



VARIANCE BOARD OF ADJUSTMENTS

AGENDA

May 14, 2019

5:30 PM

Call to Order

Roll Call

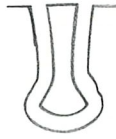
Approve Minutes of August 07, 2018

New Business-

Request for Variance

❖ **2033 Wall St.-requesting front side setback variance**

Adjourn



Cory Crane
Doug Smith
Marc Reagon
Ann Zimmerman
Ben Moore

VARIANCE BOARD OF ADJUSTMENTS

AGENDA

May 28, 2019

5:00 PM

Call to Order 5:00 pm

Roll Call

Approve Minutes of August 07, 2018

New Business-

Request for Variance

❖ 2033 Wall St.-requesting front side setback variance

Adjourn

MR Moved to approve minutes

DS Seconded W ~~X~~ RC

No public comment / no comments from neighbors

DS Moved to approve to allow a 4 ft. front setback for 2033 Wall St. where 22.5 is normally required

AZ Seconded W ~~X~~ RC VB 19-01 Variance Board Reso

Applicant -

no outdoor storage

shed matches facade of house

similar color & style

5:23

all approve to adjourn



**VARIANCE BOARD OF ADJUSTMENTS
MINUTES
August 07, 2018**

CALL TO ORDER

Chairman Crane called the meeting to order at 6:00 PM.

Board members present were: Cary Crane, Ben Moore, Doug Smith and Ann Zimmerman. Marc Reagon was not in attendance.

City staff present was City Clerk Diane Breece and City Planner Alan Tiefenbach.

APPROVAL OF MINUTES

Ben Moore moved to approve the minutes of January 24, 2018. Doug Smith seconded and the motion carried by unanimous roll call vote.

NEW BUSINESS

410 Colorado Blvd-Requesting side setback variance. Community Development Planner Alan Tiefenbach presented his staff report outlining a request for a variance to allow a reduction in side yard setback from 5ft. to 2ft. to allow an existing shed.

The applicant, Dean Clark stated that this shed is necessary to store firewood just as the previous shed had done.

Scott Wallace who resides at 400 Colorado Blvd and Sandra Deffert who resides at 454 Virginia St. voiced no objections to granting the variance. Letters were received from Rachel Medina at 412 Colorado Blvd. and Anna Meldrum at 404 Virginia St., both not objecting to the request.

Ben Moore moved to approve the variance request for the reduction of a side setback from 5ft. to 2ft. Ann Zimmerman seconded and the motion carried by a unanimous roll call vote.

Ben Moore moved to approve the nomination of Cary Crane as the Chairman of the Variance Board of Adjustments. Doug Smith seconded and the motion carried by a unanimous roll call vote.

ADJOURN

With no further business before the board Cary Crane adjourned the meeting at 6:11 p.m.

IDAHO SPRINGS VARIANCE BOARD

RESOLUTION NO. VB 19 - 01

A RESOLUTION APPROVING AN APPLICATION FOR A VARIANCE FROM THE REQUIREMENT OF CODE SECTION 21-63 TO PERMIT THE LOCATION OF A SHED WITHIN THE FRONT YARD SETBACK OF 2033 WALL STREET

WHEREAS, the Idaho Springs Variance Board (the "Board") has received an application for a variance and related documents (collectively, the "Application") from the owner of that property located at 2033 Wall Street, Idaho Springs, Colorado (the "Property");

WHEREAS, the Property is located in the Residential One (R-1) zone district;

WHEREAS, pursuant to Idaho Springs Municipal Code ("Code") Section 21-63, the minimum front yard setback for accessory structures in the R-1 district is twenty-two and one-half feet (22.5');

WHEREAS, the Application seeks approval to violate this front yard setback to allow the location of a utility shed within the front yard four feet (4') from the front lot line;

WHEREAS, after due and proper notice, the Board conducted a public hearing on the Application on May 14, 2019, at which time the applicant and all other interested parties were given the opportunity to be heard and to present evidence, as reflected in the record of those proceedings;

WHEREAS, Code Section 21-109 sets forth variance approval criteria; and

WHEREAS, based upon all of the testimony and evidence received at the March 14, 2019 public hearing, the Board finds that the Application, on balance, satisfies the variance approval criteria set forth in Code Section 21-109, as further set forth below.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF ADJUSTMENT OF THE CITY OF IDAHO SPRINGS, COLORADO, THAT:

Section 1. Findings: The Application filed by John Hatch, as the owner of 2033 Wall Street, for a variance from the front yard setback requirement of Code Sec. 21-63 to permit the location of a utility shed four feet (4') from the front lot line of said property, satisfies the variance approval criteria set forth in Code Section 21-109, as a whole and on balance, as follows:

The Board further states that the shed is to be similar in color and style to the façade of the house.

