

Michael Stavy
SUP Request
907 Main ST. Georgetown, CO
12/22/22 10:30 AM

apt434@gmail.com

File #	footnote #	Attach #	Name	done
1			CL Cover Letter	✓
2			LUF Land Use Form	✓
3		LUF-Leg D	Land Use Form-Legal Descript	✓
4		1	Location Map	✓
5		2	Plat Map	✓
6		3	Appraisal Report	✓
7		4	Guide to Historic	✓
8		5	Page 94, Site 72	✓
9		6	Photo 907 Front View	✓
10		7	Photo 907 Side Views	✓
11		8	Photo 907 My Home View 1	✓
12		9	Photo 907 My Home View 2	✓
13		10	Photo Studio View 1	✓
14		11	Photo Studio View 2	✓
15		12	My Sketches home and ADU	✓
16		13	Appraiser's Build Sketches	✓
17		14	SUP Process Guide	✓
18		15	SUP Check ✓ List	✓
19		16	CC Re/E Tax Receipt	✓
✓ 20		X	Certificate of Appropriateness	✓
21		X	Building Permit	✓



SPECIAL USE PERMIT APPLICATION CHECKLIST

Twenty hard copies and one electronic version of all of the following information shall be submitted with an application for approval of a Special Use Permit, unless one or more items are specifically waived in writing by the Town Administrator:

- ☐ The Land Use Application form provided by the Town Administrator.
- ☐ A cover letter including a statement of the purpose of the application, a brief description of the proposal, and how the proposal meets any applicable criteria of Section 17.24.060 of the Georgetown Municipal Code.
- ☐ A letter of representation, signed and notarized by the property owner(s), for any applicant that is not a property owner.
- ☐ The names and addresses of any property owners within three hundred feet (300') of any portion of the property.
- ☐ Stamped envelopes with the names of property owners within three hundred feet (300) feet.
- ☐ A drawing showing the location of the following:
 - A vicinity map indicating the location and street address (if applicable) of the property.
 - A legal description of the property.
- ☐ All existing and proposed buildings, utilities and other improvements on the property. A building envelope (a portion of the property within which a building may be located) may be shown for proposed buildings to allow minor adjustments. Note: Any new construction or alterations to existing structures will require a separate application for a Certificate of Appropriateness.
 - The direction of traffic flows and locations of entries and exits of parking lots and the relationships of parking lots to entrances and exits of any buildings.
 - The location and number of parking spaces for off-street parking and loading areas.
 - The location of pedestrian walkways.
 - The location of service and refuse collection areas.
 - The area and location of open space and recreation areas.
 - The location and type of exterior outdoor lighting.
 - The location of existing and proposed fences.
 - The location of proposed landscaping improvements and other methods of visual screening. Indicate the method of landscape maintenance, and include a list of the type, size, and quantity of landscape plant materials.
 - Specifications and scale drawings showing the type, materials, design (including by illustration the color and materials), dimensions, structural supports, landscaping, lighting and electrical components of all proposed signs.

In addition to the information listed above, the Town Administrator may also require the following:

- A Final Drainage Study
 - A Final Utility Study
 - A Final Traffic Study
 - Such additional information as reasonably required by the Town Administrator.
- ☐ An application fee per the Fee Schedule.
 - ☐ A deposit to cover the reasonable anticipated costs for outside professional services.

ABRAHAMSON CRAIG E & DANA K
PO BOX 314

GEORGETOWN, CO 804440314

ARCHDIOCESE OF DENVER OUR LADY
ATTN: REAL ESTATE DEPARTMENT
1300 SO STEELE STREET
DENVER, CO 80210

ATCHISON ROBERT T & SANDRA DALL
2552 EAST ALAMEDA AVE
UNIT 126
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BENNETT LLOYD L
PO BOX 262

GEORGETOWN, CO 804440262

BUCKLEY THOMAS L
PO BOX 8

GEORGETOWN, CO 804440008

BUCKLEY THOMAS L
PO BOX 8

GEORGETOWN, CO 804440008

CLAIRE INVESTMENT TRUST
2301 6TH AVENUE

FORT WORTH, TX 76110

CONNELL ROBERT H & SUSAN L EDGE
814 BIDDLE STREET

GEORGETOWN, CO 80444

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GEORGETOWN, CO 80444

ABRAHAMSON CRAIG E & DANA K
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FIRST PRESBYTERIAN CHURCH OF GE
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GOOSMANN MARK A
PO BOX 38

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GRAHAM RONALD D TRUST SHARE OF
2463 SOUTH LAREDO STREET

AURORA, CO 80013

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145 80 W 56TH PLACE

ARVADA, CO 80002

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11854 W BELMONT DRIVE

LITTLETON, CO 801276244

RGB LLC
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GEORGETOWN, CO 804440724

RGB LLC
PO BOX 724

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WHITEHALL, OH 43213

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WASHINGTON MILL LLC
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December 22, 2022

Planning Commission
Design Review Commission-DRC
Town of Georgetown
404 6th Street
PO Box 426
Georgetown, CO 80444

This is a cover letter for the Georgetown Land Use Application Form on which I request a transferable Special Use Permit (SUP)¹ for my studio (in-law) apartment (the Accessory Dwelling Unit [ADU]) that has been, for 35 years², in the basement of my 1882 home (my historic single-family residence) at 907 Main St^{3,4} in Georgetown's Historic Residential District.

I am not proposing the construction of a new ADU. My studio apartment is not a newly constructed ADU. It is not a recently alternated ADU. It is not a detached ADU. It is 35 years old. By now requesting a transferable SUP, I am correcting errors that were made by a past owner (s), by the Town of Georgetown and by me.

35 years ago, in 1987⁵, at the completion of construction of their then new studio (in law) apartment (ADU), the owner (s) of 907 Main St should have requested a transferable SUP for their ADU.

Next, my ADU should have received a transferable SUP in 2012, when the Town of Georgetown first learned that under the Georgetown Municipal Code that I had a ADU that required a SUP.

In 1997, when I bought 907 Main, I should not have been such a Pollyanna as to think that just because 907 Main was located in the Georgetown Historic Residential District, that it was automatically grandfathered in for all Georgetown Municipal Code zoning issues.

¹ Attachments are cited by name and numbered

² My 35 years calculation is presented in Section 8, page 3 below

³ Location Map^{attach # 1}

⁴ Plat Map^{attach # 2}

⁵ My 1987 calculation is presented in Section 8

Michael Stavy

Application for a transferable SUP for my Studio (In-law) Apartment (ADU) that has been, for 35 years, in the Basement of my Home at 907 Main St and in Georgetown's Historic Residential District

December 22, 2022

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The following facts are relevant to my request for a transferable SUP for my historic ADU.

1. I became aware of the requirement for an SUP for my ADU from Ralph Simon's Appraisal Report⁶, dated 05/10/22, that stated that 907 Main St was not in zoning compliance with Georgetown's Municipal Code because there was no SUP issued for my ADU. Before the appraisal report, I did not know that my studio apartment was an ADU. The appraisal⁷ was done in order for me to be able to refinance 907 Main St. Two previous appraisals for new mortgages did not find that 907 Main was zoned incorrectly and I was able to refinance twice.
2. 907 Main St is listed as Site 72 on page 94 of William E. Wilson's *Guide to Historic Sites in Georgetown* (2015)⁸. Site 72 is the Beighley House that was built in 1882⁹. 907 Main St is an authentic historical home in Georgetown's Historic Residential District. For me, being in Wilson's *Guide* is 907 Main St's "Certificate of Appropriateness".
3. I was told by Rick Keuroglian, the Town Administrator, that the current Georgetown Municipal Code does not have an automatic "grandfathering procedure" to receive a SUP for a 35 year old studio apartment (ADU) inside 907 Main St, an actual 1882 Georgetown historical single family residence. On hearing this from Rick, I started to prepare this application for the approval of a SUP by the Planning Commission and by the DRC.
4. Originally, my single family residence (my home) at 907 Main St had two floors. My home's upstairs had two bedrooms and a large living room. There was a stairway down to the lower level. The lower level had the original kitchen, bathroom (toilet, wash sink and shower) and utility closet. 907 Main St is on a slight slope going down to Griffith St. 907 Main St is at a higher elevation than 906 Griffith St, the single family residence (home) below mine on Griffith St. My property slopes from Main St down to the home at 906 Griffith St. The 1882¹⁰ 907 Main St does not look a two-story single family home from the three front views^{11, 12} on Main St because it is built on a small slope.
5. In the late mid-20th Century ('50-'75¹³) a two story addition was built on to the back of my home. For a view of the back of the two story addition see¹⁴. Photos of inside of my 907 Main home are attached^{14, 15}. Due to the slope of my lot, from the front of my home, this two-story addition only looks like one story. The upper story had a large knotty pine den with a large stone fireplace. It was connected to the first floor of the original home through what appears to be an original doorway. The lower story had little smaller den than the upper level. It also was a knotty pine den with a large stone

