

FEE \$	10.00
TCP \$	/
SIF \$	/

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

BLDG PERMIT NO. 89909



Your Bridge to a Better Community

BLDG ADDRESS 445 N 17th St.
 TAX SCHEDULE NO 2945-132-18-006
 SUBDIVISION Locomb Add

1) $11.0 \times 9.0 = 99 \text{ SF}$
 2) $29.5 \times 10.0 = 295.0$
 SQ. FT. OF PROPOSED BLDGS/ADDITION 394
 SQ. FT. OF EXISTING BLDGS 246
 TOTAL SQ. FT. OF EXISTING & PROPOSED 640 garage

FILING BLK 2 LOT 27+28
 (1) OWNER RICHARD G. + LYNN M. PHEGLEY

NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) ADDRESS 445 N. 17TH ST. GR. JCT. CO. 81501

NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
1939 SINGLE CAR

(1) TELEPHONE (970) 245-7919

USE OF EXISTING BUILDINGS GARAGE

(2) APPLICANT RICHARD G. PHEGLEY

DESCRIPTION OF WORK & INTENDED USE EXTEND WEST END OF GARAGE + ADD ON TO NORTH O/S WALL 10' X 29.0

(2) ADDRESS 445 N. 17TH ST. GR. JCT. CO. 81501

TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) GARAGE EXTENSION WEST END + NORTH SIDE

(2) TELEPHONE (970) 245-7919
work 242-1923

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 60%

SETBACKS: Front 25' from property line (PL)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 3' from PL, Rear 5' from PL

Parking Req'mt _____

Maximum Height 35

Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 Richard G. Phegley
 Department Approval Hayleen Henderson

Date 5/21/03
 Date 6-11-03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>6-11-03</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)

May 21, 2003
Gr. Jct. Co.

Laura Lamberty, P.E.
City of Grand Junction
250N. 5Th. St.
Grand Junction, Co. 81501

2945-132-18-006 Slocomb Add. Blk 2 Lot 27 & 28
Re: Garage Extension at 445 N. 17Th. St. Gr. Jct. Co 81501

The present single car garage was built in 1939 it is 12' x 20.5'. I wish to add on 9' X 11.0' to the west end of the garage in order to exit onto the recently paved alley (2000). There is almost continuous fences up and down this alley. A 15' setback would serve no purpose with all of the fence lines in fact it would create more of a safety hazard due to poorer visibility. I request that a setback be waived per Z & DC and establish a one time exception to 5'.

I also plan to add on a storage side to the garage of 10' X 29' that would be done at the same construction time.

I canvassed the neighborhood on bicycle riding all of the alleys from 18th. St. to 12th. St and Grand Ave. to Gunnison Ave. and found no garages that had a fifteen foot setback that exited onto any of their alleys. The only 15' setbacks I noticed with regards to to garages were garages that exited onto side streets such as Chipeta and Ouray most of these were in the 12' to 15' ranges.

My lot was reduced in the width on original construction, back in 1939 when the house south of me was built and they took five (5) feet of my lot on the south side because they built the house next door in the wrong location. My lot is only 45' wide by 120' long.

There exists through out the city many garages that are 5' setback or less. In fact I saw several where they are out to the lot lines either on the ends or sides. I do not believe that there are many accidents in these alleys and those that could happen would be of a low speed fender bender at worst. I have a close neighbor who built a garage within the last two years and it has only a 5' setback. I do not see any problem with any other agencies.

I also understand that there is a manual revision in process to change this set back to 5'.

Thank you for your time and consideration.

Sincerely,
Richard G. Phegley
Richard G. Phegley
445 N. 17Th. St.
Gr. Jct. Co. 81501 (245-7919)

