

Planning \$	\$10	Drainage \$	
TCP \$	\$1100	School Impact \$	460

DG PERMIT NO.	
FILE #	MSP 2008-100

utility undergrounding
\$1,284.50

PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)
Grand Junction Community Development Department

Z
Zoning Hold

THIS SECTION TO BE COMPLETED BY APPLICANT

BUILDING ADDRESS 412-A Teller Ave
 SUBDIVISION City of GJ
 FILING _____ BLK 5 LOT 29,30

TAX SCHEDULE NO. 2945-142-09-014
 SQ. FT. OF EXISTING BLDG(S) 308 + 1659 = 1967
 SQ. FT. OF PROPOSED BLDG(S)/ADDITONS 525

OWNER Anne Spalding
 ADDRESS 412 Teller Ave
 CITY/STATE/ZIP Grand Junction CO 81501

MULTI-FAMILY:
 NO. OF DWELLING UNITS: BEFORE 1 AFTER 2 CONSTRUCTION
 NO. OF BLDGS ON PARCEL: BEFORE 2 AFTER 3 CONSTRUCTION

APPLICANT Anne Spalding
 ADDRESS 412 Teller Ave
 CITY/STATE/ZIP GJ, CO 81501
 TELEPHONE 9702164426

USE OF ALL EXISTING BLDG(S) 1 living, 1 garage
 DESCRIPTION OF WORK & INTENDED USE: additional dwelling unit

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE <u>R-6</u>	LANDSCAPING/SCREENING REQUIRED: YES _____ NO _____
SETBACKS: FRONT: <u>30/25</u> from Property Line (PL) or from center of ROW, whichever is greater SIDE: <u>5/3</u> from PL REAR: <u>10/5</u> from PL	PARKING REQUIREMENT: <u>3</u>
MAX. HEIGHT <u>35</u>	SPECIAL CONDITIONS: _____
MAX. COVERAGE OF LOT BY STRUCTURES <u>70%</u>	_____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the Grand Junction Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Anne Spalding Date 20 March 08
 Department Approval Paul Hornblad Date 5/21/08 8-12-08

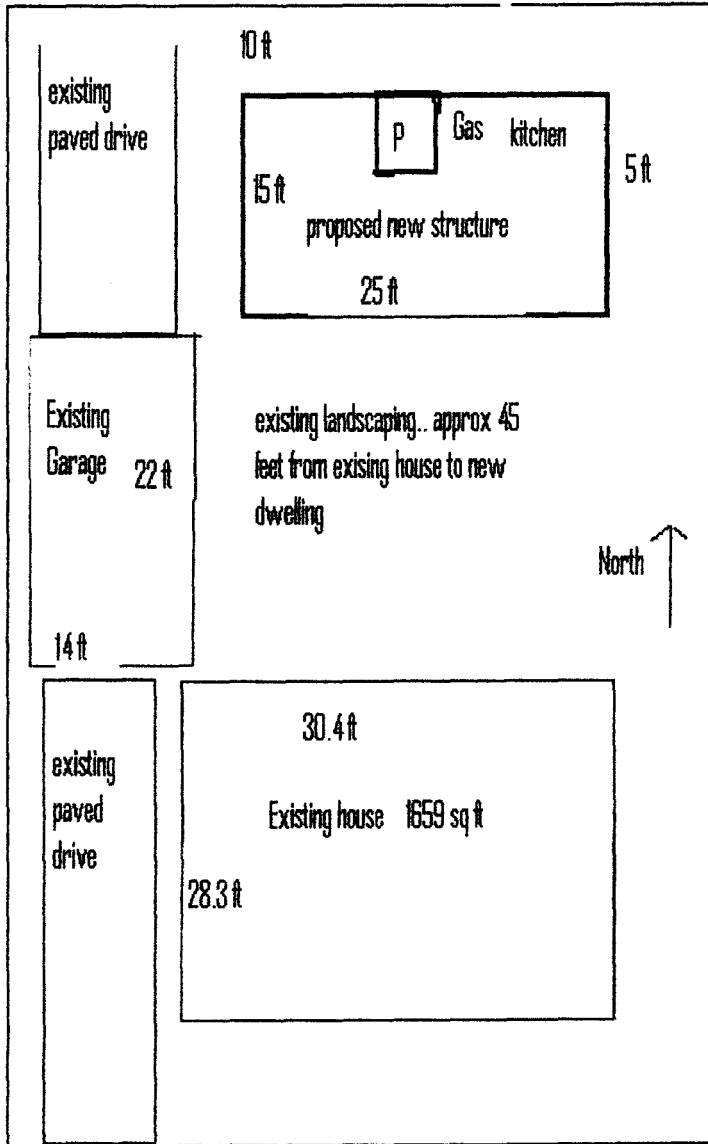
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>21163</u>
Utility Accounting	<u>CMC</u>		Date <u>8/12/08</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning and Development Code)