⁶ First Page of R Simon's Appraisal Report^{attach # 3}

⁷ Certain attached Maps, Photos and Sketches are from R Simon's Appraisal Report

⁸ *Guide to Historic Georgetown*^{attach # 4}

⁹ Page 94, Site 72, Beighley, 1882^{attach # 5}

¹⁰ Homes were smaller in 1882

¹¹ Photo 907 Main Front View, Rear-View, Two-Story Addition View, Street View^{attach # 6}

¹² Photos 907 Main Side Views^{attach # 7}

¹³ The year spans for late mid-20th Century and for late 20th Century are my estimates.

¹⁴ Photos My Home Views 1^{attach # 8}

¹⁵ Photos My Home Views 2^{attach # 9}

Michael Stavy

Application for a transferable SUP for my Studio (In-law) Apartment (ADU) that has been, for 35 years, in the Basement of my Home at 907 Main St and in Georgetown's Historic Residential District

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fireplace. It was connected to the first floor of the original home with what also appeared to be an original doorway. This large room was originally knotty pine on at least two walls but due to the actions of an undesirable tenant, new wall treatments had to be installed. Outside the wall of the lower level den is a large, enclosed gravel floor storage area. On the first floor, above the enclosed gravel storage area, is a continuation of the first-floor knotty pine den.

6. Photos of the inside of my studio^{16, 17} apartment are attached. In the 1987 (late 20th Century ('75-'99¹²), a studio (in-law) apartment was created by a former owner (s) by combining the lower level of the original home and the lower floor of the addition (now the studio's big living room[den]). This means that my 1987¹⁸ studio apartment (ADU) has the original kitchen, bathroom (toilet, wash sink and shower) and utility closet. The original stairway was removed for the construction of the upstairs Pullman kitchen and a new bathroom.
7. I have prepared my own sketches¹⁹ of the floor plans for both my first floor home and for my basement studio apartment (ADU). My sketches are a little more accurate than the Appraiser's Building Sketches²⁰.
8. From what I have heard in town, my application for a Georgetown SUP is very unusual because:
 - Most current Georgetown SUP are for a new Georgetown ADU which requires new construction or extensive alterations
 - I am applying for a current SUP for a ADU that was constructed, I assume in 1987^{21, 22}, 35 years ago. Today my studio apartment (ADU) requires no new construction and no alterations. I have rented my studio apartment since I bought 907 Main St, in 1997.
 - New and extensively altered ADU may require new water, sewer, telecommunication (phone, cable, internet), gas and power lines and perhaps new parking spaces. My studio (ADU) is not new and does not need any alterations. My studio ADU is within my home and its mid-20th century addition. My ADU shares my home's water, sewer, gas and power lines. Currently 907 Main has one on-street and one off-street parking space. My tenant's rent includes one parking space and all the utility²³ charges except for the telecommunication charges which my tenant pays for out of pocket.
 - Tom Hale, the Georgetown Town Administrator from 2011 to 2017, was a tenant in my studio apartment in 2011. The Town of Georgetown knew²⁴ that I had an ADU without a SUP. During Tom's residency in my studio apartment, and while Tom was Town Administrator, the Town Water and Sewer Department started charging me 1.8 times the monthly water and sewer EQR

¹⁶ Photos My Studio Apartment-ADU View 1^{attach # 10}

¹⁷ Photos My Studio Apartment-ADU View 2^{attach # 11}

¹⁸ See footnote 21 below, for how I determined 1987

¹⁹ My sketches of my first-floor home and my ADU^{attach # 12}

²⁰ Appraiser's Building Sketches^{attach # 13}

²¹ The late 20th Century is 1975-1999; 1999-1975 =24; half of 24 is 12; 1975+12=1987; 2022-1987=35

²² I have no records of when the previous owner (s) constructed the ADU.

²³ All my home utilities are in my name and I pay all the utilities

²⁴ Until I read R. Simon's Appraiser Report, I did not know that my studio apartment was an ADU which required a SUP.

Michael Stavy

Application for a transferable SUP for my Studio (In-law) Apartment (ADU) that has been, for 35 years, in the Basement of my Home at 907 Main St and in Georgetown's Historic Residential District

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instead of 1.0 times the monthly EQR. The 1.8 times the EQR is for a Georgetown single-family residence with a SUP for an ADU. Had the Town told me during Tom's tenure, or afterwards, that I needed a Georgetown transferable SUP for my ADU, I would have applied for a SUP at that time.

9. The purpose of my SUP Application is to receive a transferable SUP for my ADU. An SUP will make 907 Main into zoning compliance with the Georgetown Municipal Code. I ask the that my SUP runs with the property (be transferable to all future owners) and not end with my ownership or life. If the SUP is transferable, it will be easier, in the future, for me to refinance 907 Main, to sell 907 Main, to gift 907 Main or pass 907 Main on by will (I am 78 and still skiing). If the SUP is transferable, future 907 Main owner(s) (that purchased, got gifted or inherited) will find that my single family residence with a transferable SUP for its ADU will be in zoning compliance with the Georgetown Municipal Code.
10. My ADU complies with all the criteria required for a SUP that are listed in the Georgetown SUP Process Guide and on Georgetown Special Use Permit Application Check List.

With this cover letter, I have attached a copy of the Georgetown SUP Process Guide²⁵. On this copy I have lettered each item for quick reference to my reply below.

- A. I am following the General SUP Application Process
- B. **Code Section 17.24.050 (a)** My 1985 ADU is within an 1882 single family residence at 907 Main St. 907 Main St is within the Georgetown Historical Residential District. 907 Main St preserves the unique historical character of Georgetown. 907 Main St (the Beighley House) is listed on page 94⁹ of William E. Wilson's *Guide to Historic Sites in Georgetown*.
- C. **Code Section 17.24.050 (b)** In 1985 when my historic ADU was constructed, it caused no significant increase in traffic. Even today, with all the new construction on Main St, there is still not much traffic on the nine hundred block of Main Street. There is currently adequate parking for the public and for me and my tenant.
- D. **Code Section 17.24.050 (c)** My 1985 ADU is clean and safe for my tenant to occupy. It contributes to public health and is in compliance all other applicable regulations. It contributes to Georgetown Comprehensive Plan for historical preservation.

With this cover letter, I am attached a copy of the Georgetown Special Use Permit Application Check List²⁶. On this check list I have numbered each ✓-ed item for quick reference to my reply below.

1. ✓ I have completed the Georgetown Land Use Application, provided by Rick Keuroglian, the Town Administrator
2. ✓ This cover letter includes a statement of the purpose of my SUP Application (a request to be granted a transferable SUP for 907 Main's 35-year-old studio apartment (the historic ADU), a brief description of the historic ADU and how the historic ADU meets the applicable criteria of **Section 17.24.060** of the Georgetown Municipal Code. Attached to my Land Use Application is the 907 Main St Legal Description
3. ✓ I am the only applicant and I am the only property owner of 907 Main St

²⁵ Process Guide^{attach # 14}

²⁶ Check List^{attach # 15}

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December 22, 2022

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4. ✓ I ask that Rick Keuroglian, the Town Administrator, waive, in writing, the requirement that I provide a list of all property owners within three hundred (300) feet of any portion of 907 Main St
5. ✓ I ask that Rick Keuroglian, the Town Administrator, two also waive, in writing, the requirement that I provide stamped envelopes with the names of the same list of all property owners. I ask for waivers for check points 4 and 5 because almost none of the current property owners were property owners 35 years ago, when the 907 Main ADU was constructed.
6. ✓ I have attached copies of the Appraiser's 907 Main Location Map³ and Plat Map⁴ for use as a Vicinity Map. I have attached my copy of a Receipt²⁷ of Tax Payment, issued by the Clear Creek Treasurer, dated 24 May 2021, which lists the legal description for 907 Main St.
7. ✓ The 907 Main's historic ADU was built 35 years ago as a studio (in laws) apartment and is today in excellent shape. My historic ADU requires no new construction, no new alterations, no new road work, no new utility work, no new parking spaces, and no building permits.
8. ✓ I will write a check to pay the SUP application fee in the amount specified by Jennifer Yobski, the Georgetown Town Clerk
9. ✓ While I don't anticipate the need for any outside professional services, I will write a check for a reasonable deposit for such services.

