

FEE \$	<u>N/C</u>
TCP \$	<u>—</u>
SIF \$	<u>—</u>

revised from P.C. dated 7/2/98



BLDG PERMIT NO. 65964

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

10-011

BLDG ADDRESS 1326 Ouray TAX SCHEDULE NO. 2945-132-~~1012~~
 SUBDIVISION Dudee SQ. FT. OF PROPOSED BLDG(S)/ADDITION 484
 FILING _____ BLK _____ LOT 23+24 SQ. FT. OF EXISTING BLDG(S) 1000+
 (1) OWNER HARRY TIEMANN NO. OF DWELLING UNITS
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) ADDRESS 1326 Ouray
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 242-7061 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT 3131 DR. Chuck Eddy USE OF EXISTING BLDGS Storage & Home
 (2) ADDRESS 3131 DR. DESCRIPTION OF WORK AND INTENDED USE: det.
 (2) TELEPHONE 434-9322 New 22x22 Garage

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-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater
 Side 3' from PL Rear 6' from PL Special Conditions _____
 Maximum Height 32' per UAR-1998-135
 CENSUS 6 TRAFFIC 27 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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).

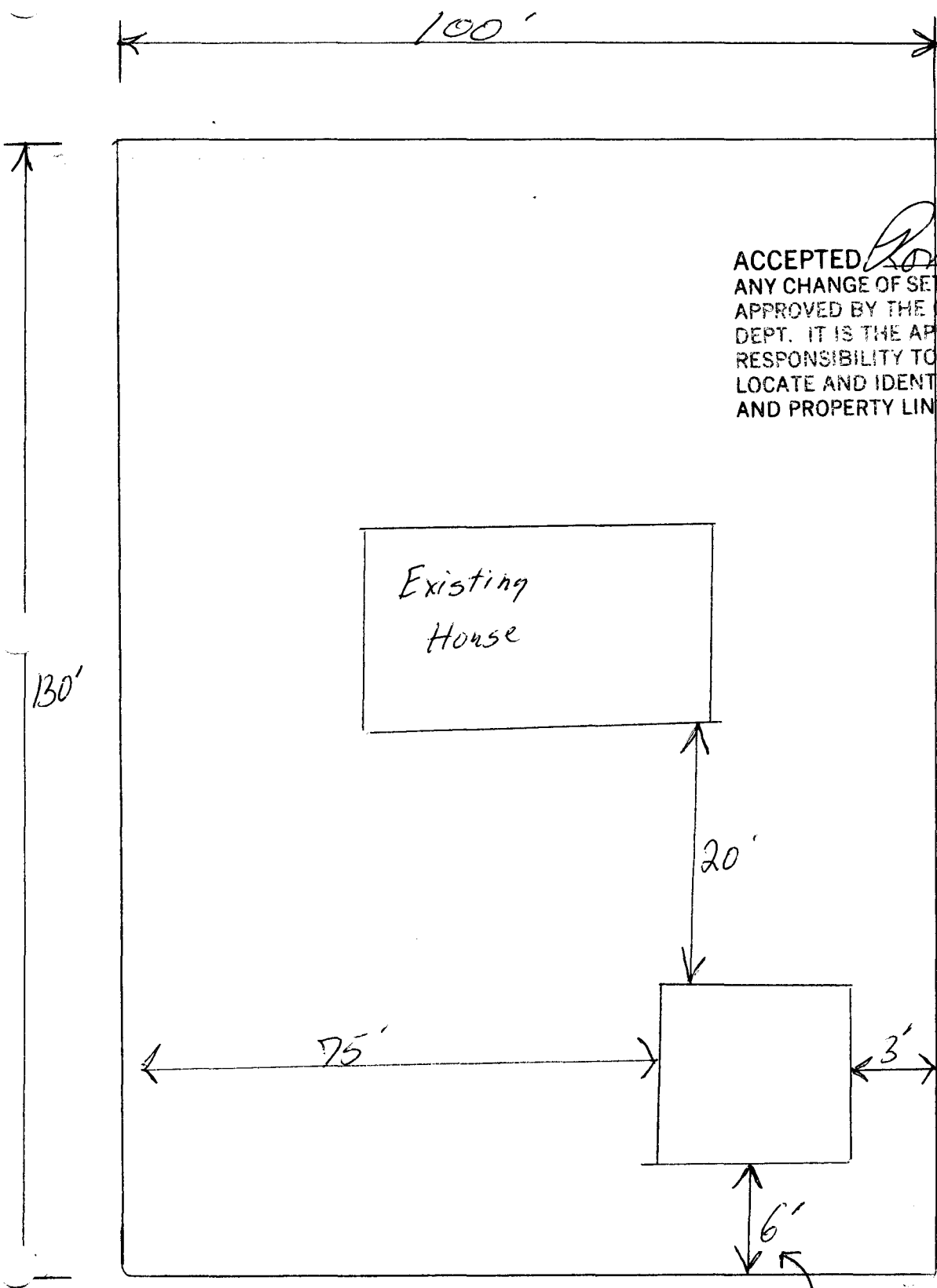
Applicant Signature Charles Eddy Date 8-25-98
 Department Approval Ponnie Edwards Date 8-25-98