8-12-08

ACCEPTED Paul Hennrich
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROVIDE A CLARIFIED AND COPY BASEMENT TO THE PLANNING DIVISION.

Alley between Teller and Belford running from 4th to 5th



P = plumbing
Groud floor = 375 sq ft.
Height = 24 ft.
Second floor = 375 sq ft

Teller Avenue

50 ft

125 ft

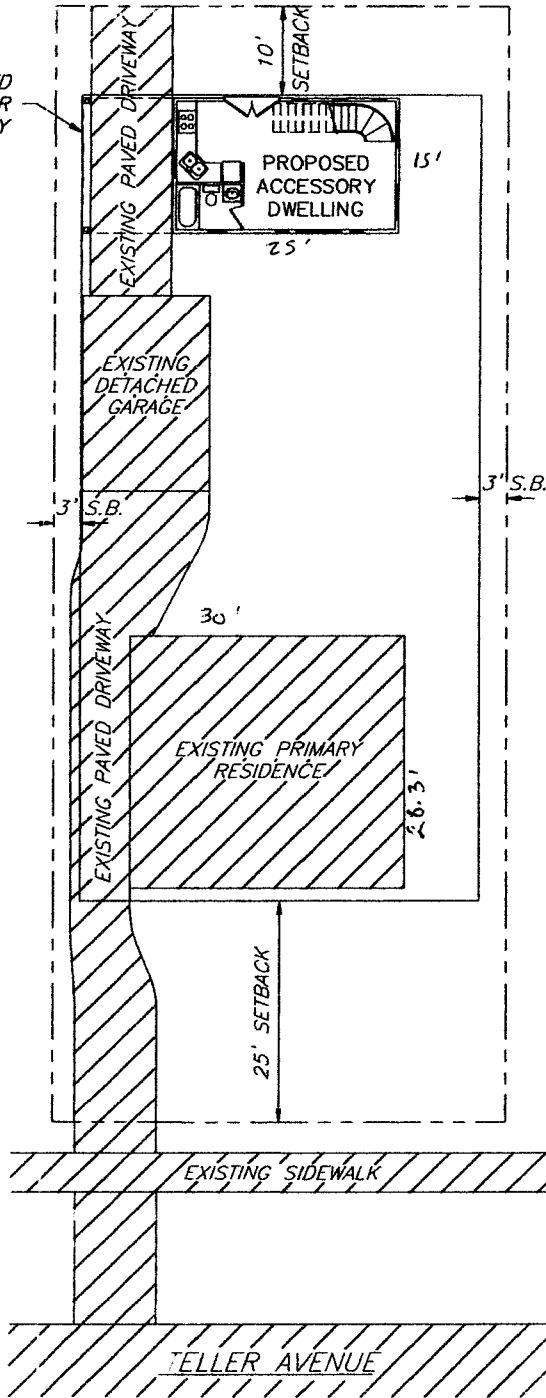
8-12-08

Gayleen Henderson

ACCEPTED
BY OWNER
DATE 8-12-08
APPROVED BY ARCHITECT
DATE 8-12-08
TITLE PLANS FOR PERMITS
PROJECT NO. 08-001
SHEET NO. 1 OF 1

ALLEY

DECK OF PROPOSED
STRUCTURE OVER
EXISTING DRIVEWAY



DRAINAGE NOTE:
PROPOSED STRUCTURE TO BE
ELEVATED SO IT PROVIDES A
MINIMUM OF 2% DRAINAGE
GRADE TOWARDS TELLER
AVENUE.