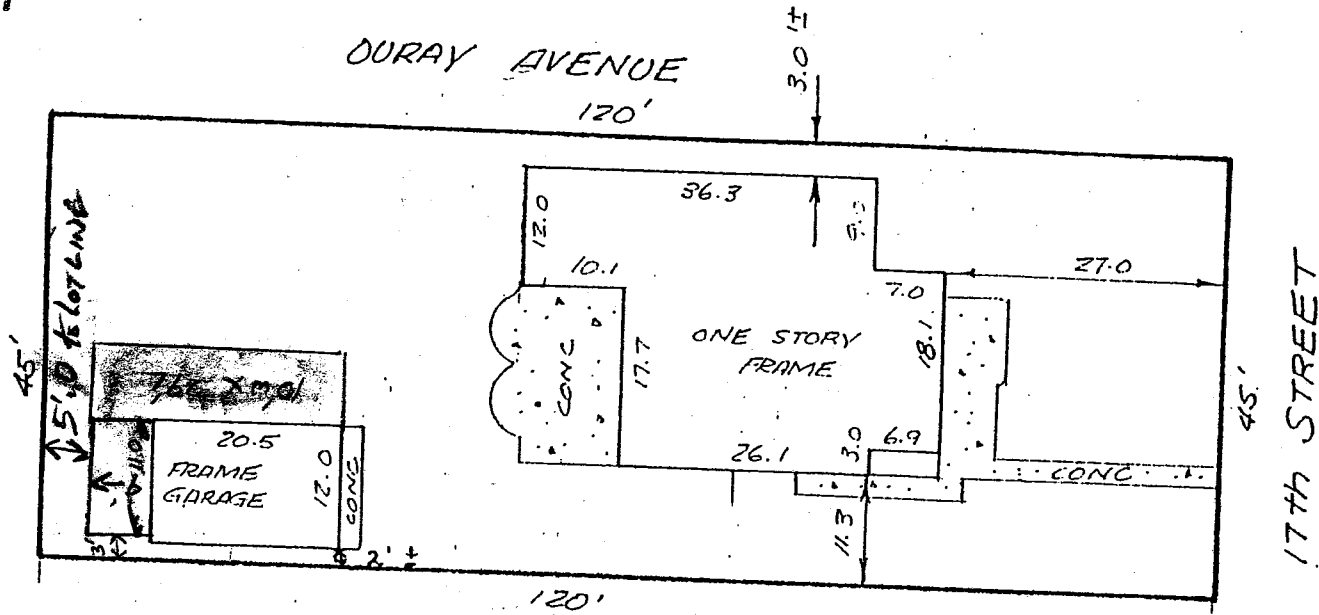
IMPROVEMENT LOCATION CERTIFICATE

445 NORTH 17 TH STREET, GRAND JUNCTION

THE NORTH 20 FEET OF LOT 27 AND ALL OF LOT 28 IN BLOCK 2 OF SLOCUM'S ADDITION
TO GRAND JUNCTION,
MESA COUNTY, COLORADO.

Western Colorado title #
Phegley Acct.

6-11-03 Taylor, Henderson
ACCEPTED OF SETBACKS MUST BE
ANY CHANGE OF CITY PLANNING
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



PROPERTY LINE (WEST) CEMENT ALLEY

1) ROOF TRUSSES 2"X6"X6'
DIRT 32" W TO PROCEED APPROX 4' ONTO
OLD GARAGE ROOF TO 3-H2T
ONTO NEW EDITION W/OVERHANG
OF 2'± - 2' ON CTRS
W/ CROSS BRACING EVERY
4'

RENCE LINE

FUTURE CEMENT APRON

(North Extension Addition)

8' x 7'

ROLL UP DOOR

C/L

11.0 FT.

2"X6" X 16'±

10'

90' FT

3'

3" WALK THRU

12.0 X 20.5 L
EXISTING GARAGE

EXISTING GARAGE C/S WALL

STORAGE AREA
29.5 L X 10' W

29.5 L

EXISTING ROLL UP DOOR 8' X 6' 8"

DOOR 3.0

WINDOW 20 X 30

WINDOW 45" X 45"

EXISTING DRIVEWAY

NORTH →

Amber



City of Grand Junction
Department of Public Works and Utilities
Engineering Division
250 North Fifth Street
Grand Junction, CO 81501-2668
FAX: (970) 256-4011

June 11, 2003

Mr. Richard Phlegley
445 N. 17th Street
Grand Junction, CO 81501

RE: TEDS Exception No. 20-03, to Reduce Alley Setback from a Garage at 445 N. 17th Street

Dear Mr. Phlegley;

Please find attached the committee's decision on the above request. You may use this decision to proceed through the development review process.

If you have any question concerning this decision, please feel free to contact the Development Engineer in charge of your project or me at (970) 256-4047.

Sincerely,

Michael G. McDill, P.E.
City Engineer

C: Laura Lamberty, Development Engineer (256-4155)
Pat Cecil, Development Services Supervisor

VDE#20-03 445N17 06-11



City of Grand Junction
Public Works Department
250 North 5th Street
Grand Junction, CO 81501-2668
Phone: (970) 244-1555
FAX: (970) 256-4022

DESIGN EXCEPTION #DE20-03

To: Mark Relph, Director of Public Works & Utilities

Thru: Tim Moore, Public Works Manager

Copy to: Laura Lamberty, Development Engineer
Pat Cecil, Development Services Supervisor

From: Mike McDill, City Engineer

Date: May 22, 2003

RE: Request to Reduce Alley Setback from a Garage at 445 N. 17th Street

DESCRIPTION OF THE SITUATION

Applicant is planning to construct an addition to an existing garage at the rear of his property. The original garage is fourteen feet from the back property line. Section 12.1, *Building Setbacks [in Alleys]*, requires, "Garages with overhead doors facing the alley must be set back a minimum of 15 feet from the property line. This setback ensures adequate sight distance for vehicles backing out of the garage and driveway."

One of the items on the list of proposed adjustment to the TEDS would allow alley garage setbacks to be controlled by zoning setbacks. In this case the zoning setback is five feet from the rear lot line.

The applicant requests exception from Section 12.1, *Building Setbacks*.

EXCEPTION CONSIDERATIONS

1. Will the exception compromise safety?

This proposed construction will be nine feet closer to the rear property line. This will meet the proposed revision to the TEDS, which allows zoning standards to control setbacks from alleys.

2. Have other alternatives been considered that would meet the standard?

The applicant's narrow property prohibits consideration of a side entrance into the new garage without taking direct access from Ouray Street. Moving the new garage fifteen feet back into the lot affectively eliminates any usable backyard.

3. Has the proposed design been used in other areas?

Apparently there are many alley access garages in Grand Junction that are closer than fifteen feet to the rear lot line. The applicant canvassed his neighborhood and found no alley access garages that were set back fifteen feet.

4. Will the exception require CDOT or FHWA coordination?


No.

5. Is this a one-time exception or a manual revision?

A proposed revision to the TEDS will eliminate the need for this type of request.

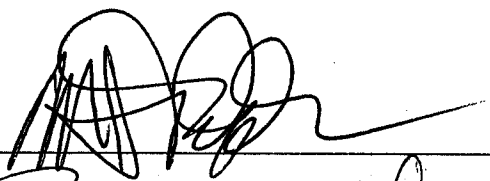
Staff Recommendation

I recommend approval of the requested Design Exceptions to Section 12.1 to allow this garage addition to be constructed to the limits allowed by the appropriate zoning standard.

Recommended by: 

Approved as Requested:

Denied:


Rahit B. Bhandal
