

4-30-03

To Whom it may concern,

Thomasville Builders, the general contractor for the new construction at 727 CERTAURI CT. also known as LOT 8 BIK 2 filing one of Windemore Heights Subdivision, is requesting a minor deviation of the setbacks on the east side of the property. The standard setback is 20' a construction error has occurred and the home was placed 17' 11" from property line.

The building was already framed when the error was discovered. We meet all of the criteria for minor deviations. The error was not intentional. We have never had an approval or a violation of setbacks or deviation

since our inception.

Thank you for your cooperation and
understanding on this issue.

Sincerely

Rob Loewen
Partner Thomasville Builders



970-986-0737



Tierra
Ventures, LLC

P O Box 3347
244 N 7th Street, Suite 203
Grand Junction, CO 81501
(970) 256-0388 • Fax (970) 245-3076

January 15, 2003

Thomasville Builders
P.O. Box 60175
Grand Junction, CO 81502

Re: Planning Clearance – 727 Centauri Ct

Dear Rob,

This letter confirms our approval of the planning clearance for the set back adjustment on the house at 727 Centauri Court as shown on the enclosed documents if such a adjustment is approved by the City of Grand Junction.

Sincerely,

Philip M. Hart, PE
President

City of Grand Junction
Department of Community Development



18820

Date 11/2/93

Payee Name City of Grand Junction

Address, City, State, Zip 1000 1/2 100th St Grand Junction CO 81502

Telephone 730 0117

Project Address/File/Name 1000 1/2 100th St

Your Bridge to a Better Community

*** PLEASE CIRCLE ALL THAT APPLY**

| DESCRIPTION * | AMT | DESCRIPTION * | AMT |
|--------------------------------|-----|-------------------------------------|-----|
| DEVELOPMENT PROJECTS | | PERMITS | |
| 100-321-43195-13-109465 (DEV) | | 100-321-43195-13-124415 (PERMIT) | |
| Rezone | | Temporary Use Permit | |
| Conditional Use | | Floodplain Permit | |
| Special Use | | Sign Permit (#) | |
| Major Sub-ODP, Prelim, Final | | Special Events Permit (#) | |
| Simple Subdivision | | Fence Permit (#) | |
| PDR - ODP, Prelim, Final | | Home Occupation Permit | |
| ROW / Easement Vacation | | | |
| Replat / Property Line Adj | | OTHER | |
| Variance | | School Impact 701-905-43994 (SLD) | |
| Site Plan Review | | Drainage 202-61314-43995-30 (DRAIN) | |
| Minor Change | | TCP 2071-61314-43993-30 (TCP) | |
| Change of Use | | Sign Dep 100-21090-131840 (SIGN) | |
| PLANNING CLEARANCE (#) | | Manuals, Copies, etc. | |
| 100-321-43195-13-124450 (PLAN) | | 100-321-43195-13-120515 (MANUAL) | |

Treasurer Receipt No. _____ TOTAL \$ 50.00

(White: Customer) (Canary: Finance) (Pink: Planning) (Goldenrod: File)