NOTE:
HIDDEN CANYON DRAFTING AND
DESIGN COPIED THE LOT
DIMENSIONS FROM A SURVEY
THAT WAS DONE FOR 411
TELLER AVENUE, AS NO OTHER
INFORMATION WAS AVAILABLE.
HIDDEN CANYON DRAFTING DID
NOT MEASURE EXISTING
STRUCTURES OR VERIFY THEIR
LOCATION ON THE LOT. AN
OVERHEAD VIEW OFF OF THE
INTERNET WAS USED TO PLACE
ELEMENTS ON THE LOT.
GENERAL CONTRACTOR/OWNER
TO VERIFY LOCATION AND SIZE
OF EXISTING STRUCTURES/
ELEMENTS.

LIABILITY DISCLAIMER
It is the responsibility of
client/representative of client
to verify all information on the
attached plans.

PARCEL NUMBER-
2945-142-09-014
ADDRESS- 412 TELLER AVENUE
COUNTY- MESA COUNTY, CO
CITY- GRAND JUNCTION

SITE PLAN

SCALE: 1" = 20'



Request for Variance – Minor Deviation

I am writing to request a minor deviation for the setback requirements on new construction. The construction is a new building located in the back of my current lot at 412 Teller. This construction has previously been issued a planning clearance and building permit. I am now starting construction and finding that existing building on the lot and the setback requirements are limiting a key architectural feature of the new building. I would like to request a 10% variance on the setback from the alley and the property line with the adjoining property on the east side. The building is two stories so the required setbacks are 10 feet from the alley and 5 feet from the eastern property line. However, the architectural feature for which I am requesting the variance is only one story (12 feet) so would be within the single story setback requirements of 5 and 3 feet respectively and well within this request which is for a 9 foot setback from the alley and a 4.5 foot setback from the east (this is the 10%).

Although this will be a new, free standing building, it meets all of the following Approval Criteria for Additions from page 48 of the Planning Documentation.

- A) There will be a significant impact on the overall design on the building without the variance approval.
- B) The requested extensions into the setback are a logical extension of the existing floor plan
- C) The location of the addition and the extension into the setback does not result in the creation of any unsafe conditions or circulation conflicts. In fact, the circulation between the addition and the existing garage will be widened thus creating a better flow.
- D) The exterior design of the addition is consistent with the design of the structure
- E) The following site and structural design elements should be considered
 1. The height of the building where it extends into the current setback is only 12 feet, so it could reasonably be limited by the 1 story setback requirements (which it will meet) rather than the 2 story requirements (for which I am requesting the variance).
 2. No windows or doors are in the part of the building that will extend into the setback.
 3. The level of privacy to occupants and neighbors is not affected by the variance.
- F) The addition complies with all building, fire and other codes.
- G) The requested deviation is only 10% (which is 1 foot from the alley and ½ foot from the alley)
- H) The deviation does not result in any encroachment into an easement, right of way or neighboring property.

The attached plans clearly show the existing building plan (with the required setbacks), and the requested plan with a 10% variance.

In addition to this request for variance, I would also like to request the setback for the carport attached to this building be two feet from the western property line as this matches the existing garage, driveway and other carport. This is also shown on the attached plans.

Please feel free to contact me with any additional questions.

Anne Spalding
970-216-4426
aespaldi@gmail.com

Request for Variance – Minor Deviation
Updated 21 January 2010

I am writing in response to phone conversations with Justin and Ivy regarding my previous request for variance. Based on these conversations I am modifying my request and clarifying the issues.

The variance I am requesting for the planning permit that has been approved for the detached single family home at 412 Teller has two parts.