(1) The applicants would suffer hardship as a result of the strict application of

these regulations, which hardship is not generally applicable to other lands or structures in the same zone district because of considerations relating to the preservation of historic structures, the unusual configuration of the applicants' property boundaries, or unique circumstances related to existing structures or topographic conditions.

Finding: The Property does exhibit unique circumstances relating to existing structures and topographic condition: the existing house occupies almost all of the buildable area except for a small parking area to the south, and the front setback area; the topography of the Property includes a significant grade.

(2) There are no reasonable design alternatives or alternative locations for structures that would eliminate or reduce the need for the requested variance, or decrease the scope or extent of the variance required, that do not involve unreasonable expense under the circumstances.

Findings: While a shed might reasonably be located in the existing southern parking area, doing so would reduce the off-street parking available on the Property, which would likely have other adverse impacts on this and surrounding properties. The only other reasonable location available, due to the aforementioned existing structure and topographic constraints, is the front yard setback, identified by the applicant as desired. The Board finds that this front yard setback area is the best available location to locate a shed on the Property without causing undesired additional adverse impacts, such as loss of off-street parking.

(3) The need for the variance does not result from the intentional, reckless or negligent actions of the applicants or his or her agent, a violation of any provision of this Chapter, this Code, any other code or ordinance adopted and in effect in the City or a previously granted variance.

Finding: The Clear Creek Assessor's office indicates the existing house was constructed in its current location in 1900. Similarly, the Applicant did not create the topographic condition of the Property. As such, the Board finds that the unique conditions and circumstances leading to this variance request are not a result of the actions of the Applicant or his predecessors.

(4) Reasonable protections are afforded adjacent properties.

Finding: While the proposed shed would be close to and visible from Wall Street, the Board finds that its location would be unlikely to cause adverse impacts on neighboring properties because there are houses east of the Property with front setbacks from Virginia Street and rear setbacks on Wall Street. Due to the different orientation of these neighboring properties, they have sheds in similar proximity to Wall Street as the shed proposed by the Applicant. The visual and aesthetic impact caused by one more similarly-positioned shed is therefore likely to be minimal.

(5) The variance is the minimum variance that will make possible the reasonable use of the land or structure.

Finding: While the Property could reasonably be used without a utility shed, the Board finds that it is reasonable to desire such a shed, as evidenced by the presence of the same on many other properties in the area and throughout the City. The Board further finds that the size of the proposed shed is modest and typical, and its distance from Wall Street is also typical of sheds in the area. As such, the Board finds that the requested variance is the minimum allowance that would make the location of a small shed on the Property possible.

(6) The granting of the variance will:

- a. Observe the spirit of this Chapter;

Finding: For the reasons stated in the above findings, the Board finds that the spirit of the Code and its zoning regulations would not be adversely undermined by a granting of this variance.

- b. Secure the public safety and welfare;

Finding: For the reasons stated above, the Board finds that this requested variance would not adversely impact the public safety and welfare; similar properties in the area have similar sheds and their location in relation to Wall Street is similar as that proposed by the Application. The proposed shed would not likely affect sight lines or the safety of vehicular traffic on Wall Street.

- c. Ensure that substantial justice is done; and

Finding: As stated above, the proposed location of the shed on the Property is the most reasonable alternative available. Allowing the Applicant to have a shed similar to those lawfully existing on other properties in the area would achieve substantial justice.

Section 2. Decision: Based on the findings set forth in Section 1 above, the Board hereby APPROVES the Application.

Section 3. Effectiveness; Expiration. The variance granted hereby shall be effective for a period of one (1) year from the date set forth below. Should the Applicant or his successor-in-interest and subsequent owner of the Property fail to obtain a building permit for the shed or to construct the shed, in the event a building permit is not required, as the case may be, the variance granted hereby and this approval shall expire and forever terminate, unless an extension is granted in accordance with Code Sec. 21-109(G)3.d.

DONE and ORDERED by a vote of 4 to 0 on May 14, 2019.

Cary Crane, Chair

ATTEST:

Diane Breece, Clerk to the Board

IDAHO SPRINGS

BOARD OF ADJUSTMENT COMMUNICATION

Meeting Date: May 14, 2019	Page 1 of 3 w/attachments	Item: 2033 Wall Street Front Side Setback Variance
Presented by: Alan Tiefenbach Community Development Planner		

PROPOSAL:

This is a request for a variance to allow a 4' front setback whereas 15' is required to allow an approximately 120 square foot shed.

BACKGROUND:

The subject property is comprised of two lots, zoned Residential-One (R-1), and approximately 2,800 square feet in area. There is an approximately 1,000 square foot house on the property. Although the front setback is measured from Wall Street to the north, the front of the house is actually oriented east, toward a private drive. (The required front setback is 10', but accessory structures are required to be set back 1.5 times the required front setback.) There is a level parking area of about 30' long by 20' wide to the south of the property; beyond that the topography drops about 6'.