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 3731-2331

Utility Accounting Richardson Date 8-25-98

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *Ronnie* 8/25/98
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Alley

per
Variance # VAR-1998-135



FEE \$	10.00
TCP \$	
SIF \$	

voided - see new P.C. 8/25/98



BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1326 OARAY TAX SCHEDULE NO. 2945-132-~~A-2~~¹⁰⁻⁶¹²

SUBDIVISION Dudee SQ. FT. OF PROPOSED BLDG(S)/ADDITION 484

FILING _____ BLK _____ LOT 23, 24 SQ. FT. OF EXISTING BLDG(S) 1000~~0~~

(1) OWNER HARRY TIEMANN NO. OF DWELLING UNITS BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) ADDRESS 1326 OARAY NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 242-7061 USE OF EXISTING BLDGS Storage + Home

(2) APPLICANT Chuck Felly DESCRIPTION OF WORK AND INTENDED USE: det

(2) ADDRESS 3131 D.R.S. new 22x22 Garage

(2) TELEPHONE 434-9322

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THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt _____

Side 3' from PL Rear 10' from PL Special Conditions _____

Maximum Height 32' CENSUS 40 TRAFFIC 27 ANNEX# _____

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Applicant Signature Chuck Felly Date 7-2-98

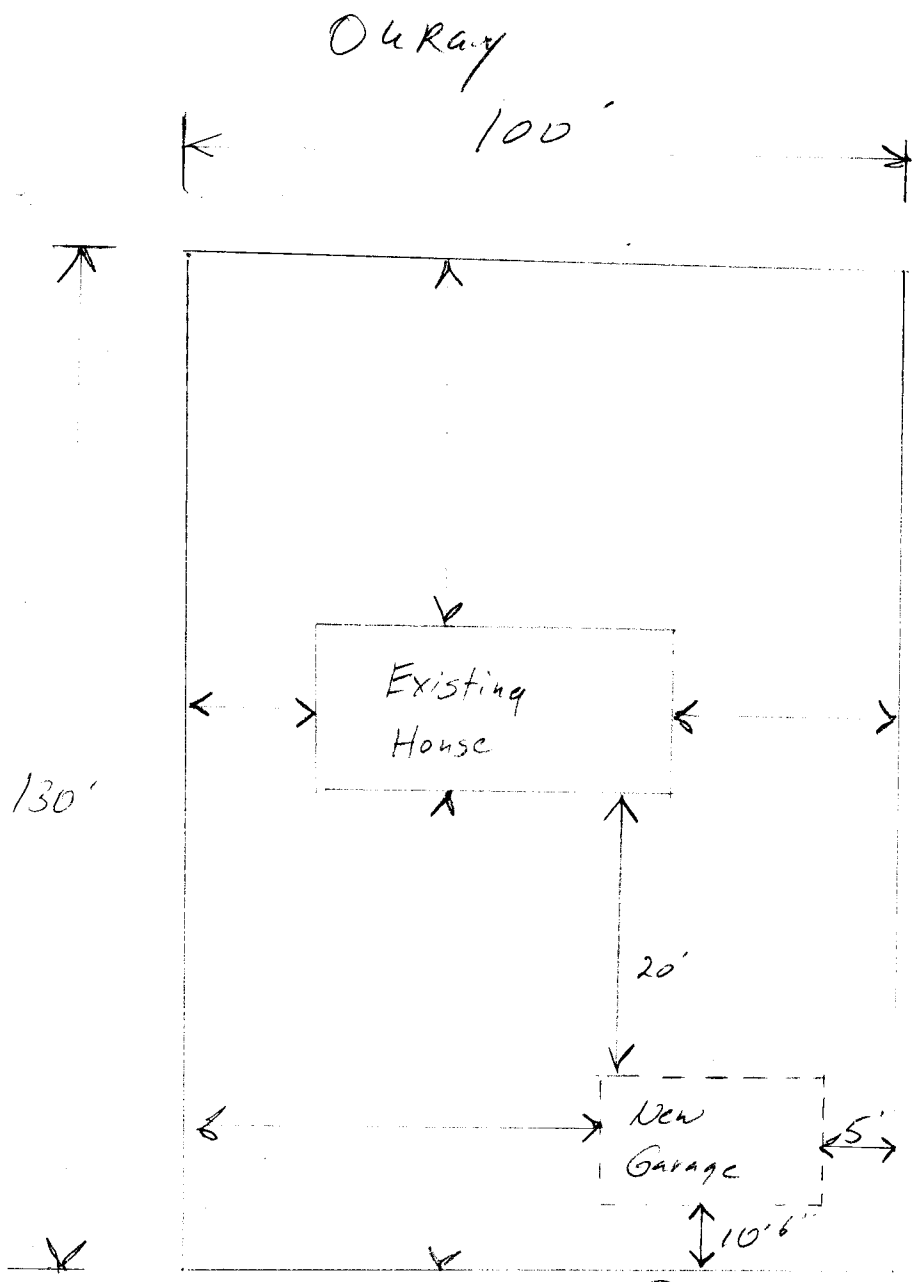
Department Approval [Signature] Date 7-2-98