1. I would like to request a 10% variance on the setback from the alley and the property line with the adjoining property on the east side. The building is two stories so the required setbacks are 10 feet from the alley and 5 feet from the eastern property line. However, the architectural feature for which I am requesting the variance is only one story (12 feet) so would be within the single story setback requirements of 5 and 3 feet respectively and well within this request which is for a 9 foot setback from the alley and a 4.5 foot setback from the east (this is the 10%).

This request has been approved verbally during our discussions.

2. I would like to modify my request for the setback for the carport that will be attached to this building on the north side of the existing garage. Currently, the existing garage, driveway and other carport are approximately 2.4 ft from the eastern fence and property line. While I would like the new carport to line up with these directly, it is possible to modify the design so that the carport is 2ft 8.6 inches from the eastern property line which is a 10% variance from the required 3 ft setback for a single story building.
3. Finally, there was concern about the distance from the northeast corner of the existing garage to the new building. The distance between these is greater than 3 ft as required. However, the catwalk on the south side of the new building which wraps around into the carport is next to the garage to allow the carport to cover the entrance to the garage.

Please feel free to contact me with any additional questions.

Anne Spalding
970-216-4426
aespaldi@gmail.com

R 8
1/11/17

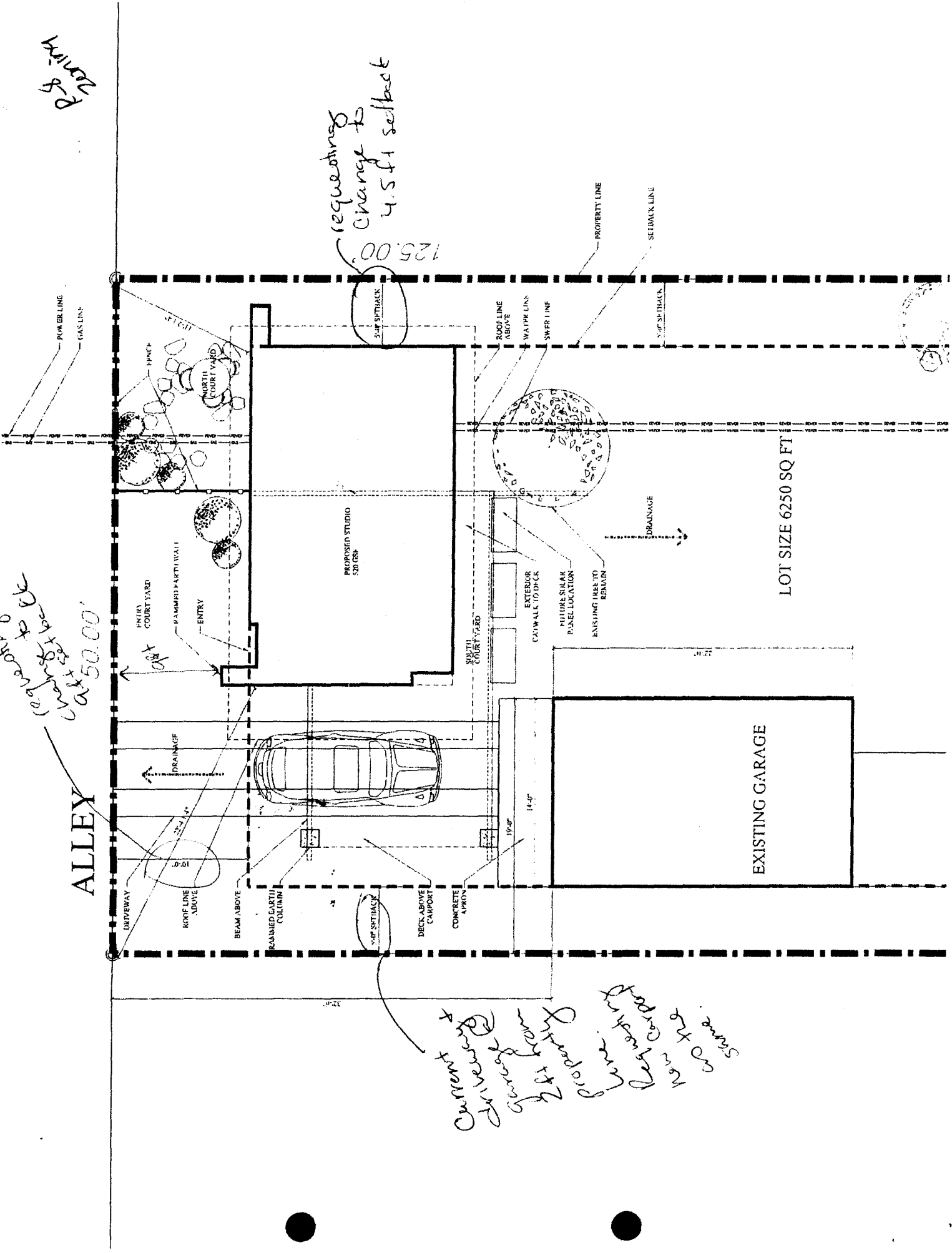
requesting to
change to
4.5 ft setback

125.00'

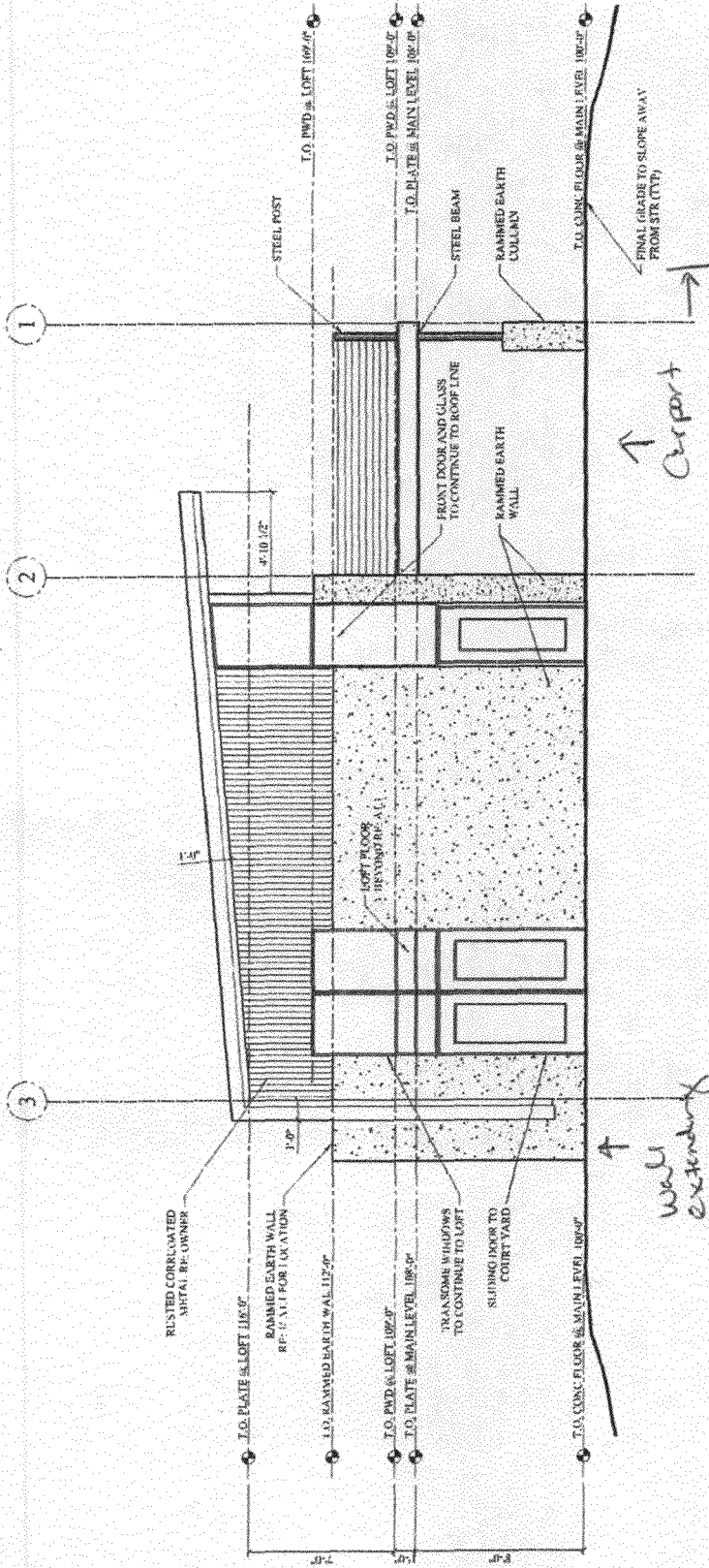
requesting to
change to
50.00'