The applicant requests to locate a 120 square foot shed in the northern front setback in what the Applicant states is the only available location on the lot. The Applicant has stated locating the shed to the south of the house would obstruct the only area available for parking and access into the house.

BOARD OF ADJUSTMENT ROLE:

Per Section Sec. 21-141 of the City of Idaho Springs Municipal Code, the Variance Board may authorize variances from the requirements of the Code. A variance shall be considered an extraordinary remedy. No variances shall be authorized unless the Variance Board finds all of the following:

STAFF ANALYSIS OF VARIANCE CRITERIA:

1. The applicants would suffer hardship as a result of the strict application of these regulations, which hardship is not generally applicable to other lands or structures in the same zone district because of considerations relating to the preservation of historic structures, the unusual configuration of the applicants' property boundaries, or unique circumstances related to existing structures or topographic conditions.

Staff Analysis: The property is constrained in that the existing house fills nearly all the buildable area except for a small parking area to the south, and the front setback along Wall Street. Due to the orientation of the house, the small size of the property and the drop in topography, the Applicant does appear to have a hardship that is not typical of most of the other lands and structures in the surrounding area.

2. There are no reasonable design alternatives or alternative locations for structures that would eliminate or reduce the need for the requested variance, or decrease the scope or extent of the variance required, that do not involve unreasonable expense under the circumstances.

Staff Analysis: The applicant probably does have enough area to locate the shed toward the end of the southern parking area. However, this would result in the loss of at least one parking space, and would be in close proximity and obstruct one of two southern windows. There is a level area on the north side of the property (within the front setback) that has been created by retaining walls of between 3' and 4' in height. This level area would accommodate a small shed and is inaccessible for parking. Also, in this area, the house has 6 windows. Because the shed would be to the north, it would not cast perpetual shade on windows. Staff agrees with the Applicant that there is not a reasonable design alternative to this location.

3. The need for the variance does not result from the intentional, reckless or negligent actions of the applicants or his or her agent, a violation of any provision of this Chapter, this Code, any other code or ordinance adopted and in effect in the City or a previously granted variance.

Staff Analysis: The Clear Creek Assessor's office indicates the house was built in this location in 1900, and the property on which the house is located is very small and topographically constrained. This variance is not required due to intentional, reckless or negligent actions of the applicant.

4. Reasonable protections are afforded adjacent properties.

Staff Analysis: The shed would be very close to and visible from Wall Street. However, locating the shed in the proposed location would result in little to no impacts on adjacent properties. There are several houses just east of the subject property with front setbacks from Virginia Street and rear setbacks on Wall Street. These houses do have sheds in their rear setbacks along Wall Street at approximately the same distance as the Applicant is proposing.

5. The variance is the minimum variance that will make possible the reasonable use of the land or structure.

Staff Analysis: Staff believes allowing the shed in the location proposed is the most logical area and probably the minimum variance necessary. However, the applicant bought the property knowing the constraints. Staff does not believe denying a variance for a shed would be depriving the applicant reasonable use of the property.

6. The granting of the variance will:

- a. Observe the spirit of this Chapter;

Staff Analysis: The Code states a variance shall be considered an extraordinary remedy required to allow reasonable use of a property. Staff does not believe allowing a setback variance for a shed would constitute an extraordinary remedy or denial of the variance would deprive the applicant of reasonable use of the property.

- b. Secure the public safety and welfare;

Staff Analysis: Allowing this variance would not have detrimental impacts upon the public safety, health or welfare.

- c. Ensure that substantial justice is done; and

Staff Analysis: The applicant does have limited area on the property, and the proposed location is probably the most reasonable area for location of a shed. However, the applicant has reasonable use of the property without the need for this variance, and staff does not believe refusal of this variance would be considered unjust.

- d. Observe common sense.

Staff Analysis: In order to locate a shed on the property, the location as proposed does make the most sense.

REFERRALS AND PUBLIC MATERIALS

Planning staff has coordinated the scheduling of the referral process and the provision of materials related to the variance to the public. Documents were provided to governmental entities and adjacent property owners in a timely manner. Staff has not received any concerns regarding this variance.

PLANNING STAFF SUMMARY:

The applicant requests a variance to allow a 4' front setback whereas 15' is required to allow placement of a shed. The subject property is small, and the existing house covers a significant amount of buildable area. The only alternate location for a shed on this property is in the parking area to the south (rear setback), which would eliminate at least one parking space and block one of two windows on this side of the house. The area within the front setback on the north side of the house is the only other area on this property which could reasonably accommodate a structure. The house is actually oriented to the east; the shed would be located on the "side" of the house as it relates to Wall Street. There are numerous properties along this stretch of Wall Street that have front setbacks off of Virginia Street and therefore have sheds in their rear yards (along Wall Street) at the required 4' accessory setback, the same distance the applicant is requesting. Staff believes most of the variance criteria are met, but does not believe denying the variance would be depriving the applicant of reasonable use of the property.

