FEES 10.00 PLANNING CL	EARANCE BLDG PERMIT NO. 85722	
TCP \$ O (Single Family Residential and	Accessory Structures)	
STF \$ O Community Developm	nent Department	
	Your Bridge to a Better Community	
BLDG ADDRESS 463 Gunnigen Ave	SQ. FT. OF PROPOSED BLDGS/ADDITION 504+196= 700	
TAX SCHEDULE NO. 2945-142-28-010	SQ. FT. OF EXISTING BLDGS 1120+410 = 1530	
SUBDIVISION	TOTAL SQ. FT. OF EXISTING & PROPOSED / 820	
FILING M. JL. BLK 52 LOTS 15+16	NO. OF DWELLING UNITS:	
"OWNER Timothy M FLYMM	Before: After: this Construction NO. OF BUILDINGS ON PARCEL	
(1) ADDRESS 463 /JULNIA Som MUR	Before: After: this Construction	
() TELEPHONE 245-934/	USE OF EXISTING BUILDINGS <u>Carport & House</u>	
⁽²⁾ APPLICANT $////O///Q/////////////////////////////$	DESCRIPTION OF WORK & INTENDED USE Shed & Green house	
⁽²⁾ ADDRESS <u>463</u> <u>Summison Ave</u> Site Built Manufactured Home (UBC)		
⁽²⁾ TELEPHONE 2450934	Manufactured Home (HUD) Other (please specify)	
REQUIRED: One plot plan, on 8 ½" 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.		
IN THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 191		
ZONE <u>RIME-8</u>	Maximum coverage of lot by structures 70%	
SETBACKS: Front <u>30/25</u> from property line (PL)	Permanent Foundation Required: YESNO	
or from center of ROW, whichever is greater	Parking Req'mt	
Side $5/\frac{3}{5}$ from PL, Rear $10/5$ from PL	Special Conditions	
Maximum Height $35'$	$\frac{4}{1000} = 1000000000000000000000000000000000000$	
	ed, 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).		

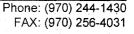
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature The Theman Department Approval Act Buchman	Date <u><u><u>Aug</u> 2002</u> Date <u>8-1-02</u></u>	
Additional water and/or sever tap fee(s) are required: YES	NO W/O No.	
Utility Accounting adams	Date S. (- 02	
VALUE FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-20 Grand Junction Zoning & Development Code)		

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

City of Grand Junction

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





August 19, 2002

Timothy M. Flynn 463 Gunnison Avenue Grand Junction, CO 81501

Dear Mr. Flynn:

On August 1, 2002 a Planning Clearance was issued for the placement of a shed and greenhouse on the property located at 463 Gunnison Avenue. The attached site plan shows the shed to be 5' from the rear property line and 3' from the property line along 5th Street. Section 3.2.E.1 of the Zoning and Development Code states, "structures shall meet the front yard setback from all abutting streets unless otherwise provided in this Code". The required front yard setback for accessory structures in the RMF-8 zone district is 25'. The Planning Clearance for the 14 x 14 shed to be placed 3' from the property line along 5th Street was issued in error and is hereby revoked.

Please contact the Community Development Department to discuss the options for the placement of the shed. I apologize for any inconvenience this may have caused you.

G

Printed on recycled paper

Sincerely,

Katherin M. Partin

Katherine M. Portner Planning Manager

xc: Ivy Williams, Code Enforcement Bob Lee, Building Department

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



September 6, 2002

Timothy M. Flynn 463 Gunnison Avenue Grand Junction, CO 81501

Dear Mr. Flynn:

We have reviewed the proposed location of the shed on your property, located at 463 Gunnison Avenue. Section 3.2.E.1 of the Zoning and Development Code states, "structures shall meet the front yard setback from all abutting streets unless otherwise provided in this Code". However, section 3.2.E.4 of the Zoning and Development Code allows the Director to vary the setback along the side street of a corner lot where an existing parkway strip exceeds ten feet in width between the sidewalk and the curb. The Director finds that this request meets the criteria of 3.2.E.4 to allow the required setback from the 5th Street property line to be varied, with the exception of 3.2.E.4.a.(1) which states: "No variance shall be approved to less than five (5) feet from property line".

Section 2.16.C.1 of the Zoning and Development Code allows the Director to permit up to a ten percent (10%) deviation from any bulk standard upon a finding of compliance with the criteria in the section. The director finds that the request to locate the shed 3' from the property line along 5th Street meets the criteria for a construction error minor deviation and will be allowed. You may proceed with the placement of the shed at the location shown on the Planning Clearance issued August 1, 2002. A part of this approval also includes the addition of a fence or cinder block wall as shown on the fence permit issued September 6, 2002.

Thank you for your cooperation through this review process.

Sincerely,

Katherin M. Portun

Katherine M. Portner Planning Manager

xc: Ivy Williams, Code Enforcement Bob Lee, Building Department

