

FEE \$ 10.00
TCP \$ 425.00

BLDG PERMIT NO. 63596

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 899 YUCATAN Ct. TAX SCHEDULE NO. 2701-258-07-028
 SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1706
 FILING 7 BLK 2 LOT 43 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER 7 JOINT VENTURE NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3076 Fr 95 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 260-3545 USE OF EXISTING BLDGS Residential
 (2) APPLICANT same DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) ADDRESS Home
 (2) TELEPHONE

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

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE R5F-5 Maximum coverage of lot by structures 35%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater
 Side 5' from PL Rear 18' from PL Special Conditions VAR-1996-204
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

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).

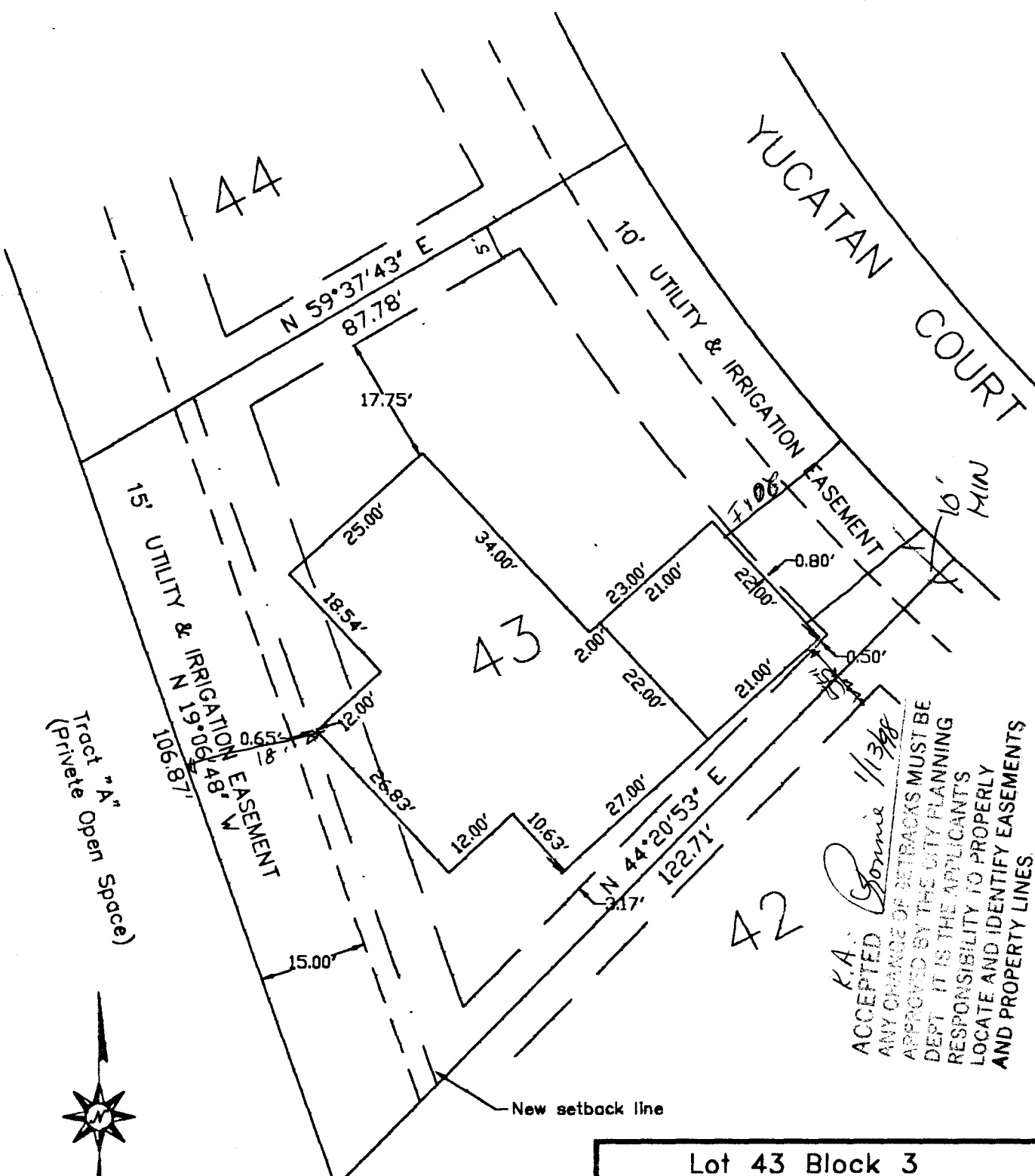
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 1-12-98
 Department Approval Ronnie Edwards for K.A. Date 1-13-98