ATTACHMENTS:

1. Variance application and supporting documents.

April 4th, 2019

To: Planning & Variance Commission
City of Idaho Springs

I am the owner of 2033 Wall St, (Zoned R-1) in Idaho Springs. I am requesting a setback variance from Chapter 21, Article 4, Section 63 of the Municipal Code in order to build a small utility shed to house the tools and implements necessary for upkeep of my property that cannot be stored inside the home. The utility shed will be 120 sq ft or less, not requiring a permit.

My property is an unusual configuration in that the structure and door-access walkways are built right up to the side (east/west) property line, so therefore there is no room to build a utility shed on either side. The area in the rear is entirely required for parking and access between vehicles and the two home entrances, and is not otherwise conducive to construction of a shed. The area depicted on the northern end of the property along Wall St is the only area I have available to build my utility shed. This violates the standard front setback of 22.5'.

Most properties similar to mine in the surrounding area either have more area available to build within setbacks, or have rearward areas that aren't required for parking or other access routes. No reasonable design alternatives or locations exist to alleviate this hardship.

I will style and color the utility building/shed to match the theme of my home, so it will blend in aesthetically and serve as an improvement to the neighborhood in all ways I can see. There are plenty of structures in my historic neighborhood built close to the street, so the shed construction certainly would be within the norm. Attached is a sample photo similar to the general style of shed I would like to install, for reference, as well as a site-plan and photographs of the area from multiple angles

I find this request to be within the spirit of the Idaho Springs Municipal code, protecting the integrity of our historic town, and cannot find a reason my utility shed would have a negative impact on any adjacent properties, or the public welfare.

Please grant me the permission to utilize a 4' front setback in conjunction with the 4' side setback allowed for accessory structures for the construction of my utility shed on the northwest corner of my property as depicted in the attached site plan.

Sincerely,

John H Hatch

906-231-7353 (cell)
2033 Wall St, PO Box 663
Idaho Springs, CO 80452-0663

**Staff Use Only**

Application Number: _____

Received By: _____

Date: _____

Idaho Springs Land Use

Application

1. This is the master land use form for the City of Idaho Springs. Please use to apply for:
(Please select one of the following as appropriate)

- | | | |
|---|--|---|
| ☐ Administrative (Subdivision) | ☐ Annexation | ☐ Conditional Use Waiver |
| ☐ Plat Major Subdivision | ☒ Variance or Appeal | ☐ RV Park |
| ☐ Planned Development Overlay | ☐ Minor Subdivision | ☐ Site Plan |
| ☐ Sign Permit | ☐ Rezoning | |
| ☐ Temporary Use | ☐ Other: _____ | |

2. Project Name: 2033 Wall St - Variance for Shed Construction
Please print or type legibly

3. Contact information: (a list of additional contacts may be attached)

Owner Name: John Hatch
Address: 2033 Wall St, PO Box 663
Telephone: 906-231-7353 Fax: _____
E-mail: john.hatch.mail@gmail.com

Applicant Name: Same
Address: _____
Telephone: _____ Fax: _____
E-mail: _____

4. Property Description:

Address or Location: 2033 Wall St

Existing Zoning: R-1 Existing Use: Single Family Dwelling, Private
Proposed Zoning: R-1 Proposed Use: Single Family Dwelling, Private, w/Shed

5. Purpose: (describe intent of this application in 1-2 sentences)

2033 Wall St. is an oddly proportioned piece of property, and the only place I can build a utility shed to store the tools necessary for the upkeep of the property is within the front setback, which requires a variance.

6. Certification: (must be signed in blue ink)

I certify that I am the lawful owner of the parcel(s) of land affected by this application and hereby consent to this action.

Owner: [Signature] Date: 4/11/19 AND

I certify that the information and attachments I have submitted are true and correct to the best of my knowledge. In filing this application, I am acting with the knowledge and consent of the property owner(s). I understand that all materials and fees required by the City of Idaho Springs must be submitted prior to processing this application.

Applicant: [Signature] Date: 4/11/19

From: [John Hatch](#)
To: [Alan Tiefenbach](#)
Subject: Variance Request for Shed Construction
Date: Thursday, April 4, 2019 9:54:22 PM
Attachments: [Cover Letter Shed Application.pdf](#)
[Site Plan.pdf](#)
[Land Use Application.pdf](#)
[10x12 shed screenshot.png](#)

Hello Alan,

I spoke to you on the telephone earlier this week regarding a front-setback variance to build a shed on my property at 2033 Wall St. Due to the confined and unusual nature of the property, I have no other options than the proposed with which to work with, thus the request for a variance.

I've attached in this email:

- Cover Letter
- Site Plan
- Land Use Application
- Example Shed Screenshot from Tuff Shed
- Site photo 1
- Site photo 2

Please let me know if you require anything else. If there are costs associated with this variance request, do advise me of those before going forward. Thank you for your time.