ALLEY

LOT SIZE 6250 SQ FT



same as the carport
have property
line to be
changed by
owner
request
&

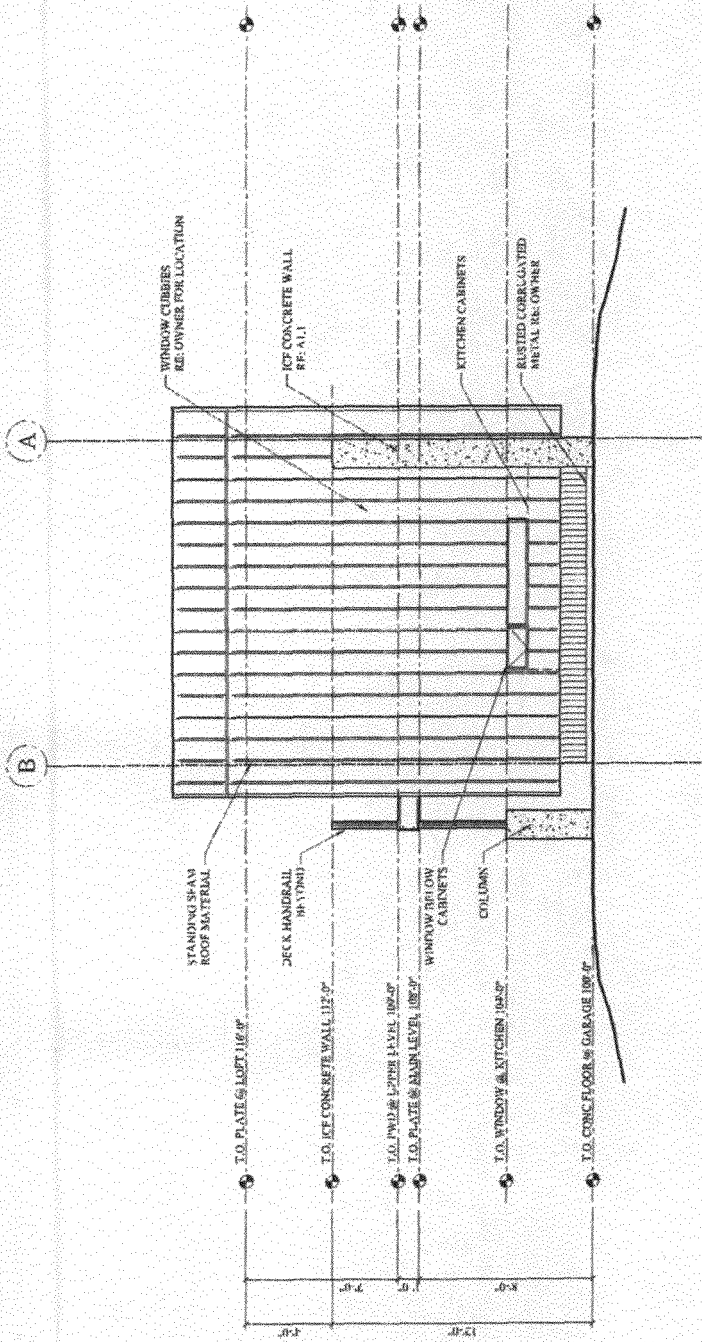


western property of lot from edge of carport.

