

FEE \$	10.00
TCP \$	0
SIF \$	0

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 85722

ac



Your Bridge to a Better Community

BLDG ADDRESS 463 Gunnison Ave SQ. FT. OF PROPOSED BLDGS/ADDITION 504 + 196 = 700
 TAX SCHEDULE NO. 2945-142-28-D1D SQ. FT. OF EXISTING BLDGS 1120 + 410 = 1530
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 1820
 FILING H. J. BLK 52 LOTS 15+16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 3 this Construction
 (1) OWNER Timothy M Flynn
 (1) ADDRESS 463 Gunnison Ave USE OF EXISTING BUILDINGS Carport & House
 (1) TELEPHONE 245-9341 DESCRIPTION OF WORK & INTENDED USE Shed & Green house
 (2) APPLICANT Timothy M Flynn TYPE OF HOME PROPOSED:
 (2) ADDRESS 463 Gunnison Ave Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 245-9341 _____ 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 RMF-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 5/3 from PL, Rear 10/5 from PL Parking Req'mt _____
 Maximum Height 35' Special Conditions _____
 CENSUS 4 TRAFFIC 34 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 Timothy M Flynn Date 1 Aug 2002
 Department Approval Pat Buckman Date 8-1-02

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="radio"/> NO	W/O No.
Utility Accounting <u>J Adams</u>	Date <u>8-1-02</u>		

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)

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



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.

Sincerely,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Manager

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



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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,

A handwritten signature in cursive script that reads "Katherine M. Portner".

Katherine M. Portner
Planning Manager

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

