

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>500⁰⁰</u>
SIF \$ <u>292⁰⁰</u>

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

BLDG PERMIT NO. 86092



Your Bridge to a Better Community

BLDG ADDRESS 2618 FOXGLOVE COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 2000 #
 TAX SCHEDULE NO. 2701-353-000025 SQ. FT. OF EXISTING BLDGS N/A
 SUBDIVISION 2620 G. RD. SUBDIVISION TOTAL SQ. FT. OF EXISTING & PROPOSED 2000 #
 FILING _____ BLK 2 LOT 15 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER WRIGHTS MESA LLC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2580 G. RD. G.J. USE OF EXISTING BUILDINGS Residential
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE NEW HOME
 (2) APPLICANT TED A. MARTIN TYPE OF HOME PROPOSED:
 (2) ADDRESS 2580 G. RD. G.J. Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 970-260-8064 _____ Manufactured Home (HUD)
 _____ 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-5 Maximum coverage of lot by structures 60'
 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 25/5 from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS 10 TRAFFIC 17 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 [Signature] Date 8/23/02
 Department Approval Pat Bushman Date 8-28-02

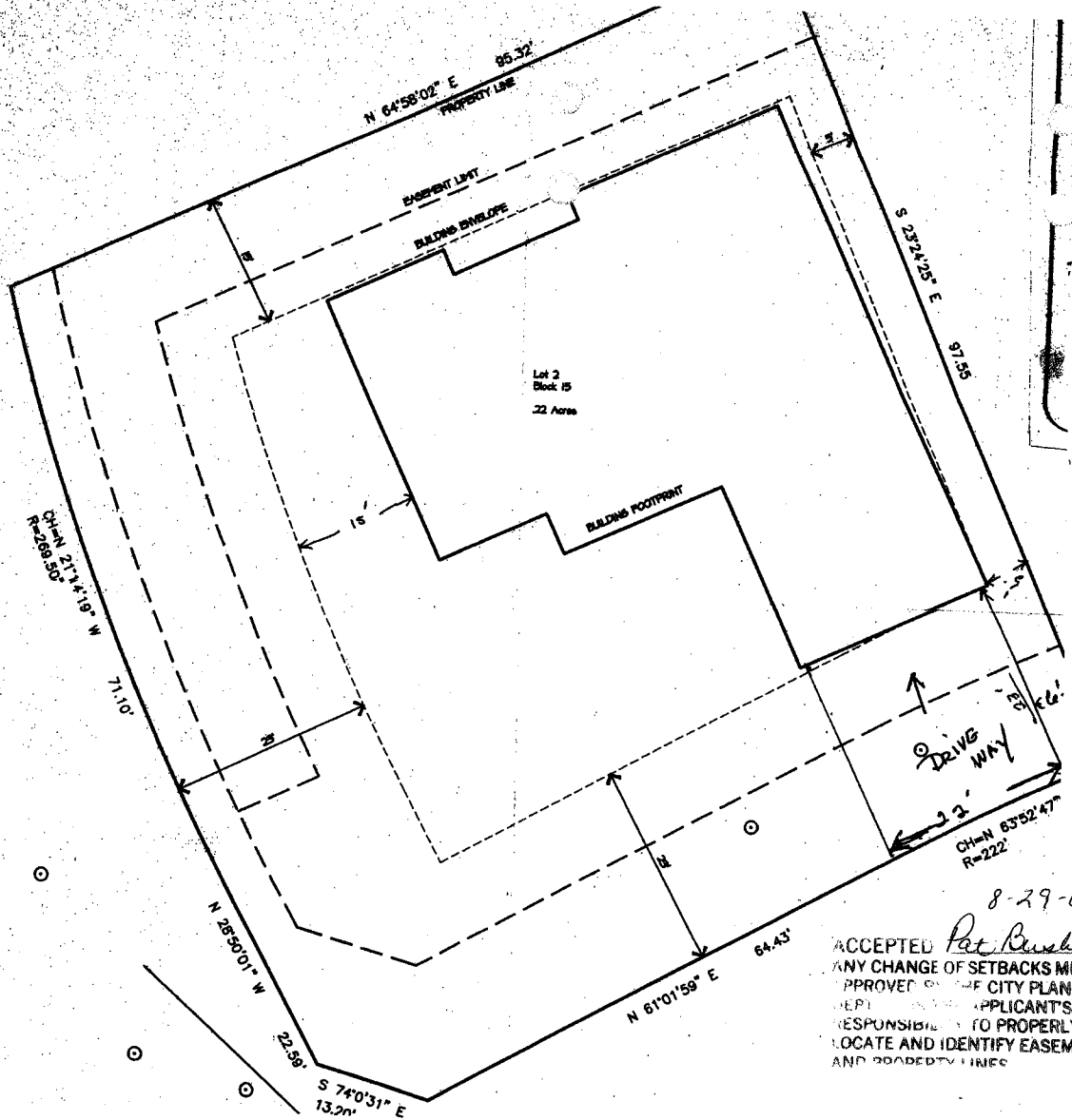
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15259</u>
Utility Accounting <u>[Signature]</u>		Date <u>8/29/02</u>	