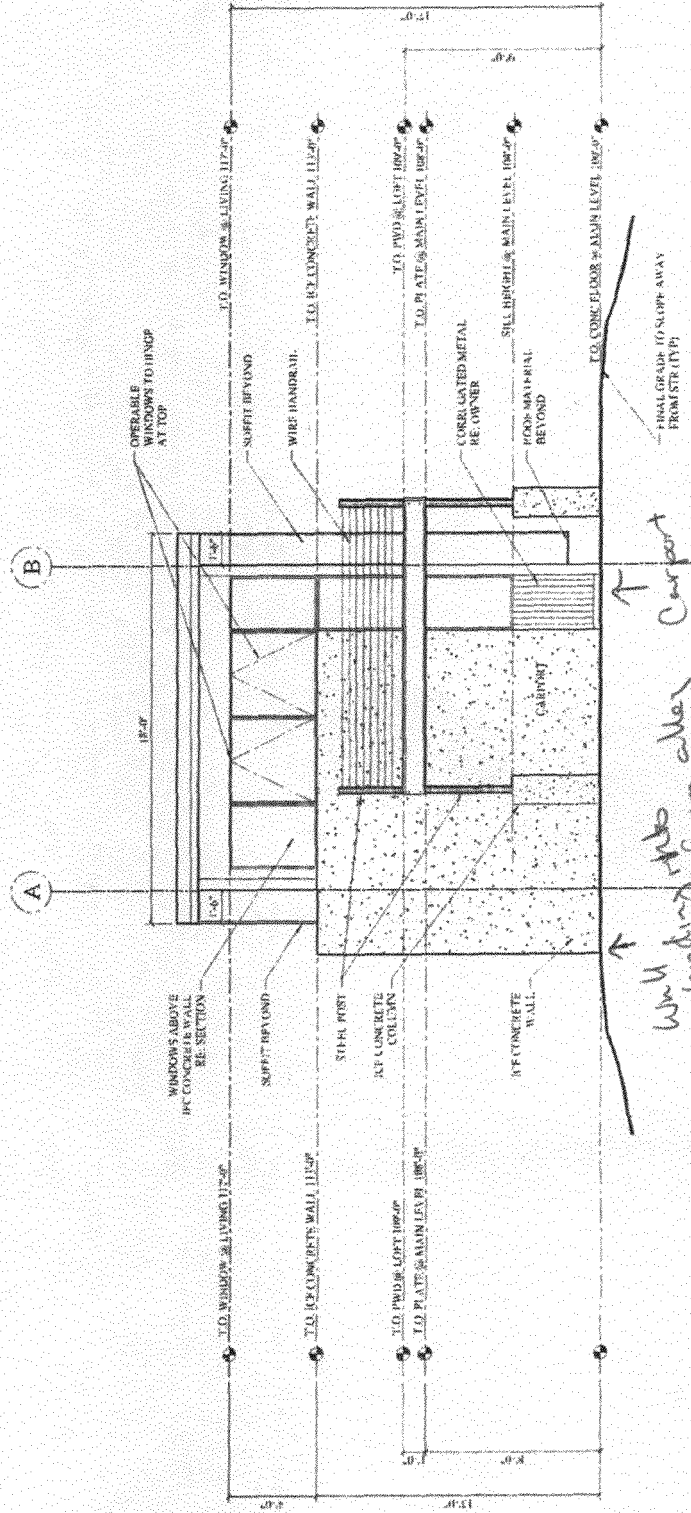
↑ Carport

↑ wall extending into eastern set back

FINAL GRADE TO SLOPE AWAY FROM STR (CY)