I appreciate the consideration that the Planning Commission and DRC will give to my request for a transferable SUP for my 1987 studio (in-law) apartment (ADU) that has been, for 35 years, in the basement of my home (my historic 1884 single family residence) at 907 Main St, in Georgetown's Historic Residential District.

I will be in Georgetown during the January, 2023. I will available to answer questions from the Planning Commission and/or the DRC.

I can also be available for a Zoom Conference Call.

Thank you,



Michael Stavy
Sole Owner
907 Main St
Georgetown, CO 80444

²⁷ Clear Creek R/E Tax Receipt^{attach # 16}



TOWN OF GEORGETOWN
404 6TH STREET
P.O. BOX 426
GEORGETOWN, CO 80444

LAND USE APPLICATION

Project Name: SUP Application for the ADU at 907 Main St., Georgetown, CO
Project Site Address/Location: 907 Main St, Goergetown, CO 80444
Name of Applicant: Michael N Stavy Owner ☒ Agent ☐
Address: 300 N State St Apt 4434, Chicago, IL 60654 or at 907 Main St. GT, CO
Legal Description/Parcel, Block, Lot # (Attach Additional Sheet if Needed):
Additional Sheet with Complete Legal Description
Telephone#: 1-312-523-8328 Fax#: None Email: apt4434@gmail.com

Type of Application (check all that apply):

- | | |
|--|--|
| <input type="checkbox"/> Subdivision: Conceptual Plan | (Attach Subdivision Conceptual Plan Checklist) |
| <input type="checkbox"/> Subdivision: Preliminary Plat | (Attach Subdivision Preliminary Plat Checklist) |
| <input type="checkbox"/> Subdivision: Final Plat | (Attach Subdivision Final Plat Checklist) |
| <input type="checkbox"/> Subdivision Exemption Plat | (Attach Subdivision Exemption Plat Checklist) |
| <input checked="" type="checkbox"/> Special Use Permit | (Attach Special Use Permit Checklist) |
| <input type="checkbox"/> Temporary Use Permit | (Attach Temporary Use Permit Checklist) |
| <input type="checkbox"/> Sign Permit | (Attach Sign Permit Checklist) |
| <input type="checkbox"/> PUD: Preliminary Development Plan | (Attach PUD: Preliminary Development Plan Checklist) |
| <input type="checkbox"/> PUD: Final Development Plan | (Attach PUD: Final Development Plan Checklist) |
| <input type="checkbox"/> Rezoning | (Attach Rezoning Checklist) |
| <input type="checkbox"/> Zoning Variance | (Attach Zoning Variance Checklist) |
| <input type="checkbox"/> Floodplain Development Permit | (Attach Floodplain Development Permit Checklist) |
| <input type="checkbox"/> Annexation | (Attach Annexation Checklist) |
| <input type="checkbox"/> Site Specific Development Plan | (Attach Site Specific Development Plan Checklist) |
| <input type="checkbox"/> Certificate of Appropriateness | (Attach Certificate of Appropriateness Application) |

NOTE: No application will be accepted or processed unless it is complete and all fees are paid. In addition to the base application fee, a deposit to cover the reasonable anticipated costs for outside professional services may be required at the time of application. I hereby certify that the information contained herein and on any attachments hereto is in all respects true and accurate to the best of my knowledge and belief.

Name: (print) Michael N Stavy

Signature: Michael Stavy

Date: 12-22-22

INSTRUCTIONS:

Michael STAVY
907 Main ST
PO BOX 1046
Georgetown, CO 80444
L: 303-569-2501

300 N State ST APT 4434
Chicago, IL 60654
L: 312-321-1733
M: 312-523-8328
E: apt4434@gmail.com

Legal Description of 907 Main St., Georgetown, CO 80444 for Land Use Application for the Project
Named SUP Application for the ADU at 907 Main St., Georgetown, CO 80444

Subdivision: GEORGETOWN Block: 42: Lot: 10
LETS 473/614 DC 483/282 478/936 STMT OF AUTHOR 717/639

Dated; 12-22-22

Printed Name of Applicant: Michael Stavy

Signature Michael Stavy

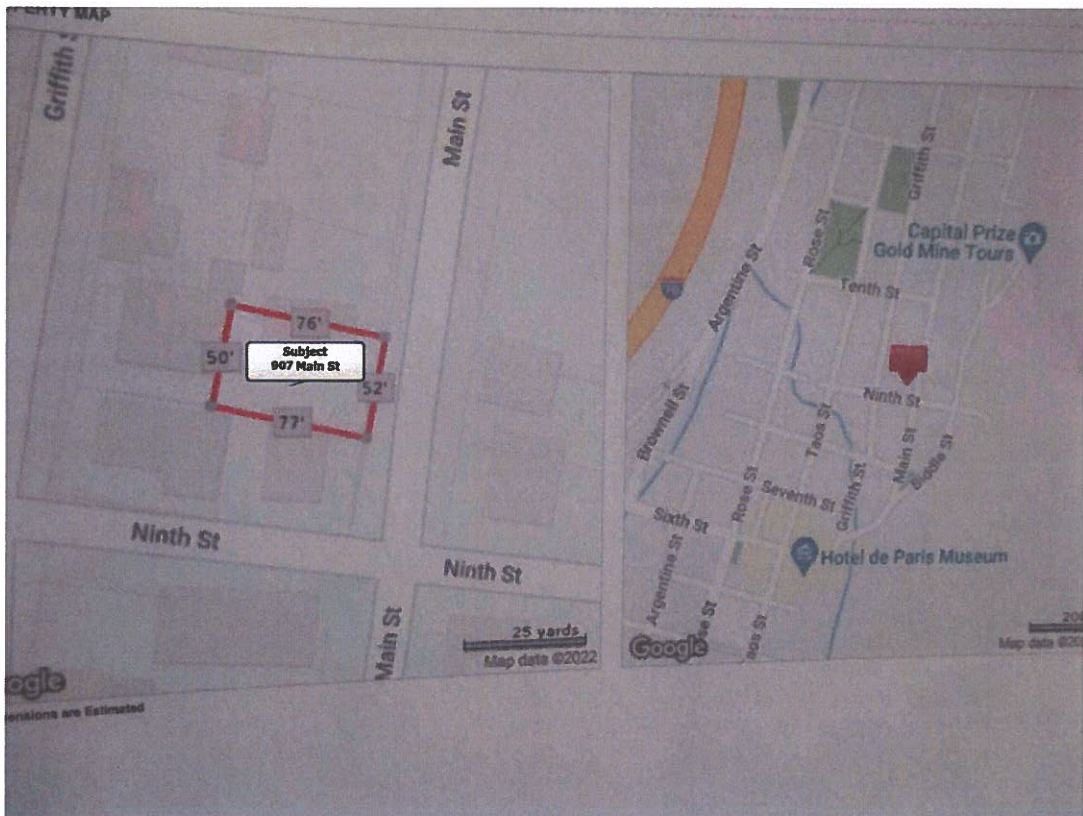
Location Map

Borrower	Michael N Stavv				
Property Address	907 Main St				
City	Georgetown	County	Clear Creek	State	CO Zip Code 80444
Lender/Client	Guaranteed Rate				



Plat Map

Borrower	Michael N Stavy				
Property Address	907 Main St				
City	Georgetown	County	Clear Creek	State	CO Zip Code 80444
Lender/Client	Guaranteed Rate				



Uniform Residential Appraisal Report

Guaranteed Rate
File # 224269355

The purpose of this summary appraisal report is to provide the lender/client with an accurate, and adequately supported, opinion of the market value of the subject property.