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)

Spec Home

2678 Foxglove Court
2620 G Road Subdivision
Grand Junction, Colorado



February 5, 2003

Ms. Kathy Portner
Grand Junction Community Dev.
250 North 5th St.
Grand Junction CO 81501

Re: Lot 15, Block 2 of 2620 G Road Subdivision

Dear Kathy:

I am writing in my capacity as an authorized representative to the HOA for the 2620 G Road Subdivision. We recently brought to your attention that a rear yard setback dimension was incorrectly printed in our Covenants (15 feet vs. 25 feet), and compounding the situation, the City approved the Site Plan at time of Building Permit. The structure is close to completion and we are eager to resolve this without impact to the lot owner / builder, and in the simplest and easiest fashion allowed.

This particular lot has dedicated HOA open space on a side and rear lot line, allowing an open space buffer to mitigate the smaller rear yard setback. We have since made Metro Brokers (realtors for the subdivision) aware of the Covenant mistake, and are in process of correcting the Covenants. In this particular situation it appears that the Code allows the Community Development Director to authorize acceptance of the built condition on the above noted lot, and we request a formal approval in writing.

We thank you for your prompt attention to this matter.

Sincerely,



Craig Roberts, HOA Chairman

RECEIVED

FEB 06 2003

**COMMUNITY DEVELOPMENT
DEPT.**

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



February 28, 2003

Craig Roberts
HOA Chairman
Ciavonne and Associates
844 Grand Avenue
Grand Junction, CO 81501

RE: Lot 15, Block 2 of 2620 G Road Subdivision

Dear Craig:

This is in response to your letter dated February 5, 2003 regarding Lot 15, Block 2 of 2620 G Road Subdivision. As stated in your letter, the rear yard setback for that lot was incorrectly stated in the covenants as 15' rather than 25' as required in the RMF-5 zone district. Subsequently, a Planning Clearance and plot plan was approved showing a 15' setback from the north property line, which would be considered the rear yard.

Adjacent to the rear lot line is Tract E, which is an open space tract, dedicated to the HOA. One solution to correcting the setback problem would be to adjust the lot line between lot 15 and tract E to establish a 25' setback, but include that portion of tract E as an easement to the HOA for open space purposes. That solution would adjust the lot line so the structure as built would meet the 25' setback, but would not change the effective use or visual impacts of the structure or open space.

Therefore, because the error in the covenants and issuing of the Planning Clearance was inadvertent and tract E provides adequate separation between the home on Lot 15, Block 2 and a future lot to the north, the house will be allowed to remain as built and be deemed to be compliant with the setback requirements.

Sincerely,

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

Katherine M. Portner, AICP
Planning Manager



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



FAX TRANSMITTAL

DATE: 2-28-03

TO: Craig — Avonue + Assoc.

FAX NUMBER: 241-0765

PHONE NUMBER: _____

Sorry I didn't get this to you sooner. Let me know if you need anything else. I'll send the original.

FROM: Kathy Portner

FAX NUMBER: 970-256-4031

PHONE NUMBER: 244-1446

THIS FAX CONSISTS OF 2 PAGES (INCLUDING COVER SHEET)