Sincerely,
John H Hatch
906-231-7353

From: [John Hatch](#)
To: [Alan Tiefenbach](#)
Subject: Re: Site Visit 2033 Wall st (variance)
Date: Wednesday, April 24, 2019 12:12:36 PM

Alan,

Thanks again for all the attention to detail.

I've attached a site plan that shows the rear area with scaled places for two vehicles. As you can see, the only option is to park them side by side, which would leave as much room for a shed in front of them as possible, which isn't much. I need to maintain a walkway from the west door to the vehicles and to the other entrance - which also is necessary for emergency purposes, as there is no easy escape from the pretty-confined premises to the west or north if anyone had to escape a structure fire via the west entrance. You'd have to either scale a fence about 6' tall or go along the (possibly burning) north structure wall to escape. That walkway marked on the attached plan must be maintained.

With the vehicles, walkway, and rear/side 4' setback taken into account, I don't see there being any reasonable option for a shed to be constructed there at all, and certainly not one sizeable enough to be of use.

I will gather photographs as well, but wanted to get you something sooner/today.

Thanks again and let me know if there is anything else you think would help.

John

On Apr 24, 2019 11:05, "Alan Tiefenbach" <planning@idahospringsco.com> wrote:

Yes, the ILC works for me, I just wanted to let you know that the parcel layer is probably incorrect.

John, I think this helps your variance application greatly as I couldn't correlate how this orientation worked and incorrectly assumed you also had usage of a third lot to the east.

Alan Tiefenbach
Community Development Planner
City of Idaho Springs
PO Box 907
Idaho Springs, CO 80452
303-567-4421 ext 118

From: Marian Thomas <mthomas@co.clear-creek.co.us>

Sent: Wednesday, April 24, 2019 10:58 AM

To: 'John Hatch' <john.hatch.mail@gmail.com>; Matt Taylor <mtaylor@co.clear-creek.co.us>

Cc: Alan Tiefenbach <planning@idahospringsco.com>

Subject: RE: Site Visit 2033 Wall st (variance)

The deeds are correct and it appears that our parcel data is shifted to the east about 12.5ft in that area. Matt is wondering if the ILC answers Alan's question? We will make the parcel adjustments in that area as time allows. Thanks for letting us know about this.

Marian Thomas

GIS Technician

Clear Creek County Mapping

Direct 303 679-2429

From: John Hatch [<mailto:john.hatch.mail@gmail.com>]

Sent: Wednesday, April 24, 2019 9:31 AM

To: Matt Taylor

Cc: Marian Thomas; Alan Tiefenbach

Subject: Re: Site Visit 2033 Wall st (variance)

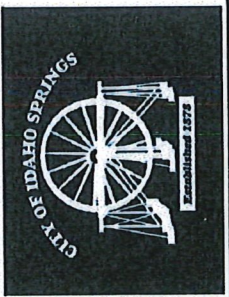
Alan, Marian, Matt,

First, let me thank you for your attention to this matter.

It looks like as Alan mentioned, the aerial lines do not line up properly with the property boundaries. I've attached the survey I had performed when I bought the house in 2017 for clarification.

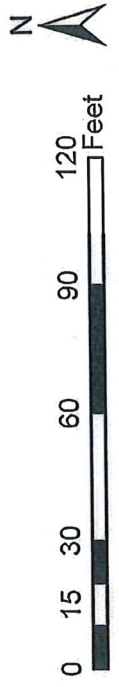
Please don't hesitate to reach out via telephone if you would like.