Property Address 907 Main St City Georgetown State CO Zip Code 80444
Borrower Michael N Stavy Owner of Public Record Michael N Stavy County Clear Creek
Legal Description Georgetown Block 42 Lot 10
Assessor's Parcel # 1959-17-1-07-010 R.E. Taxes \$ 1,729
Neighborhood Name Georgetown Map Reference RO10043 Census Tract 0149.00
Occupant ☒ Owner ☐ Tenant ☐ Vacant Special Assessments \$ 0 ☐ PUD HOA \$ 0 ☐ per year ☐ per month
Property Rights Appraised ☒ Fee Simple ☐ Leasehold ☐ Other (describe)
Assignment Type ☐ Purchase Transaction ☒ Refinance Transaction ☐ Other (describe)
Lender/Client Guaranteed Rate Address 3940 North Ravenswood, Chicago, IL 60613
Is the subject property currently offered for sale or has it been offered for sale in the twelve months prior to the effective date of this appraisal? ☐ Yes ☒ No
Report data source(s) used, offering price(s), and date(s) The subject is currently not listed in the Multiple Listing Service and has not been listed or sold during the past three years. Address verified by USPS.
I ☐ did ☐ did not analyze the contract for sale for the subject purchase transaction. Explain the results of the analysis of the contract for sale or why the analysis was not performed
Contract Price \$ Date of Contract Is the property seller the owner of public record? ☐ Yes ☐ No Data Source(s)
Is there any financial assistance (loan charges, sale concessions, gift or downpayment assistance, etc.) to be paid by any party on behalf of the borrower? ☐ Yes ☐ No
If Yes, report the total dollar amount and describe the items to be paid
Note: Race and the racial composition of the neighborhood are not appraisal factors.

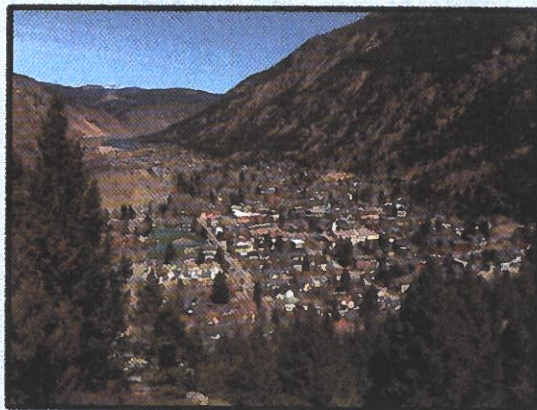
Neighborhood Characteristics			One-Unit Housing Trends			One-Unit Housing		Present Land Use %	
Location	<input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values	<input checked="" type="checkbox"/> Increasing <input type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	70 %		
Built-Up	<input type="checkbox"/> Over 75% <input checked="" type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply	<input checked="" type="checkbox"/> Shortage <input type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$ (000)	(yrs)	2-4 Unit	5 %		
Growth	<input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time	<input checked="" type="checkbox"/> Under 3 mths <input type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	300	Low	Multi-Family	5 %		
Neighborhood Boundaries Subject is bordered by Griffith Mountain to the East, Hwy 70 to the West, Hwy 381 to the South and Hwy 40 to the North.			485	High	150	Commercial	5 %		
Neighborhood Description The subject is a detached single family dwelling located in Georgetown CO. Employment, public schools, shopping centres, public facilities as well as public transportation are located within 10 minutes driving. Denver is a 35 minute drive and a major source of employment for Clear Creek County. Market appeal is good. (Other is open Space/greenbelt area.)			380	Pred.	110	Other	15 %		

Market Conditions (including support for the above conclusions) As interest rates remain attractive at 4.9% +/- levels, with most financing being conventional mortgages with 20% down payment. Most homes sell within 30 days on the market at 94-100% of list price with back up offers. Homes have increased approximately 2% during the past quarter, per the Colorado Multiple Listing Service and public record sales data.

Dimensions SEE PLAT MAP Area 3750 sq ft Shape TYPICAL View N,Mtn;Res
Specific Zoning Classification R1 RESIDENTIAL Zoning Description RESIDENTIAL Single Family Residential
Zoning Compliance ☐ Legal ☐ Legal Nonconforming (Grandfathered Use) ☐ No Zoning ☒ Illegal (describe) Interior stairwell removed, Zoned SFR/County
Is the highest and best use of subject property as improved (or as proposed per plans and specifications) the present use? ☒ Yes ☐ No If No describe See attached addenda
Utilities Public Other (describe) Public Other (describe) Off-site Improvements - Type Public Private
Electricity ☒ ☐ Water ☒ ☐ Street GRAVEL ☒ ☐
Gas ☒ ☐ Sanitary Sewer ☒ ☐ Alley NONE ☐ ☐
FEMA Special Flood Hazard Area ☐ Yes ☒ No FEMA Flood Zone X FEMA Map # 08019C0179E FEMA Map Date 07/17/2012
Are the utilities and off-site improvements typical for the market area? ☒ Yes ☐ No If No describe
Are there any adverse site conditions or external factors (easements, encroachments, environmental conditions, land uses, etc.)? ☐ Yes ☒ No If Yes describe
Subject fronts at street grade with no encroachments, easements and has no adverse condition.

General Description		Foundation		Exterior Description		materials/condition		Interior		materials/condition	
Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One with Accessory Unit	<input type="checkbox"/> Concrete Slab <input checked="" type="checkbox"/> Crawl Space	<input type="checkbox"/> Full Basement <input checked="" type="checkbox"/> Partial Basement	Foundation Walls	CONCRETE/AVG	Floors	TILE/CPT/WD/AVG					
# of Stories 1	Basement Area 868 sq.ft.	Basement Finish 88 %	Exterior Walls	WOOD/AVG	Walls	WD/DRW/GD					
Type <input checked="" type="checkbox"/> Det <input type="checkbox"/> Att. <input type="checkbox"/> S-Det /End Unit	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Roof Surface	SHGL/AVG	Trim/Finish	WD/GD					
Design (Style) COTTG	<input checked="" type="checkbox"/> Evidence of <input type="checkbox"/> Infestation	<input type="checkbox"/> Dampness <input type="checkbox"/> Settlement	Gutters & Downspouts	NONE	Bath Floor	TILE-avg					
Year Built 1882	<input type="checkbox"/> Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HWBB <input checked="" type="checkbox"/> Radiant	<input type="checkbox"/> Fuel N-GAS	Window Type	FX/SLDG/AVG	Bath Wainscot	TILE-avg					
Effective Age (Yrs) 80	<input type="checkbox"/> Cooling <input type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Individual <input checked="" type="checkbox"/> Other Fan	Storm Sash/Insulated	NONE	Car Storage	<input type="checkbox"/> None					
Attic <input type="checkbox"/> None	<input type="checkbox"/> Screens	YES/AVG	Amenities	<input type="checkbox"/> Woodstove(s) # 0	<input checked="" type="checkbox"/> Driveway # of Cars 2						
<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Pool NONE	<input type="checkbox"/> Other NONE	Fireplace(s) # 2	<input checked="" type="checkbox"/> Fence Link	Driveway Surface	GRAVEL					
<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	<input type="checkbox"/> Patio/Deck OPEN	<input type="checkbox"/> Porch CVD	<input checked="" type="checkbox"/> Garage # of Cars 0								
<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Carport # of Cars 0										
Appliances <input checked="" type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Disposal <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)											
Finished area above grade contains: 4 Rooms 2 Bedrooms 1.0 Bath(s) 856 Square Feet of Gross Living Area Above Grade											
Additional features (special energy efficient items, etc.) Forced air Heating											
Describe the condition of the property (including needed repairs, deterioration, renovations, remodeling, etc.) C4.No updates in the prior 15 years:The subject area is mature with well maintained homes. Materials in these homes are adequate in some cases to modern homes as the workmanship of detail is more obvious as well as the type of wood. Roads are maintained by Clear Creek County. No significant updates/upgrades, however well maintained for the age of the home. No noticeable sag, or floor movement. It is common for a home this old to have some sort of settlement. No obvious cracks noticed and the home appears sound. Home and all comparable sales are in a historical area.											
Are there any physical deficiencies or adverse conditions that affect the livability, soundness, or structural integrity of the property? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If Yes, describe											
Does the property generally conform to the neighborhood (functional utility, style, condition, use, construction, etc.)? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe											

