

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 89114



Your Bridge to a Better Community

BLDG ADDRESS 202 GUNNISON AVE SQ. FT. OF PROPOSED BLDGS/ADDITION 624 (SHOP)
 TAX SCHEDULE NO. 2945-142-23-016 SQ. FT. OF EXISTING BLDGS 1,600 (HOUSE)
 SUBDIVISION _____ TOTAL SQ. FT. OF EXISTING & PROPOSED 2,224
 FILING _____ BLK 35 LOT 31+32 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER AARON KARRIE DIROSE NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 202 GUNNISON AVE
 (1) TELEPHONE 970 256 7739 USE OF EXISTING BUILDINGS _____
 (2) APPLICANT AARON DIROSE DESCRIPTION OF WORK & INTENDED USE WORK SHOP/GARAGE
REMOVE EXISTING GARAGE
 (2) ADDRESS 202 GUNNISON AVE TYPE OF HOME PROPOSED:
 (2) TELEPHONE 256-7739 _____ Site Built _____ Manufactured Home (UBC)
 _____ 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-8 lot - 7500 s.f. structures 1367 s.f.
 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES _____ NO _____
 or _____ from center of ROW, whichever is greater
 Side 3' from Pt, Rear 5' from PL Parking Req'mt 2
see attached letter Special Conditions remove existing garage
 Maximum Height 35 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).

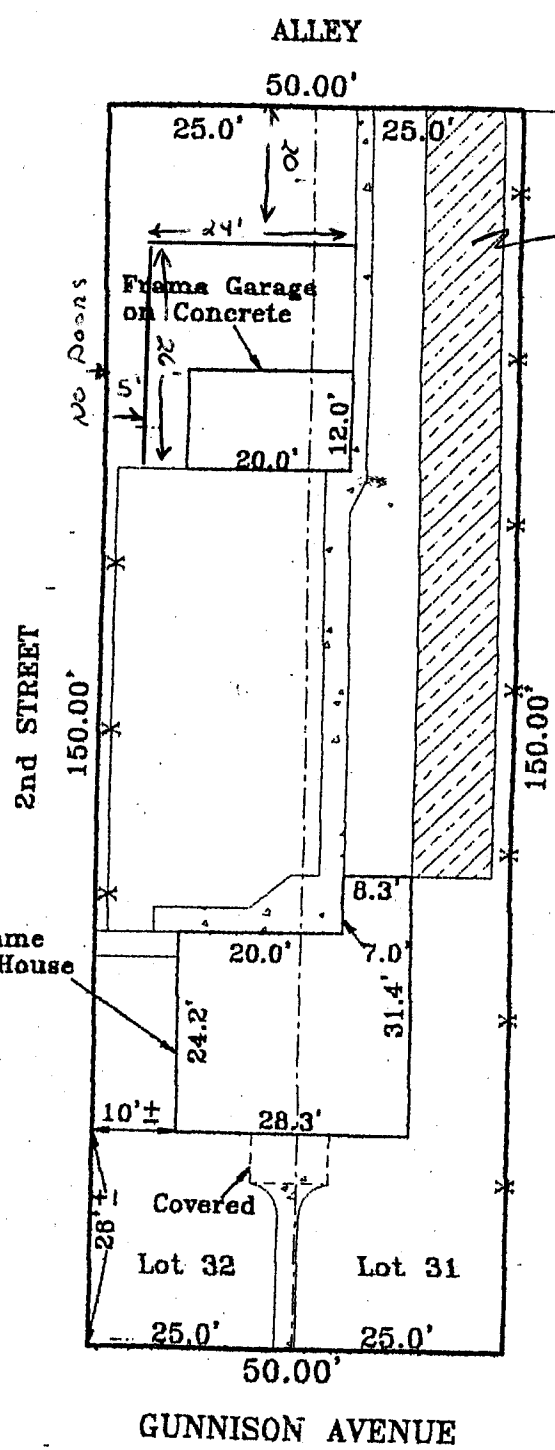
Applicant Signature [Signature] Date 4-21-03
 Department Approval [Signature] Date 4-22-03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>no charge</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/22/03</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)

1" = 30'



existing driveway

*ole
w
4/22/03*

ACCEPTED *RP 4-22-03*
 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

is terra

je:

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



April 21, 2003

Aaron DeRose
202 Gunnison Avenue
Grand Junction, CO 81501

RE: 202 Gunnison Avenue; 2945-142-23-016; lots 31 & 32, block 35, City of G.J.

Dear Mr. DeRose:

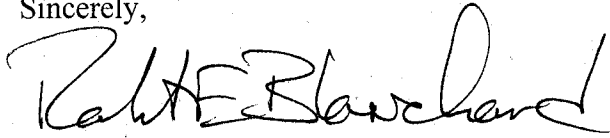
This is in reference to the Planning Clearance for a detached garage at 202 Gunnison Avenue. The proposed garage would be on the north half of the property, behind the existing house. The required setback for the garage from 2nd Street is 25 feet from property line. However, section 3.2.E.4 of the Zoning and Development Code provides for exceptions on corner lots in areas where an existing parkway strip exceeds ten (10) feet in width between a sidewalk and curb; in which case, the Director may vary the setback on the side street if it meets the following restrictions and criteria:

1. No variance shall be approved to less than five (5) feet from property line.
2. A variance may be approved only for a single family residential use.
3. Any variance approved shall meet all other provisions of this Code, including sight distance requirements. No variance shall be granted unless the City Engineer finds, in writing, that the proposal will not create a danger to pedestrians or vehicle circulation.
4. No vehicular access shall be allowed from a side street to any structure approved for a variance under the provisions of this section.
5. A variance shall only be effective if it is issued by the Director, contains the legal description and any terms and conditions, and is recorded by the applicant prior to issuance of a building permit.
6. More than one contiguous parcel of land in the same ownership may be used for a principal use and to satisfy setback requirements for structures if such owner records an instrument, approved by the City Attorney which limits the uses and rights to convey (including for loans) the contiguous parcel.

Your proposal to place the garage five (5) feet from the west property line (2nd Street) and at least twenty (20) feet from the rear property line (alley), with the garage door(s) on either the north or east side of the garage meets the above criteria and is hereby approved. Garage door(s) will not be allowed on the west side of the garage along the 2nd Street frontage.



Sincerely,

A handwritten signature in black ink that reads "Robert E. Blanchard". The signature is written in a cursive style with a large, prominent initial "R".

Robert E. Blanchard, AICP
Director of Community Development