires that adjoining property owners be contacted, shown the required site plan and requested to sign the "CERTIFICATE OF ADJOINING PROPERTY OWNERS" section of the application.

SITE PLAN

A site plan must be submitted with the application and must show the following:

1. Legal Description of the property to which the variance would be conveyed. Dimensions of the tract must also be shown.
2. Location of all existing and proposed improvements, including main buildings, accessory buildings, curb cuts and off street parking.
3. Location of all existing property corners. Refer to the section titled "SURVEYS" for specific requirements.
4. Building setback from all property lines. This dimension is the dimension of the nearest architectural projection (eave, stoop, chimney, etc.) to the property line.
5. The exact dimensions of the proposed improvement.
6. A North Arrow and the name of adjoining streets.
7. The Site Plan shall be drawn to scale with all information clearly shown. It shall either be on paper of a size not to exceed 24" x 36".

The following spaces may be used to more completely answer any items on this application.

This image shows a single sheet of white paper with horizontal ruling lines. The lines are evenly spaced and run across the width of the page. There are no margins, text, or other markings on the paper.