**A
Guide
To
HISTORIC
SITES
IN
GEORGETOWN,
COLORADO**

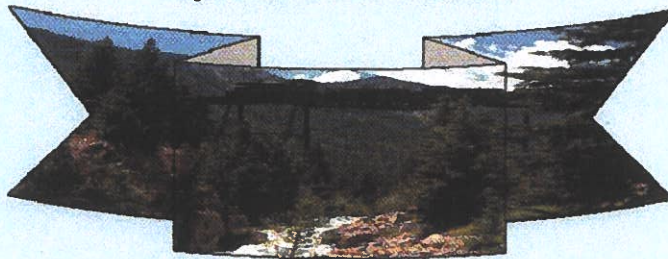


♦ Major Historic Attractions ♦

♦ Self-Guided Walking Tours ♦

Maps ♣ History ♣ Architecture ♣ People

By William E. Wilson



Historic Georgetown, Inc.

Outlying Sites

(Six sites, #72-77)

Numerous historic sites in Georgetown are neither major historic attractions nor are they within a block or so of the suggested principal routes of the tours. Six of these in the lower part of town are included in this guide as a group of "Outlying Sites" because each of them in its own special way contributes to the overall historical context.

72. Beighley House 907 Main Street 1882

H.B. Beighley built this vernacular gabled-ell brick house. A large boulder had entered his previous house; does this explain the use of brick in this one? Tragedy struck the family in later years.

On December 11, 1880, the *Miner* reported that a 200-pound boulder "came down the side of Griffith Mountain and went through the back part of the house occupied by Officer Beighley, doing damage to the house and the contents of a store room which the stone entered, to the extent of about \$25." It had been the third such boulder to strike the house and the one next to it in three weeks. At the time, Beighley was living on the east side of Main Street near its intersection with Biddle Street.

The next year, Henry B. Beighley, the town police officer at the time, bought a lot farther north on Main Street and began building this charming vernacular gabled-ell brick house. One can imagine that he chose brick as the building material to discourage the intrusion of wayward boulders tumbling off the mountainside!



The house is the near-mirror image of site #3 – both are brick gabled-ell with tall, narrow windows and a circular window beneath the front gable.

Although Beighley and his family apparently escaped injury during the boulder incidents, the family was to experience multiple tragedies in the years ahead. The *Courier* reported that Charles, a son of H.B. and M.E. Beighley, died at the age of 16 months in January 1890. Two and a half years later, another son, George, age five years eleven months, died at nearby Lawson, where the family was living at the time. And just six months later, in February 1893, H.B. Beighley himself, age 49, was killed on Yankee Hill near Central City. He had become a freight hauler, and a loaded ore wagon that he was driving tossed him and ran over him. It is impossible to fathom how his wife and the mother of their children endured the pain of such losses.

73. Kneisel House 910 Biddle Street c. 1875

This house represents the lifestyle of a successful merchant. The Kneisel and Anderson families owned it during 1882-1998. HGI plans to restore it.

The Kneisel House typifies a middle-class Georgetown dwelling in the late 19th century. Cecelia Roberts built the three-room house in about 1875. Three years later, James Guard purchased and enlarged it and in 1882 sold it to Henry Kneisel. Henry and his wife Emma further improved the property by constructing a barn and making additions to the house for a pantry, a bathroom, extra bedrooms, and a rear porch, all of which were in place soon after the turn of the century.

"BORN – KNEISEL. – In the city, October 5, to the wife of Henry Kneisel, a son [Louis] – a ten pounder.

Henry says the new comer is as Kneisel little one as anybody's. He has a pair, now, and our advice to him is to proceed to 'draw' to the pair."

Colorado Miner
October 11, 1879



Local merchant and civic leader Henry Kneisel operated a bakery (#33) and later opened a grocery store and hardware business (see #32), in partnership with Emil Anderson, who married the Kneisels' daughter Cora

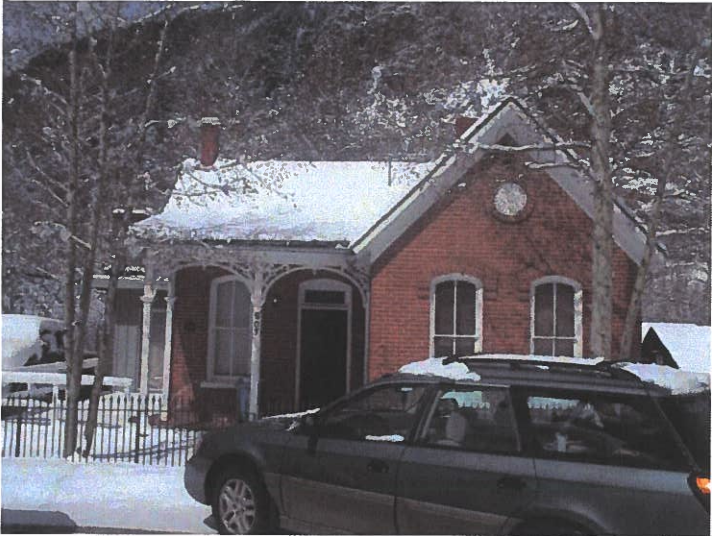
in 1899. The newlywed Andersons moved into the Kneisel home, where they lived until 1907. Two of their children were born there, and the house expansions in that period were undoubtedly made to accommodate the growing family. From there the Andersons moved into their own house on Argentine Street (#46).

Emma Kneisel died in 1909, and Henry died in 1914; both are buried in Alvarado Cemetery (F; see sidebar). Members of the Kneisel family continued to live in the house until 1937. Heirs of the family retained the property for the next six decades, although they used the house only occasionally. HGI bought the property in 1998 and now rents it out as a residence.

The configuration of the house is little changed from the Kneisel period and is an excellent expression of the life of the family of a successful Georgetown merchant. HGI's original intent was to interpret the Kneisel House in the time frame of 1899-1907, the period when both the Kneisel and Anderson families lived there. However, restoration is still pending, and therefore it is not yet open to the public. Because of poor and limited access, please do not approach this house with a vehicle.

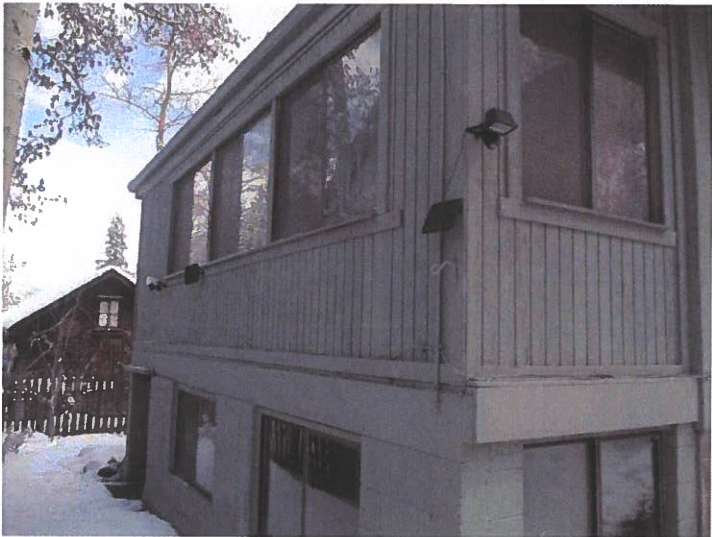
Subject Photo Page

Borrower	Michael N Stavv					
Property Address	907 Main St					
City	Georgetown	County	Clear Creek	State	CO	Zip Code 80444
Lender/Client	Guaranteed Rate					



Subject Front

907 Main St
Sales Price
Gross Living Area 856
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;Mtn;Res
Site 3750 sf
Quality Q4
Age 140