John Hatch



2033 Wall Street

 Subject Property



LEGAL DESCRIPTION
(PROVIDED BY CHICAGO TITLE OF
COLORADO)
DEED RECORDED ON 09/16/2008 AT
REC. NO. 249381

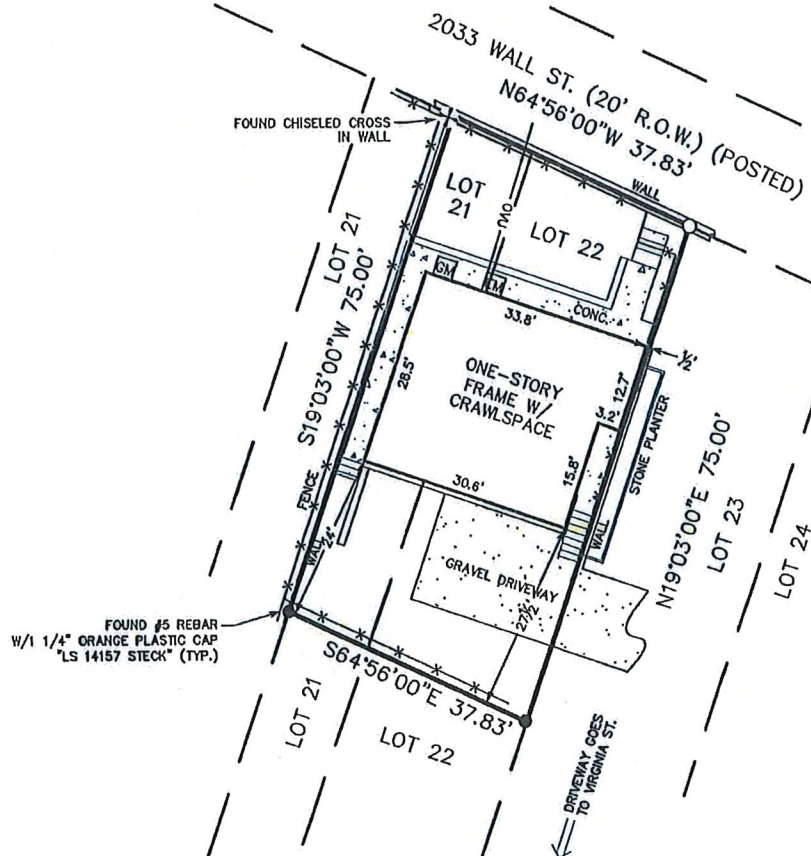
THE NORTH 75 FEET OF LOT 22, AND
THE NORTH 75 FEET OF THE EAST
ONE-HALF OF LOT 21, IN BLOCK "A" OF
SUNNYSIDE ADDITION TO THE CITY OF
IDAHO SPRINGS,
COUNTY OF CLEAR CREEK, STATE OF
COLORADO



Flatirons, Inc.
Surveying, Engineering & Geomatics
3825 IRIS AVE, Ste 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.FlatironsInc.com

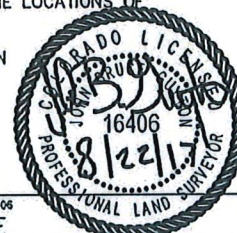


SCALE 1"=20'



Notes:

- 1-CHICAGO TITLE OF COLORADO FILE NO. 598-C2031675-072-PT1 WAS USED TO HELP IDENTIFY EASEMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY. THERE MAY BE EASEMENTS OR RIGHTS OF WAY NOT SHOWN ON THIS CERTIFICATE THAT AFFECT THE SUBJECT PROPERTY.
- 2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATIONS OF THE IMPROVEMENTS SHOWN HEREON.
- 3-THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
- 4-THE IMPROVEMENT SURVEY PLAT AT REC. 247363-2007 AND AS TITLE EXCEPTION NUMBER 10 WAS CONSIDERED IN THE PREPARATION OF THIS CERTIFICATE.
- 5-THE EASEMENT LISTED IN TITLE EXCEPTION NUMBER 8 IS PARTIALLY ILLEGIBLE AND DOES NOT APPEAR TO DEFINE A SPECIFIC LOCATION.



John B. Guyton, Colorado L.S. #16406

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement location certificate was prepared for RE/MAX OF EVERGREEN AND CHICAGO TITLE OF COLORADO, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building or other future Improvement lines. This certificate is valid only for use by RE/MAX OF EVERGREEN AND CHICAGO TITLE OF COLORADO and describes the parcel's appearance on AUGUST 15, 2017. I further certify that the improvements on the above described parcel on this date, AUGUST 15, 2017, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated hereon. The use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of Flatirons, Inc. is prohibited. This certificate is only valid for 90 days from the signature date. It is not a Land Survey Plat as defined by C.R.S. 38-51-102(12) or an Improvement Survey Plat as defined by C.R.S. 38-51-102(9). It does not establish property corners. A more precise relationship of the improvements to the boundary lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and John B. Guyton will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown hereon. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated hereon.