West View



W/ll extending from alley
Carport
↓

SLIDING DOOR

RAMMED EARTH WALL

ENTRY COURT YARD

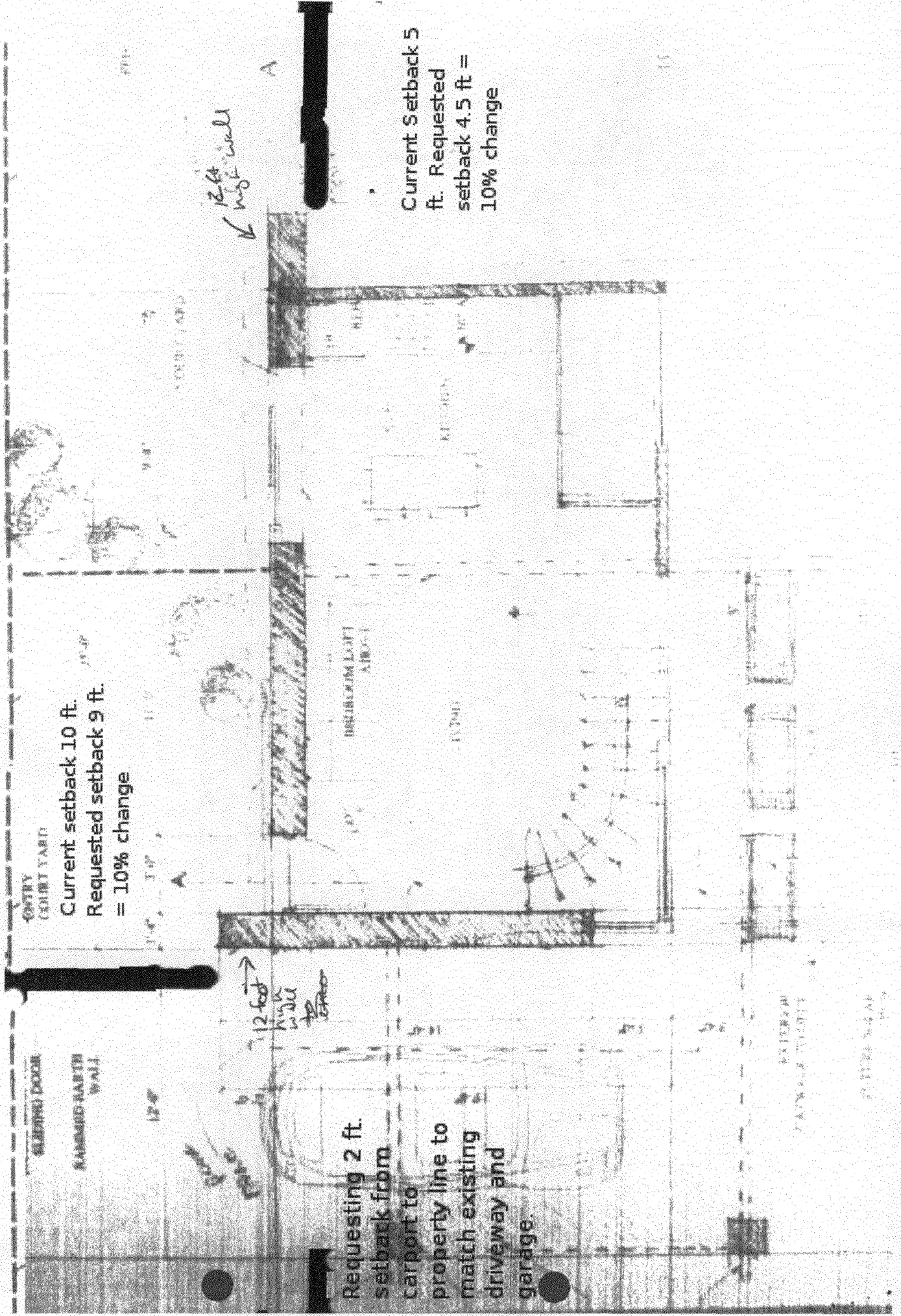
Current setback 10 ft.
Requested setback 9 ft.
= 10% change

12-foot high wall to garage

12-ft high wall

Requesting 2 ft. setback from carport to property line to match existing driveway and garage

Current Setback 5 ft. Requested setback 4.5 ft = 10% change



ST. JOHN'S ARCHITECTURE

ALLEY

50.00'

125.00'

LOT SIZE 6250 SQ FT

