

FEE \$	10.00
TCP \$	n/a
SIF \$	n/a

# PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG PERMIT NO.
-----------------

35019-2192 @

Building Address 460 N 17th Street  
 Parcel No. 2945-132-17-002  
 Subdivision Slocombs Add.  
 Filing \_\_\_\_\_ Block 3 Lot 1-3

No. of Existing Bldgs 1 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 1300<sup>sq</sup> Sq. Ft. Proposed 1430<sup>sq</sup> approx.  
 Sq. Ft. of Lot / Parcel .206 acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) \_\_\_\_\_

**OWNER INFORMATION:**

Name James + Ida Leiding  
 Address 460 N 17th St  
 City / State / Zip Grand Junction CO 81501

**DESCRIPTION OF WORK & INTENDED USE:**

New Single Family Home (\*check type below)  
 Interior Remodel  
 Other (please specify): Single family addition

**APPLICANT INFORMATION:**

Name Faith Const.  
 Address 465 1/2 Mesa Lakes St  
 City / State / Zip 69  
 Telephone 234-1100

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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 <u>RMF-8</u>	Maximum coverage of lot by structures <u>70%</u>
SETBACKS: Front <u>* See special conditions</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>5</u> from PL Rear <u>10'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions <u>Chapter 3</u>
Voting District _____ Driveway Location Approval <u>N/A</u> (Engineer's Initials)	<u>3.2.E.3 Setback averaging applied - Director Approved.</u>

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 12/13/04  
 Department Approval Bobbi Paulson Date 12/18/04

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>interior remodel</u>
Utility Accounting <u>[Signature]</u>	Date <u>12-13-04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

20' Front  
5' Side  
10' Rear

☒ = VEHICLE PARKING

To: Scott Title # 900863

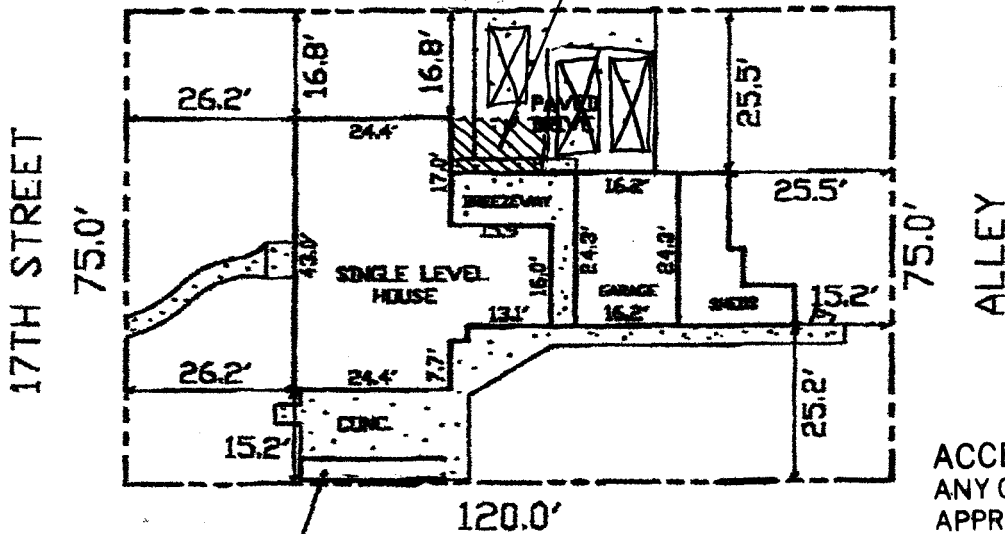
# IMPROVEMENT LOCATION CERTIFICATE

460 N. 17TH STREET, GRAND JUNCTION, CO 81501

LOTS 1, 2 AND 3 IN BLOCK 3 OF SLOCOMB'S ADDITION TO THE CITY OF GRAND JUNCTION  
MESA COUNTY, COLORADO

120'  
DURAY AVENUE

NEW ADDITION AREA  
13'x10'

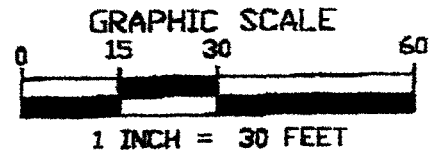


SHED IS 0.7' NORTH AND 27.2' EAST OF PROPERTY LINES.

NEIGHBOR'S LOT

ACCEPTED *Ronnie* RPA 12/13/04  
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.