Flatirons No. 17-70,184
Drawn By: W. BECKETT
Title Co. No. 598-C2031675-072-PT1

Borrower: JOHN HATCH
COPYRIGHT 2017 FLATIRONS, INC.
Boulder, Colorado

(303) 443-7001

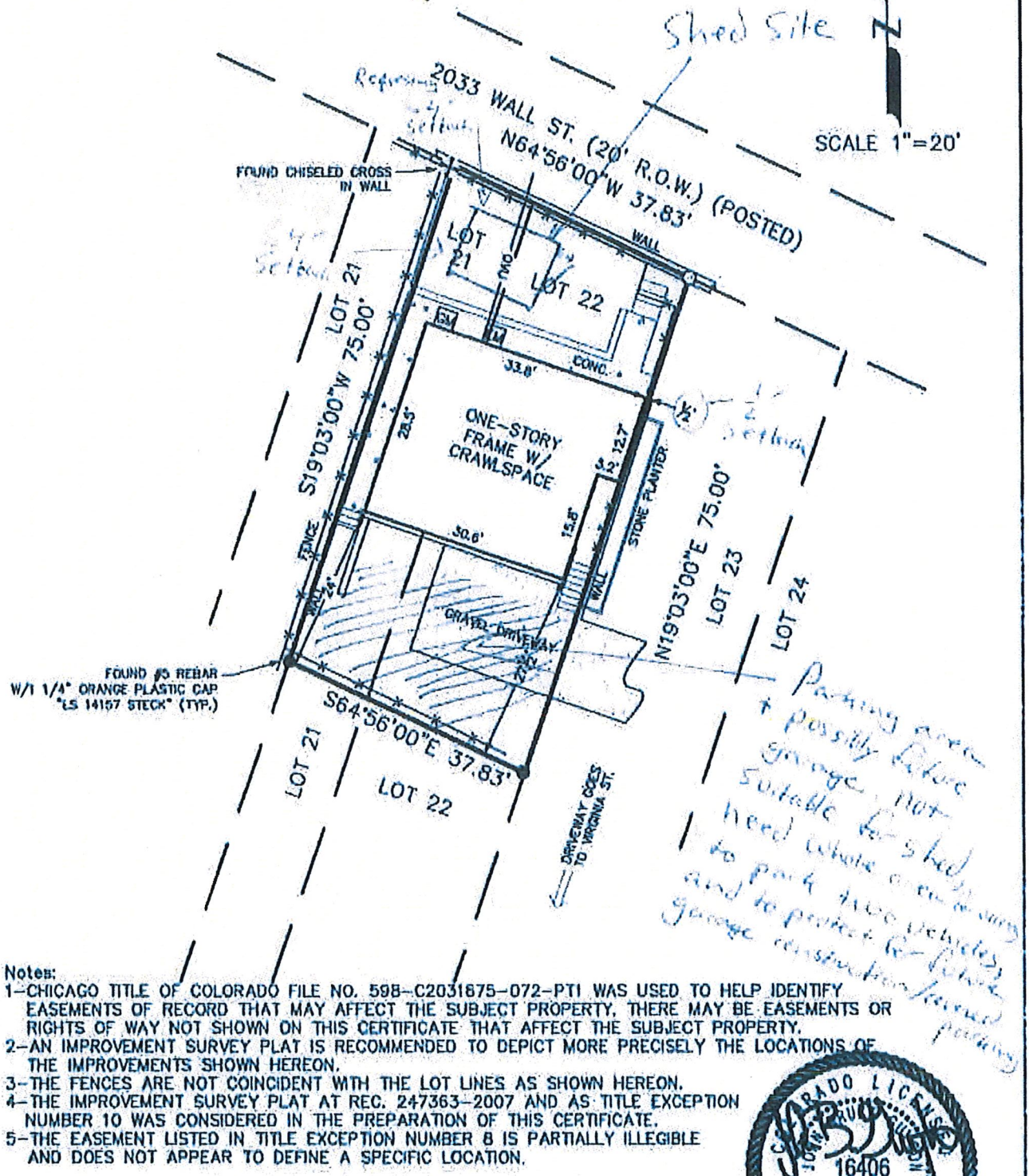
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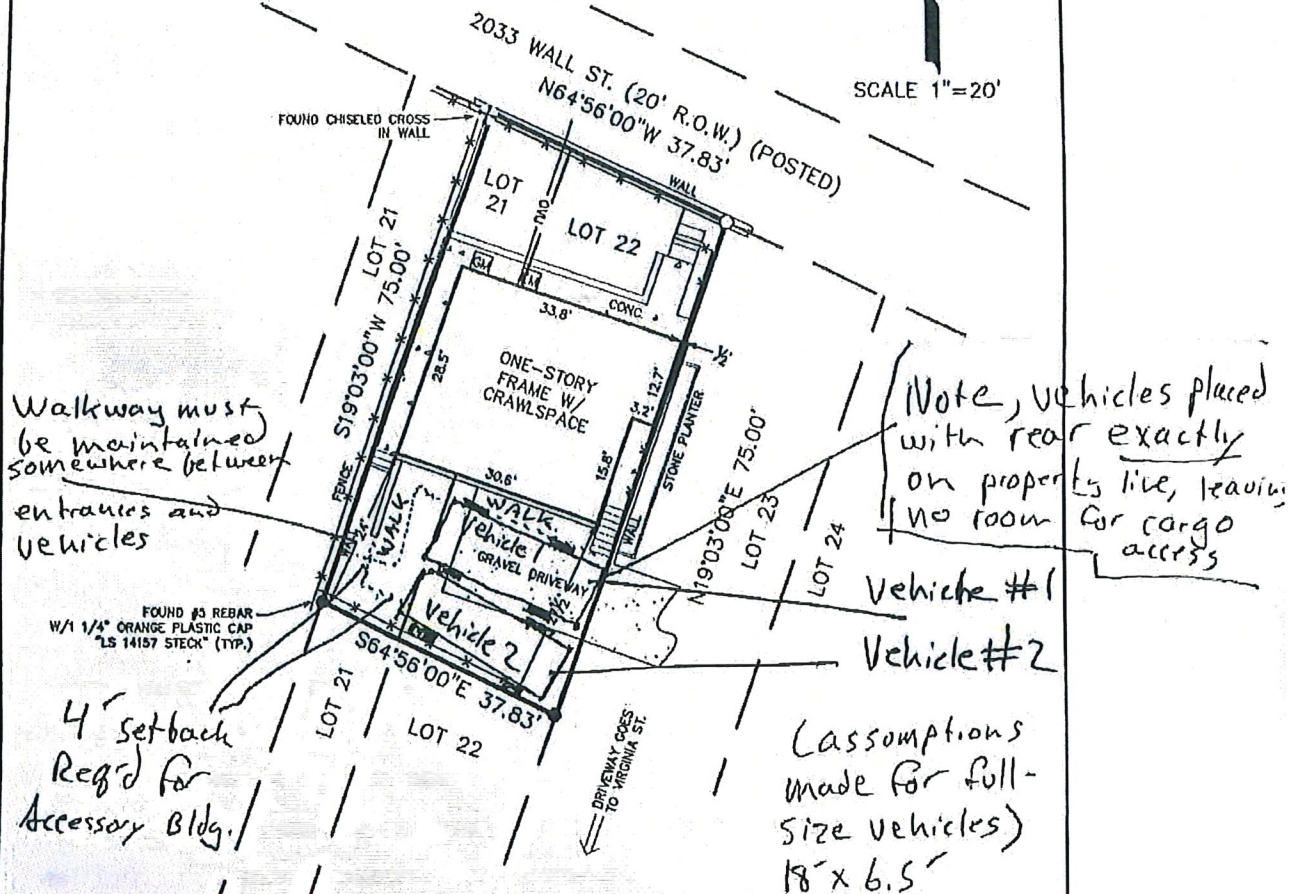