Additional water and/or sewer tap fee(s) are required. YES _____ NO W/O No. _____

Utility Accounting R. Raymond Date 7/2/98

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



alley

ACCEPTED *KV* 7.2.98
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

CITY OF GRAND JUNCTION PETITION FOR VARIANCE

DATE RECEIVED: _____

FILE NO. _____

RECEIVED BY: _____

RECEIPT NO. _____

• PROPERTY OWNER: Harry A. Tiemann Jr

• MAILING ADDRESS: 395 Chipata

• PHONE: (HOME) 2766 (WORK) 940-754

I (We), the undersigned, hereby petition for a variance on the property located at:

• ADDRESS: 1026 Oway

TAX SCHEDULE #: 2945-132-10-06 ZONE CLASSIFICATION: RSF-2

1. Section(s) of the City of Grand Junction Zoning and Development Code which are requested to be varied:

Section 16-5C5
Necessary Structure

I (WE) HEREBY ACKNOWLEDGE THAT WE HAVE FAMILIARIZED OURSELVES WITH THE RULES AND REGULATIONS WITH RESPECT TO THE PREPARATION OF THIS SUBMITTAL, THAT THE FOREGOING INFORMATION IS TRUE AND COMPLETE TO THE BEST OF OUR KNOWLEDGE, AND THAT WE ASSUME RESPONSIBILITY TO MONITOR THE STATUS OF THE APPLICATION. WE RECOGNIZE THAT WE, OURSELVES, OR OUR REPRESENTATIVE MUST BE PRESENT AT ALL HEARINGS. IN THE EVENT THAT THE PETITIONER IS NOT REPRESENTED, THE ITEM WILL BE DROPPED FROM THE AGENDA, AND AN ADDITIONAL FEE CHARGED TO COVER RESCHEDULING EXPENSES BEFORE IT CAN AGAIN BE PLACED ON THE AGENDA.

Harry A. Tiemann Jr
Signature of Property Owner

Signature of Joint Property Owner (if applicable)

7/13/98
Date

Date

2. The roof pitch should match that of the house. Either hipped or gable roof is acceptable--this varies along the alley and throughout the Lincoln Park Residential Historic District.
3. Overall height (peak of roof) should not exceed height of surrounding accessory structures (1 story). This will be a big garage compared to others on the alley and would be very imposing/intrusive if it is taller than surrounding structures.
4. Most doors of adjacent detached garages face end into yard rather than to alley. Proposal is consistent with this.
5. Proposed setback is consistent with placement of accessory structures on this alley throughout the Lincoln Park Residential Historic District provided the mass of the structure (primarily the height) is kept comparable with other accessory structures as well.

RECOMMENDATION: Approval of the variance with the following conditions:

1. The garage shall be constructed no closer than 6 feet to the rear property line as illustrated on the "Site Plan" which is attached to this staff report.
2. The applicant shall consider the recommendations of the Historic Preservation Board in design and construction of the garage to maintain and enhance the character of the Historic District.

SUGGESTED BOARD OF APPEALS MOTION:

Mr. Chairman, on item VAR-1998-135, a request for variance from the minimum accessory structure setback in an RSF-5 zone at 1326 Ouray Avenue, I move that we approve the variance for the following reasons: (STAFF RECOMMENDS APPROVAL)