Subject Rear



Subject Road

Photograph Addendum

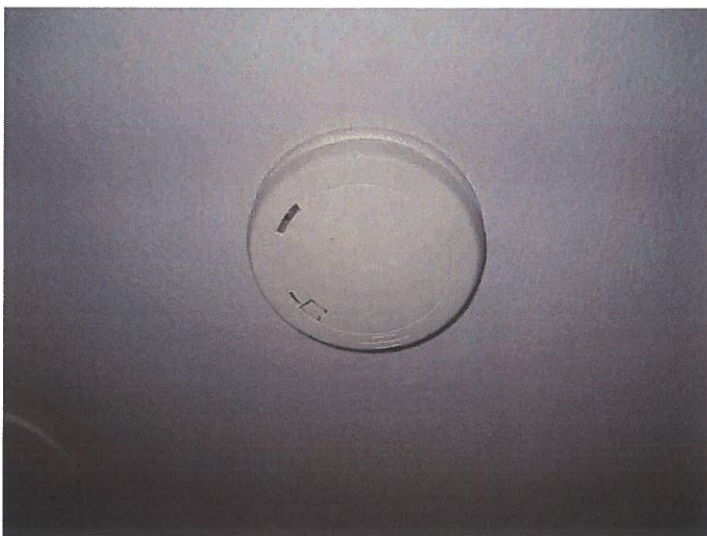
Borrower	Michael N Stavy					
Property Address	907 Main St					
City	Georgetown	County	Clear Creek	State	CO	Zip Code 80444
Lender/Client	Guaranteed Rate					



Left Side



Right Side



Smoke sensor/Basement

Photograph Addendum

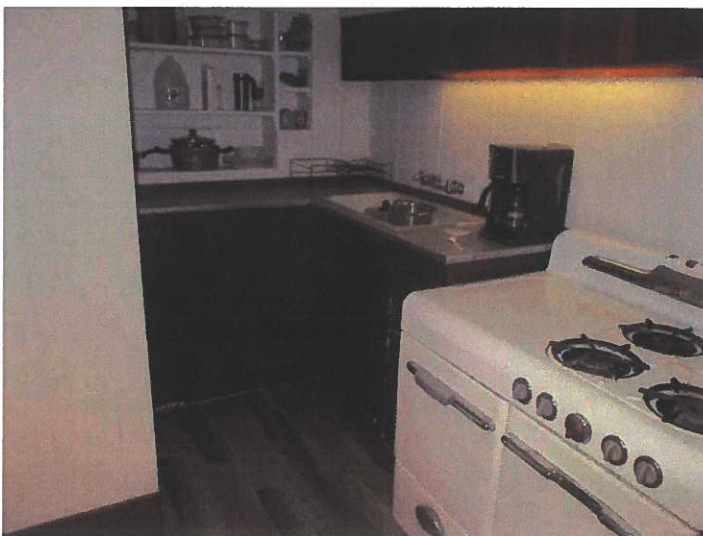
Borrower	Michael N Stavy				
Property Address	907 Main St				
City	Georgetown	County	Clear Creek	State	CO Zip Code 80444
Lender/Client	Guaranteed Rate				



Subject Smoke Sensor



Basement Den



Basement Kitchen

Subject Photograph Addendum

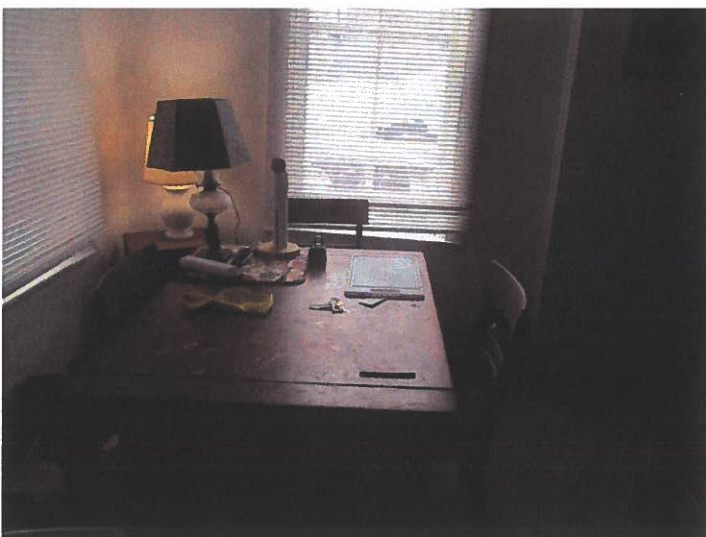
Borrower	Michael N Stavy					
Property Address	907 Main St					
City	Georgetown	County	Clear Creek	State	CO	Zip Code 80444
Lender/Client	Guaranteed Rate					



Bedroom #1



Bedroom #2



Subject Dining

Photograph Addendum

Borrower	Michael N Stavv				
Property Address	907 Main St				
City	Georgetown	County	Clear Creek	State	CO Zip Code 80444
Lender/Client	Guaranteed Rate				



Bath/Basement



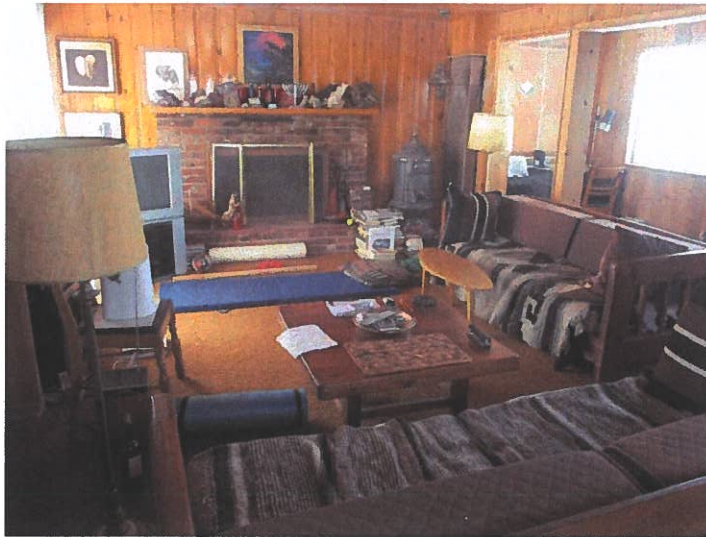
Bath/Shower Basement



Utility Basement

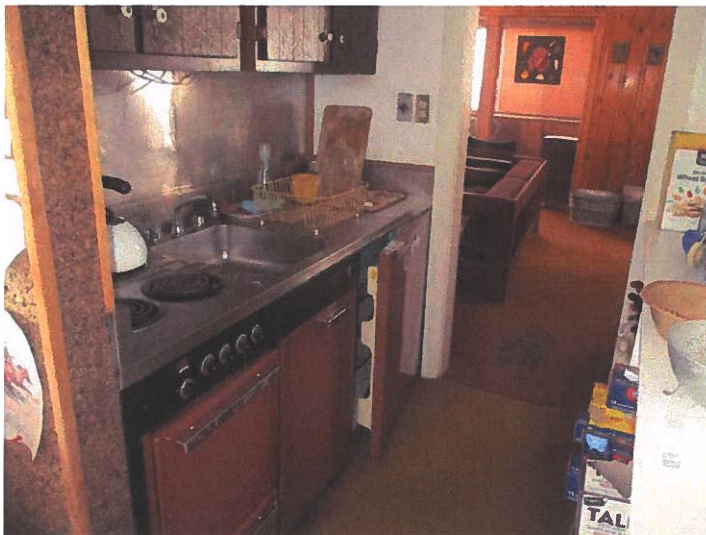
Subject Interior Photo Page

Borrower	Michael N Stavv				
Property Address	907 Main St				
City	Georgetown	County	Clear Creek	State	CO Zip Code 80444
Lender/Client	Guaranteed Rate				



Subject Living

907 Main St
Sales Price
Gross Living Area 856
Total Rooms 4
Total Bedrooms 2
Total Bathrooms 1.0
Location N;Res;
View N;Mtn;Res
Site 3750 sf
Quality Q4
Age 140