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www.FlatironsInc.com



- Notes:
- 1-CHICAGO TITLE OF COLORADO FILE NO. 598-C2031675-072-PT1 WAS USED TO HELP IDENTIFY EASEMENTS OF RECORD THAT MAY AFFECT THE SUBJECT PROPERTY. THERE MAY BE EASEMENTS OR RIGHTS OF WAY NOT SHOWN ON THIS CERTIFICATE THAT AFFECT THE SUBJECT PROPERTY.
 - 2-AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED TO DEPICT MORE PRECISELY THE LOCATIONS OF THE IMPROVEMENTS SHOWN HEREON.
 - 3-THE FENCES ARE NOT COINCIDENT WITH THE LOT LINES AS SHOWN HEREON.
 - 4-THE IMPROVEMENT SURVEY PLAT AT REC. 247363-2007 AND AS TITLE EXCEPTION NUMBER 10 WAS CONSIDERED IN THE PREPARATION OF THIS CERTIFICATE.
 - 5-THE EASEMENT LISTED IN TITLE EXCEPTION NUMBER 8 IS PARTIALLY ILLEGIBLE AND DOES NOT APPEAR TO DEFINE A SPECIFIC LOCATION.



IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement Location Certificate was prepared for RE/MAX OF EVERGREEN AND CHICAGO TITLE OF COLORADO, that it is not a Land Survey Plot or Improvement Survey Plot, and that it is not to be relied upon for the establishment of fence, building or other future improvement lines. This certificate is valid only for use by RE/MAX OF EVERGREEN AND CHICAGO TITLE OF COLORADO and describes the parcel's appearance on AUGUST 15, 2017. I further certify that the improvements on the above described parcel on this date, AUGUST 15, 2017, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement creating or burdening any part of said parcel, except as noted.

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the parties stated herein, the use of this Improvement Location Certificate by any person or entity other than the person or entity certified to without the express permission of Flatirons, Inc. is prohibited. This certificate is only valid for 90 days from the signature date. It is not a Land Survey Plot or Improvement Survey Plot as defined by C.R.S. 38-51-102(12) or on Improvement lines can be determined by a Land Survey or Improvement Survey. The improvements are generally situated as shown and only apparent (visible at the time of fieldwork) improvements and encroachments are noted. Flatirons, Inc. and John B. Dutton will not be liable for more than the cost of this Improvement Location Certificate, and then only to the parties specifically shown herein. Acceptance and/or use of this Improvement Location Certificate for any purpose constitutes acknowledgment and agreement to all terms stated herein.

(303) 443-7001

FLATIRONS, INC.

Boulder, Colorado
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Premier Lean-To - 10' wide by 12' long

*Prices based on installation zip code: 80452



TYPE & STYLE SIZE POPULAR CONFIGURATI

Minimum Size 4' x 4' Maximum Size 16' x 40'
Contact us (1-800-BUY-TUFF) for custom sizes. We can
accommodate nearly any special request you may have.

Width (ft) by Length (ft)
10 ▼ 12 ▼

Visual Size Selection Help

Insert Storage Components ▼ Clear Interior Items

Show Interior Show Top View