OK
LL
9/4/02

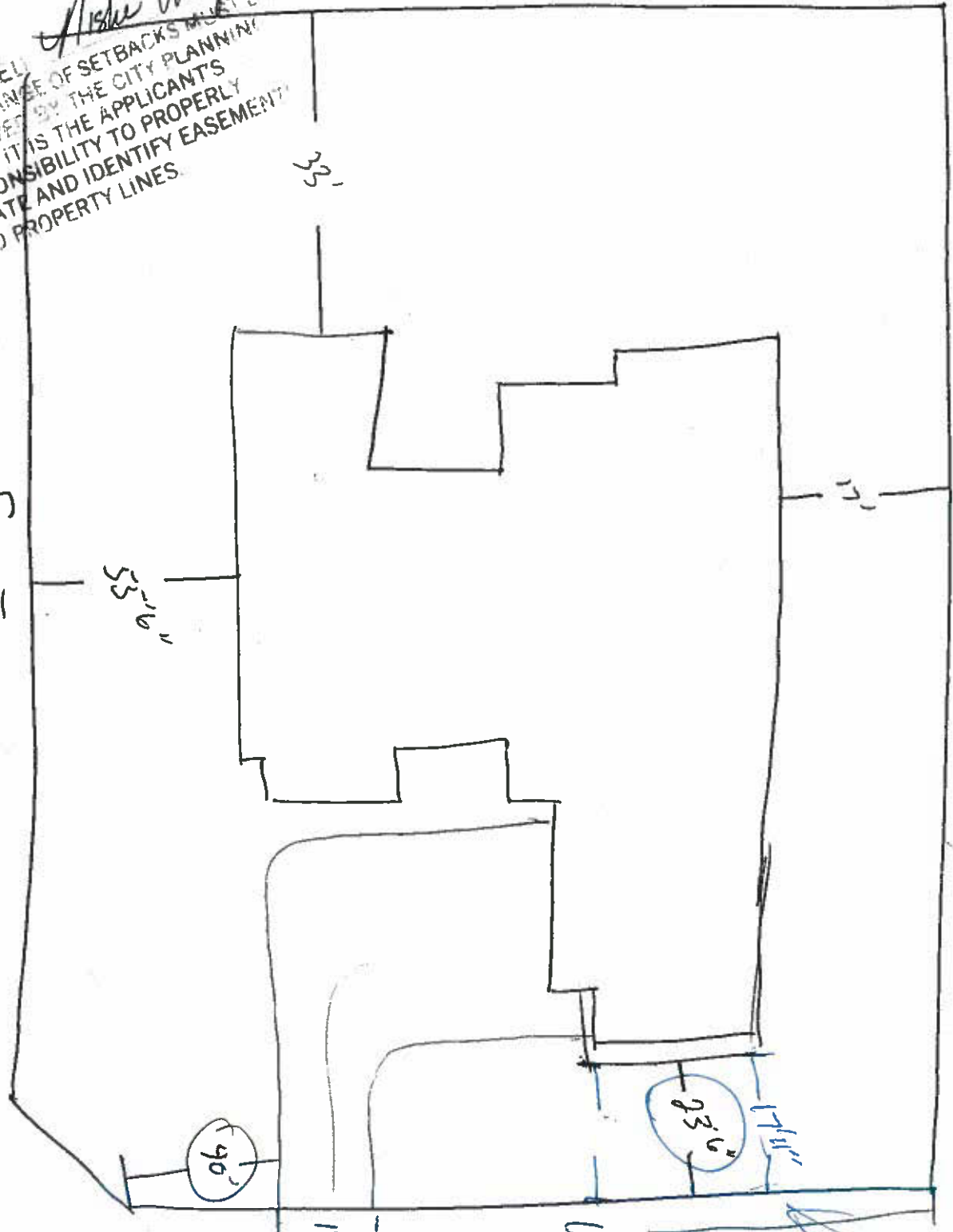
Alisa Cragan 10/21/02

ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENT
AND PROPERTY LINES

727 Centauri Ct.

Front

Beta Place



Street side
Centauri Ct

Change in
Setback

City of Grand Junction

Community Development Department
Planning • Zoning • Code Enforcement
250 North 5th Street
Grand Junction, CO 81501-2668

Phone: (970) 244-1430
FAX: (970) 256-4031



**CITY OF GRAND JUNCTION
GRAND JUNCTION, COLORADO**

| | | |
|---------------------------------|---|---------------------|
| FOR |) | FINAL |
| |) | DECISION |
| Thomasville Builders |) | |
| PO Box 60175 |) | VAR-2003-082 |
| Grand Junction, CO 81502 |) | |
| |) | |

The builder of the house located at 727 Centauri Ct., Grand Junction, Colorado (Lot 8, Block 2, Windemere Heights Subdivision) has requested approval of a minor deviation for the front yard setback along Centauri Ct. A Planning Clearance with an attached plot plan was approved on October 21, 2002 showing a 23'6" setback on the east property line. The required setback was 20'. After Thomasville Builders had framed the home it was discovered that the home was actually only 17'11" from the east property line.

Section 2.16.C.1 of the Zoning and Development Code allows the Director to approve a minor deviation from any setback for construction errors. Therefore, I hereby approve the request for a minor deviation to allow a front yard setback of 17'11" along the east property line with the following findings:

1. Thomasville Builders has not received approval of a minor deviation in the past three years.
2. The encroachment will not negatively impact adjacent properties.
3. The addition must meet all other codes and policies, including building and fire.
4. The request is to deviate 2'1" from the required 20' front yard setback.
5. The deviation does not result in the physical encroachment into an easement, right-of-way or neighboring property.
6. The error was inadvertent.

If you have any questions please call me at 244-1448.

Robert E. Blanchard, AICP
Community Development Director

5/6/03
Date



| | |
|--------|------|
| FEE \$ | 10- |
| TCP \$ | 500- |
| SIF \$ | 292- |

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 810565



2701-354-66-000

(Handwritten initials)

BLDG ADDRESS 727 Centauri CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 3456

*TAX SCHEDULE NO. 270135400058 SQ. FT. OF EXISTING BLDGS N/A

SUBDIVISION Windemere Heights TOTAL SQ. FT. OF EXISTING & PROPOSED 3456

FILING 1 BLK 2 LOT 8 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction House 2727
Garage 729

(1) OWNER STEVEN R. KISSNER JR NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 407 Wood Duck Drive 81504 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 970-523-4478-434-2400 DESCRIPTION OF WORK & INTENDED USE NEW CONST

(2) APPLICANT Thomasville Builders TYPE OF HOME PROPOSED:
P.O. Box 60175
 Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS ~~3038 Wood Duck Drive~~ _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-986-0737 _____ Other (please specify) _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 30' from PL Parking Req't 2

Maximum Height 35' Special Conditions _____

CENSUS 10 TRAFFIC 17 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature _____ Date 9-4-02

Department Approval DB Gayle Henderson Date 9-5-02

| | | | |
|--|---|----|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO | W/O No. <u>15408</u> |
| Utility Accounting | _____ <i>(Handwritten signature)</i> | | Date <u>10/21/02</u> |

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)