


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

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

BLDG PERMIT NO. None
 VAR-2003-118 

76770-43201

BLDG ADDRESS 2624 Wisteria SQ. FT. OF PROPOSED BLDGS/ADDITION Deck 216 sq ft

TAX SCHEDULE NO. 2701-353-64-004 SQ. FT. OF EXISTING BLDGS 2052

SUBDIVISION 2620 G Rd TOTAL SQ. FT. OF EXISTING & PROPOSED 2268

FILING 1 BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction

(1) OWNER Denny C. Behrens NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 1 this Construction

(1) ADDRESS 206 1/2 Chipeta Pkwy USE OF EXISTING BUILDINGS Residential

(1) TELEPHONE 970-241-8058 DESCRIPTION OF WORK & INTENDED USE Deck

(2) APPLICANT Denny C. Behrens TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 206 1/2 Chipeta Pkwy
 (2) TELEPHONE 970-261-2373

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 BMF-5 Maximum coverage of lot by structures 60%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions VAR-2003-118

CENSUS _____ TRAFFIC _____ ANNEX# _____

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).

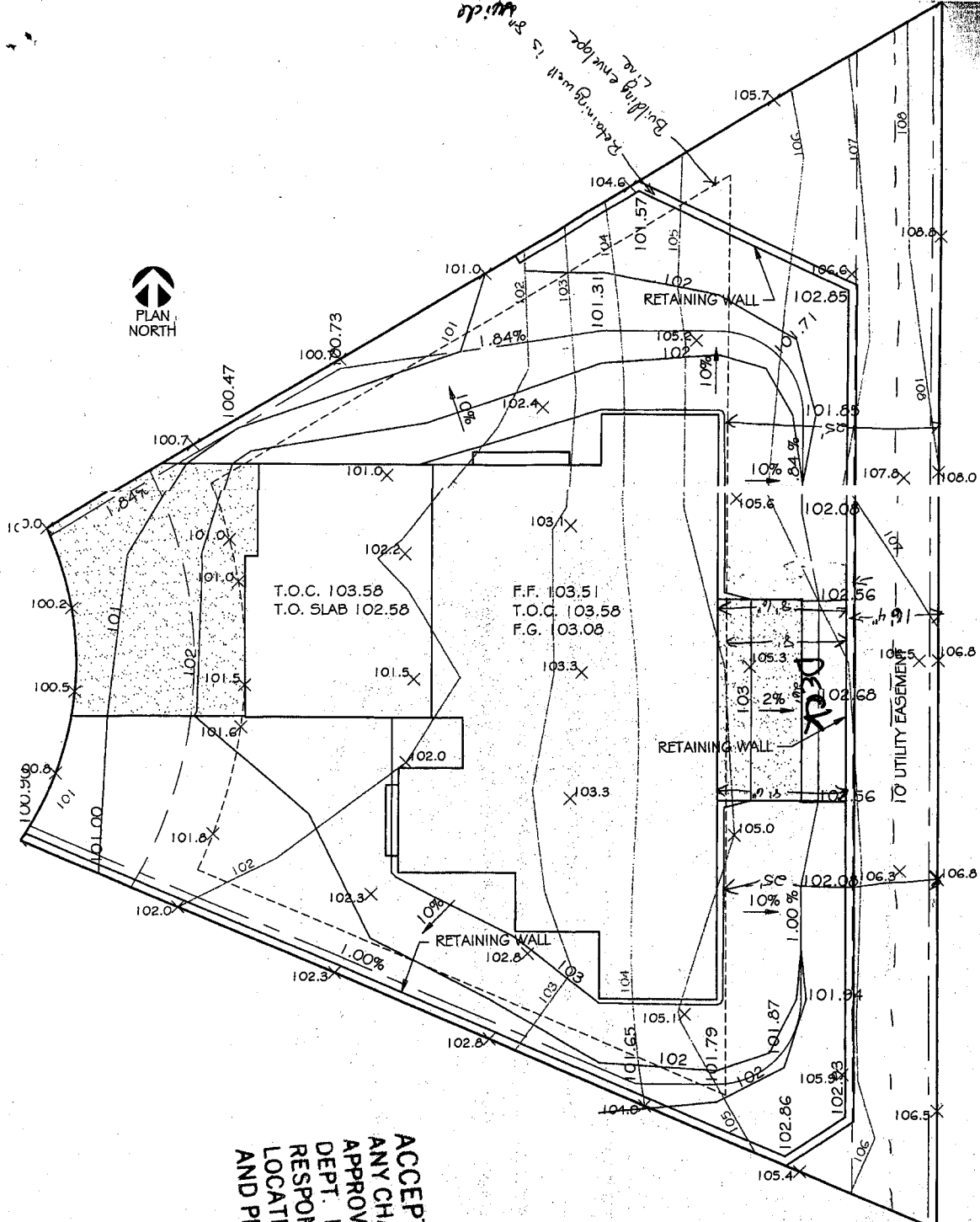
Applicant Signature Denny C. Behrens Date 6-12-03

Department Approval C. Fay Date 6/12/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No
Utility Accounting <u>Other/owner</u>		Date <u>6-12-03</u>	<u>Deck only</u>

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

WISTERIA COURT



ACCEPTED
 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.

C. J. Johnson
 12/12/03



**CITY OF GRAND JUNCTION
GRAND JUNCTION, COLORADO**

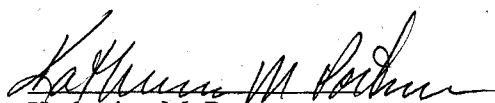
FOR)	FINAL
)	DECISION
Berhrens' Building Inc.)	
206 1/2 Chipeta Pines Ct.)	VAR-2003-118
Grand Junction, CO 81503)	

The builder of the house located at 2624 Wisteria Ct., Grand Junction, Colorado (Lot 4, Block 2, 2620 G Road Subdivision) has requested approval of a minor deviation for the rear yard setback. A Planning Clearance with an attached plot plan was proposed with an uncovered, unenclosed deck on the back of the house which would extend into the setback by 8'. Uncovered, unenclosed decks are allowed as an exemption to extend into the required setback by up to 6'. The request for the deviation is to extend into the setback an additional 2'.

Section 2.16.C.1 of the Zoning and Development Code allows the Director to approve up to a 10% deviation from any setback for additions. Therefore, I hereby approve the request for a minor deviation to allow the uncovered, unenclosed deck to extend to within 17' of the east property line with the following findings:

1. Conforming locations for the addition are impractical and would have adverse impact on the overall site design;
2. The location of the addition represents a logical extension of the existing floor plan in terms of function and design;
3. The location of the addition does not result in the creation of unsafe conditions or create circulation conflicts;
4. The exterior design of the addition represents a logical extension of the existing structure and is consistent with the design of the existing structure;
5. Site and structural design elements of the addition shall be considered;
6. The encroachment will not negatively impact adjacent properties;
7. The addition must meet all other codes and policies, including building and fire;
8. The requested deviation is less than 10% of the required 25' rear yard setback;
9. The deviation does not result in the physical encroachment into an easement, right-of-way or neighboring property;

If you have any questions please call me at 244-1446.


Katherine M. Portner
Planning Manager

6-12-03
Date