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10851
 Utility Accounting [Signature] Date 1-13-98

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)

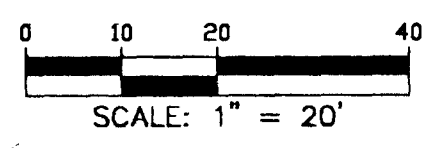


Tract "A"
(Private Open Space)

K.A. Ronnie 11/3/98
ACCEPTED
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



New setback line



DRIVEWAY
LOCATION O.K.
de Ashbed
1/12/98

Lot 43 Block 3					
Paradise Hills					
Subd. Filing No. 7					
LANDesign					
ENGINEERS • SURVEYORS • PLANNERS					
258 GRAND AVENUE GRAND JUNCTION, COLORADO 81501 (970) 245-4088					
PROJECT NO. 96007	DESIGNED	DRAWN	CHECKED	SHEET	OF
DATE: 1/6/98		RM		1	1

Ms. Ashbeck pointed out that the setbacks did change when Filing 7 was annexed into the City. The rear yard setback was 20 feet in the County and was changed to 25 feet in the City. In addition, the County required a 10-foot side yard setback whereas the City is only 5 feet.

PUBLIC COMMENT

BOOK 2326 PAGE 451

There was no public comment.

DISCUSSION

Duane Butcher stated that he felt the petitioner could custom design homes for both 839 and 844 East Yucatan Court rather than using existing blueprints and still maintain the square footage needed to be compatible with the surrounding homes in the neighborhood.

John Shaver suggested to staff and the Board that the lot numbers and their corresponding street addresses be clarified since the petitioner made reference to lot numbers and the applications and staff have referred to the street addresses. Mr. Shaver mentioned that the Code allows consideration of variance requests if the variance would harm no one and would be a general benefit to the neighborhood or community; Chapter 10 of the Zoning and Development Code contains the following paragraph *"In considering variance requests to the bulk requirements of the zone districts, if all of the criteria listed in this subsection are not met, yet the Board finds that the variance request would harm no one and would be a general benefit to the neighborhood or community, a variance may be permitted."*

MOTION: (William Putnam) "Mr. Chairman, in regards to item VAR-96-204 also identified as Lot 43 the request for a rear yard variance of 7 feet to allow a setback of 18 feet for the residence 839 East Yucatan Court, I move to approve the request because there would be no harm to anyone and it would be a general benefit to the neighborhood."

The motion was seconded by Lewis Hoffman. Mr. Elmer asked Mr. Putnam if he wanted to add a stipulation that the plan follow the footprint as presented with a maximum of 69 square feet of encroachment into the required setback. Mr. Putnam agreed. A vote was called, and the amended motion passed by a vote of 3-1 with Duane Butcher opposing.

MOTION: (William Putnam) "Mr. Chairman, in regards to item VAR-96-205 request for a rear yard variance to allow a setback of 15 feet for 841 East Yucatan Court also known as lot 44, I move that we approve the request for the reason that there would be no harm to anyone and it would be a general benefit to the subdivision."

The motion was seconded by Lewis Hoffman. A vote was called, and the motion passed by a vote of 4-0.

MOTION: (William Putnam) "Mr. Chairman, on item VAR-96-206 a request for a rear yard variance of 10 feet to allow a setback of 15 feet for a new residence at 844 East Yucatan Court otherwise known as Lot 13, I move that we approve the request for the reason that it will harm no one and it will be a general benefit to the neighborhood and furthermore that we have been provided evidence that the neighbor most affected has agreed to the request and allow a maximum encroachment of 110 square feet from the building footprint into the required setback as submitted by the petitioner."

The motion was seconded by Lewis Hoffman. A vote was called, and the motion passed by a vote of 3-1 with Duane Butcher opposing.

The meeting was adjourned at 8:47 a.m.