Subject Kitchen

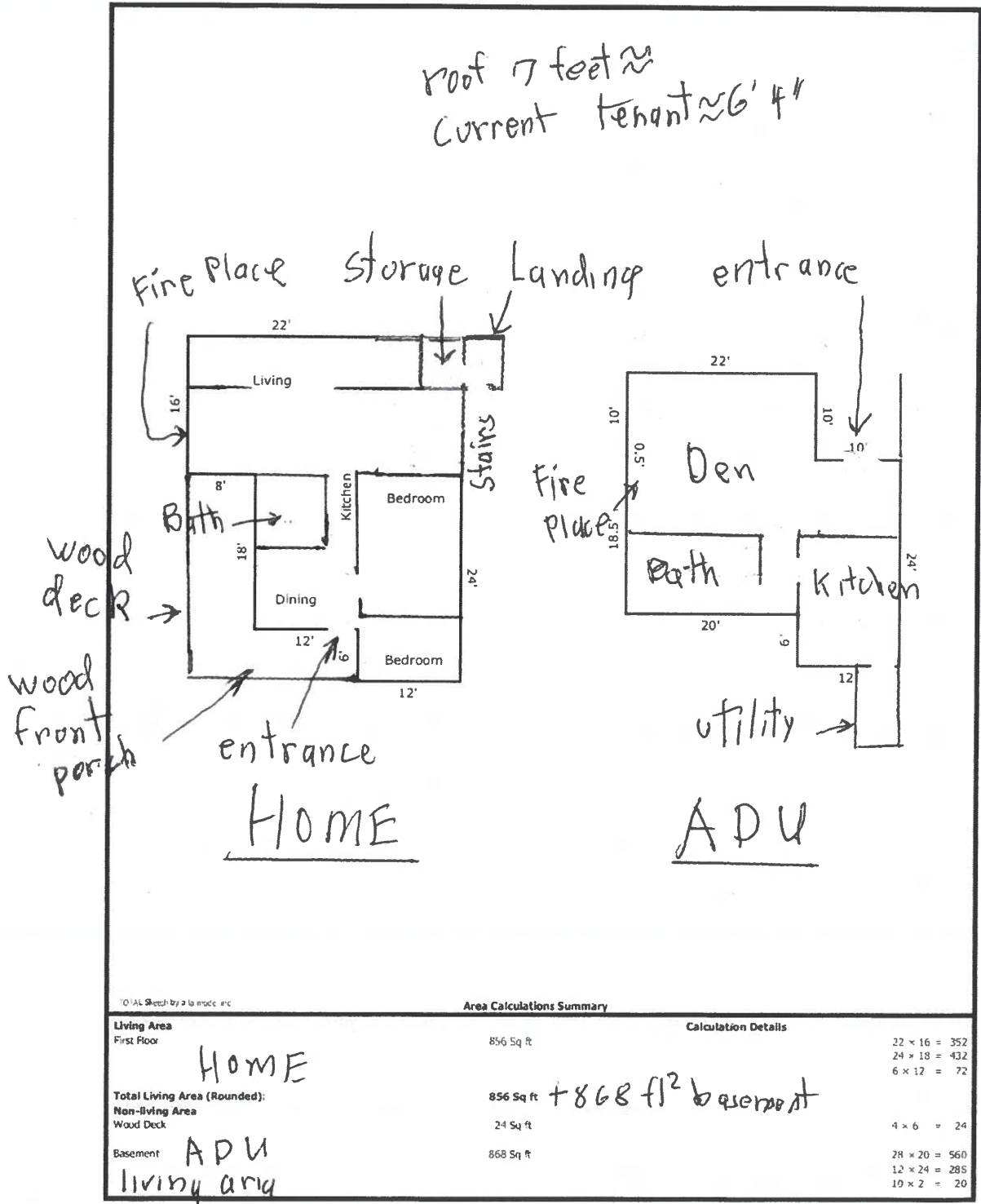


Subject Bath

Main Bath #1

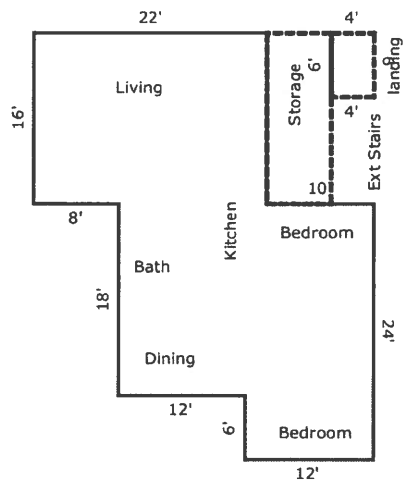
Building Sketch

Borrower	Michael N Stavy					
Property Address	907 Main St					
City	Georgetown	County	Clear Creek	State	CO	Zip Code 80444
Lender/Client	Guaranteed Rate					

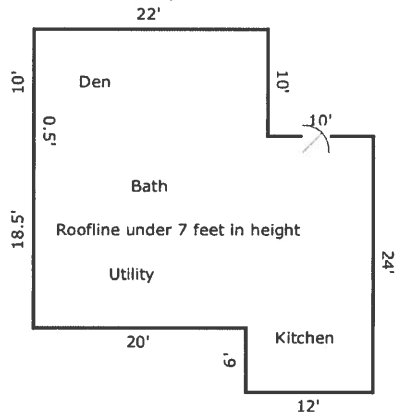


Building Sketch

Borrower	Michael N Stavv				
Property Address	907 Main St				
City	Georgetown	County	Clear Creek	State	CO Zip Code 80444
Lender/Client	Guaranteed Rate				



Exterior entrance only as a Basement



TOTAL Sketch by a la mode, inc

Area Calculations Summary

Living Area		Calculation Details
First Floor	856 Sq ft	$22 \times 16 = 352$ $24 \times 18 = 432$ $6 \times 12 = 72$
Total Living Area (Rounded):	856 Sq ft	
Non-living Area		
Wood Deck	24 Sq ft	$4 \times 6 = 24$
Basement	868 Sq ft	$28 \times 20 = 560$ $12 \times 24 = 288$ $10 \times 2 = 20$

For Michael Stavy SUR 907 Main St

TOWN OF GEORGETOWN SPECIAL USE PERMIT PROCESS GUIDE

Purpose

The intent of this process guide is to provide basic information for the applicant to review and consider, prior to the submittal of an application for a Special Use Permit. This process guide is not, in any way, intended to replace the use, guidance, and regulatory control of Title 17 of the Georgetown Municipal Code.

General Application Process

- Submit a complete application to the Town Clerk.
- Town Clerk forwards the application to the Design Review Commission (DRC), sends out mailed notice, and arranges for posted notices.
- The DRC shall review all applications for a special use permit at a noticed public meeting not less than seven (7) days prior to the public hearing on the application before the Planning Commission. This review is for a recommendation to the Planning Commission. If the project involves application to the DRC for a Certificate of Appropriateness, which is a separate process, both applications could be considered at the same meeting. Upon reviewing an application for conformity and compatibility with the applicable design review guidelines set out in Section 17.08.130(b) of Title 17, the DRC shall promptly, and in no event later than five (5) days prior to the hearing on the application before the Planning Commission, report its findings and recommendations in writing to the Planning Commission, and mail by regular mail, or hand-deliver, a copy thereof to the applicant.
- The Planning Commission shall consider an application for a special use permit at a noticed public hearing not later than sixty (60) days after the filing of a complete application with the Town, inclusive of the payment of all required fees, unless the applicant or a referral agency makes a written request to extend the time and the applicant and the Planning Commission agrees to the extension; or unless the applicant fails to appear before the DRC.
- At the conclusion of the public hearing, or any continuance thereof, the Planning Commission shall approve, disapprove, or conditionally approve the application. Additionally, the Planning Commission shall consider whether or not the Special Use Permit is transferable. If the application is disapproved or conditionally approved, the applicant may revise his or her application, or any portions thereof, and resubmit it to the Planning Commission to be heard at a subsequently called and noticed public hearing. If the applicant submits a revised application, the Planning Commission's decision is not final, and therefore not eligible to be appealed, until the Planning Commission reviews the amended application.
- The decision of the Planning Commission shall be reduced to writing and shall set forth in plain language the Commission's findings and reasons with respect thereto. Copies of the decision shall be hand-delivered or sent by regular mail to the applicant and the Building Official not later than thirty (30) days after the public hearing on the application.