NOTE: TITLE INFORMATION FURNISHED BY:  
ABSTRACT & TITLE CO. OF MESA COUNTY INC.  
FILE NO. 900263 C-2



COMMUNITY  
DEVELOPMENT

December 9, 2004

James & Ida Leiding  
460 N 17<sup>th</sup> Street  
Grand Junction, CO 81501

RE: 460 N 17<sup>th</sup> Street  
2945-132-17-002

Dear Mr. & Mrs. Leiding,

The City Community Development Department received your application for an addition to the home located at 460 North 17<sup>th</sup> Street. The proposed addition will be located along 17<sup>th</sup> Street between the northwest corner of the house and the carport. The zoning for this property is RMF-8 (Residential Multifamily 8 du/acre) which requires structures to be setback from the front property line by 20 feet. The existing northwest corner of the house encroaches into the setback and is located 16.8' from the front property line along 17<sup>th</sup> Street. The proposed addition will enclose the existing porch with the wall continuing along the same line as the existing north wall of the residence.

A portion of the home adjacent to the Leiding residence, 1741 Ouray Avenue, also encroaches into the front yard setback by approximately 10 feet. According to Section 3.2.E.3, setback averaging, regardless of the minimum front setback required by the zoning district, a front setback may be reduced to the mean of the setbacks of the immediately adjoining lots that are on both sides of the subject lot. The following rules apply in calculating the mean setback:

- a. Only the setbacks on the lots that abut a side of the subject lot at the street and are on the same side of the street may be used. Setbacks across the street or along a different street may not be used; and
- b. When one abutting lot is vacant, or if the subject lot is a corner lot, then the average is calculated using the setback of the non-vacant lot and the zoning district minimum setback.
- c. Approval of setback averaging shall be in the form of a letter from the Director.

Based on this section of the Code, the mean of the setback of the adjacent house and the required setback is calculated to be 15'. Therefore, the requested setback of 16.8' for the proposed addition at 460 North 17<sup>th</sup> Street is acceptable. Any further changes or addition must be submitted for review by the City Community Development Department.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert E. Blanchard". The signature is fluid and cursive, with a large initial "R" and "B".

Robert E. Blanchard, AICP  
Community Development Director

- C. **Lot Width.** Lot width is measured between side lot lines along a line that is parallel to the front lot line located at the minimum front setback distance from the front lot line. Minimum Lot width may be varied by the Planning Commission on irregularly shaped lots.
- D. **Street Frontage.** Street frontage is measured between side lot lines along the front lot line.
- E. **Setbacks.**
1. **Measurement.** Setbacks are measured as the unobstructed unoccupied open area between the furthestmost projection of a structure and the property line of the lot on which the structure is located, except as modified by the standards of this section. Setbacks shall be unobstructed from the ground to the sky except as specified in this section. Structures shall meet the front yard setback from all Abutting Streets unless otherwise provided in this Code.
  2. **Exceptions and Permitted Encroachments.** The following features may encroach into required setbacks:
    - a. Landscaping;
    - b. Bay windows, not to exceed three (3) feet;
    - c. Chimneys, not to exceed two (2) feet;
    - d. Clothesline posts;
    - e. Driveways, curbs and sidewalks;
    - f. Flagpoles;
    - g. Heating and cooling units, not to exceed three (3) feet;
    - h. Mailboxes;
    - i. Overhanging roof, eave, gutter, cornice, or other architectural feature and awnings, not to exceed three (3) feet;
    - j. Underground utilities;
    - k. Signs;
    - l. Open steps, stairs or fire escapes (non-enclosed), not to exceed six (6) feet;
    - m. Uncovered, unenclosed terraces or porches not to exceed six (6) feet, but in no case closer than three (3) feet to any property line;
    - n. Fences or walls, if otherwise allowed by this Code;
    - o. Yard and service lighting fixtures and poles;
    - p. Required parking where not specifically prohibited; and
    - q. Open carports, up to one-half of the required side or rear yard setback for principal structures, but not closer than three (3) feet to the lot line.
  3. **Setback Averaging.** Regardless of the minimum front setback required by the zoning district, a front setback may be reduced to the mean of the

setbacks of the immediately adjoining lots that are on both sides of the subject lot. The following rules apply in calculating the mean setback:

- a. Only the setbacks on the lots that abut a side of the subject lot at the street and are on the same side of the street may be used. Setbacks across the street or along a different street may not be used; and
  - b. When one abutting lot is vacant, or if the subject lot is a corner lot, then the average is calculated using the setback of the non-vacant lot and the zoning district minimum setback.
  - c. Approval of setback averaging shall be in the form of a letter from the Director.
4. **The following special setbacks shall apply where noted:**
- a. On corner lots, in areas where an existing parkway strip exceeds ten (10) feet in width between a sidewalk and the curb, the front yard setback on a side street may be varied by the Director under the conditions and restrictions listed below. A side street shall be considered that street corresponding to the side yard of the majority of the structures on a block. In unusual or conflicting circumstances, the Director shall designate which street is the side street.
    - (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.