A.

For Michael Stavy SUR 907 Main St

214

Criteria for Approval of a Special Use Permit

The Planning Commission highly recommends that the applicant review the following criteria for the approval of a special use permit. Additionally, it is recommended that the applicant submit, with his or her application, a narrative addressing how their request complies with each of the following criteria points:

As per Chapter 17.12.070(b)(5) of Title 17 of the Georgetown Municipal Code:

The Planning Commission shall not approve an application for a Special Use Permit unless the application and proposed special use:

- A) Conforms with the application criteria set forth in Chapter 17.24 of the Title, as follows:

17.24.050(a)

No special use review permit shall be approved unless the Planning Commission finds that the application:

- (1) Complies with all requirements imposed by Chapter 17.24
(2) Is consistent with the intent and purpose of this Title as declared in Chapter 17.04: (17.04.020-Purpose and Intent)

(a) The land use and development regulations established herein have been made in accordance with a comprehensive study of the existing and future needs of the Town, with reasonable consideration given to the character of the community, the character of each district and the suitability of the Town and the districts for particular uses, with a view to conserving the value of properties, encouraging the most appropriate use of the land, preserving the unique historical character of the Town, and enhancing the economy of the Town.

(b) This Title is designed to lessen congestion in the streets; to secure safety from fire, panic, and other dangers; to promote health and the general welfare; to provide adequate light and air; to prevent the overcrowding of land; to avoid undue concentration or significant changes in density of population; to facilitate the adequate provision of transportation, water, sewerage, schools, parks, and other public requirements; to promote the educational, cultural, economic and general welfare of the public through the protection, enhancement, and use of structures and areas of historical and architectural significance; to promote good civic design and arrangement of buildings and land uses in order to preserve the amenities of life peculiar to the Town; and to aid in realizing the goals and policies of the Town's comprehensive plan.

(c) The Board of Selectmen finds that the Town has a unique geographical setting and place in the history of the State and the nation, and that growth and development demand sensitive control and guidance in order to preserve and enhance this unique character, and to protect the natural environment and the heritage of the community. Therefore, the Board of Selectmen declares that this Title is adopted for the following additional specific purposes:

1. To promote coordinated, sound development, taking into consideration the Town's unique history, geographical setting and amenities of view.

B.

for Michael Stapp SUR

3/4

2. To prevent the overcrowding of land, poor quality in development, waste and inefficiency in land use, danger and congestion in travel and transportation, and other use or development which might be detrimental to the stability and livability of the Town.
3. To regulate the development of land in flood hazard areas and on hillsides in order to protect the health and safety of the public.
4. To provide a unified regulatory system for development, land use, and preservation, protection and enhancement of historical resources in the Town.

(3) Is designed to be compatible with surrounding land uses and the area of its location.

17.24.050(b)

In considering an application for a special use permit, the Planning Commission shall consider and may impose modifications or conditions concerning, but not limited to, the following development features, to the extent such modifications or conditions are necessary to insure compliance with the criteria of 17.24.050(a)

- (1) Size and location of site
- (2) Street and road capacities in the area
- (3) Ingress and egress to adjoining public streets
- (4) Location and amount of off-street parking
- (5) Internal traffic circulation system
- (6) Fencing, screening and landscaped separations
- (7) Building bulk and location
- (8) Usable open space
- (9) Signs and lighting
- (10) Noise, vibration, air pollution and other environmental influences
- (11) Hours of Operations

17.24.050(c)

Any such conditions imposed by the Planning Commission may include requirements that are more restrictive than those otherwise required by the district regulations or by Chapter 17.24, where such requirements serve to further the purpose of Chapter 17.24 and Title 17, and to provide necessary protection of the public health and safety.

B) Substantially conforms to the purposes, intent and guidelines of the zone district in which it is proposed.

C) Consistent with the Town's Comprehensive Plan

D) Shall comply with all other applicable regulations in the Georgetown Municipal Code.

Appeals

An applicant or person aggrieved of a decision of the Planning Commission may appeal the same to the Board of Selectmen by filing a written notice of appeal with the Town Clerk no more than fifteen (15) days from the date of the Planning



SPECIAL USE PERMIT APPLICATION CHECKLIST

for Michael Stavy 907 Main St.

Twenty hard copies and one electronic version of all of the following information shall be submitted with an application for approval of a Special Use Permit, unless one or more items are specifically waived in writing by the Town Administrator:

1. ☐ The Land Use Application form provided by the Town Administrator.
 2. ☐ A cover letter including a statement of the purpose of the application, a brief description of the proposal, and how the proposal meets any applicable criteria of Section 17.24.060 of the Georgetown Municipal Code.
 3. ☐ A letter of representation, signed and notarized by the property owner(s), for any applicant that is not a property owner.
 4. ☐ The names and addresses of any property owners within three hundred feet (300') of any portion of the property.
 5. ☐ Stamped envelopes with the names of property owners within three hundred feet (300) feet.
 6. ☐ A drawing showing the location of the following:
 - A vicinity map indicating the location and street address (if applicable) of the property.
 - A legal description of the property.
 7. ☐ All existing and proposed buildings, utilities and other improvements on the property. A building envelope (a portion of the property within which a building may be located) may be shown for proposed buildings to allow minor adjustments. Note: Any new construction or alterations to existing structures will require a separate application for a Certificate of Appropriateness.
 - The direction of traffic flows and locations of entries and exits of parking lots and the relationships of parking lots to entrances and exits of any buildings.
 - The location and number of parking spaces for off-street parking and loading areas.
 - The location of pedestrian walkways.
 - The location of service and refuse collection areas.
 - The area and location of open space and recreation areas.
 - The location and type of exterior outdoor lighting.
 - The location of existing and proposed fences.
 - The location of proposed landscaping improvements and other methods of visual screening. Indicate the method of landscape maintenance, and include a list of the type, size, and quantity of landscape plant materials.
 - Specifications and scale drawings showing the type, materials, design (including by illustration the color and materials), dimensions, structural supports, landscaping, lighting and electrical components of all proposed signs.
- In addition to the information listed above, the Town Administrator may also require the following:
- A Final Drainage Study
 - A Final Utility Study
 - A Final Traffic Study
 - Such additional information as reasonably required by the Town Administrator.
8. ☐ An application fee per the Fee Schedule.
 9. ☐ A deposit to cover the reasonable anticipated costs for outside professional services.



Clear Creek Treasurer Receipt of Tax Payment

Account	Parcel Number	Receipt Date	Receipt Number
R010043	195917107010	May 24, 2021	2021-05-24-1-6758

STAVY MICHAEL N
PO BOX 1046
GEORGETOWN, CO 80444

Situs Address
907 MAIN ST

Payor
RAVENSWOOD TITLE CO LLC
320 W OHIO STREET STE 3E
CHICAGO IL 60654

Legal Description

Subdivision: GEORGETOWN Block: 42 Lot: 10 LETS 473/614 DC 483/282
478/936 STMT OF AUTHOR 717/639

Property Code	Actual	Assessed	Year	Area	Mill Levy
RESIDENTIAL LAND - 1112	29,330	2,100	2020	020	72.077
SINGLE FAM.RES-IMPROVEMTS - 1212	223,630	15,990	2020	020	72.077

Payments Received

Check \$651.94
Check # 719696 - 312.509-4200

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2020	Tax	\$1,303.88	\$651.94	\$651.94	\$0.00
				\$651.94	\$0.00
			Balance Due as of May 24, 2021		\$0.00

MICHAEL STAVY

82-386/1070

1183

DATE 01/06/23

SECURE de novo construction
SPECIALTY PRINT HIGH SECURITY



PAY TO
THE ORDER OF

Town of Georgetown Colorado \$250.00
two hundred and fifty

DOLLARS

Heat
Reactive
Ink



Evergreen National Bank

Evergreen, Colorado 80437

Main Bank (303) 674-2700

24 Hour Customer Service (866) ENB-COLO

MEMO

LU A for SUP for ADV Michael Stavy

MP

1070038611

32258711

01183

LOOK FOR FRAUD-DETERRING FEATURES INCLUDING THE SECURITY SQUARE AND HEAT-REACTIVE INK. DETAILS ON BACK.