F. **Lot Coverage.** Lot coverage is measured as the percentage of the total lot area covered by buildings and other impervious surfaces. It is calculated by dividing the square footage of impervious surface by the square footage of the lot.

DATE SUBMITTED: 8/31/89

PERMIT # 33949

FEE \$500

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1741 Ouray Ave

SQ. FT. OF <sup>carport</sup> BLDG: 24'x24' (576) #

SUBDIVISION: \_\_\_\_\_

SQ. FT. OF LOT: 6000 #

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-132-17-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: Cora H. Smith

USE OF ALL EXISTING BUILDINGS:  
RESIDENTIAL

ADDRESS: 1741 Ouray Ave

PHONE: 245-3811

DESCRIPTION OF WORK AND INTENDED USE:  
open-sided carport w/sm. storage shed

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

\*\*\*\*\*  
**FOR OFFICE USE ONLY**

ZONE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: F 20' S 5' R 15'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

MAXIMUM HEIGHT: 32'

CENSUS TRACT #: 7

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 38

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \*to extend into rear setback to the proposed carport must remain open.

\*\*\*\*\*  
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 8/31/89

APPROVED BY: Denise Proctor

Cora H. Smith  
SIGNATURE

**From:** Nina McNally  
**To:** Bobbie Paulson  
**Date:** 12/8/2004 8:46:33 AM  
**Subject:** 460 N. 17th St.

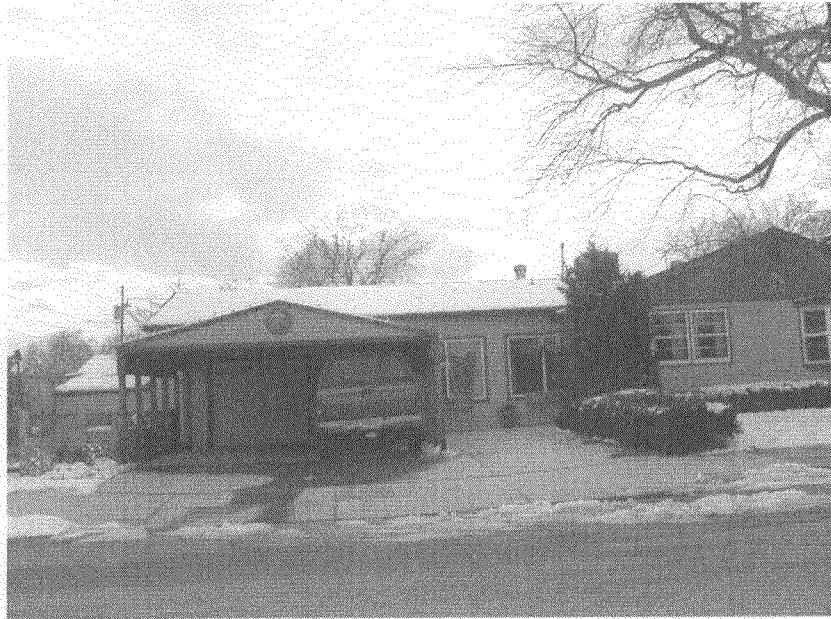
Here are the pictures. The sidewalk on Ouray is 7 ft wide total measuring from curb to inside edge of walk. The owner came out while I was there and was explaining how much more work would be involved if he has to meet the setback requirement because of moving hot water heat etc. etc. Aesthetically I think it would look better if the addition was flush with the existing structure, just my opinion. Let me know if you need anything else.

- #2 Side yard facing Ouray where addition is proposed.
- #3 Walk on Ouray facing west.
- #5 Side yard view from N side of Ouray.

P.S. This is Ron's district but I already said I'd do it before I realized it. He owes me one!

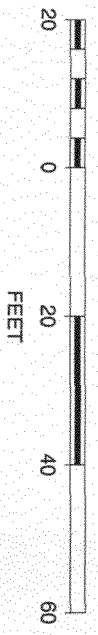












SCALE 1 : 308

