



Community and Economic
Development Department
8101 Ralston Road
Arvada, CO 80002
720-898-7435

CASE #: _____

MINOR MODIFICATION APPLICATION

Applicant: _____

Address: _____
Street City State Zip Code

Email: _____

Office phone: _____ **Home phone:** _____

Property Owner: _____

Address: _____
Street City State Zip Code

Email: _____

Office phone: _____ **Home phone:** _____

Address of site: _____

Subdivision: _____ **Lot:** _____ **Block:** _____

Zoning of the site: _____

Explain the Minor Modification that you are requesting:

Indicate which of the following categories applies to your request.

- Minor modifications of twenty percent (20%) or less of any lot size, lot width, building or structure (including signs) or parking area setback, or lot coverage standard as set forth in Chapters 2, 4, or 5 of the Land Development Code.
- Minor modifications of twenty percent (20%) or less of any numeric requirement set forth Article 4-6, Landscaping and Buffering.
- Minor modifications of twenty percent (20%) or less of any numeric requirement set forth in Article 4-8, Exterior Lighting.
- Minor modifications of twenty percent (20%) or less of any minimum amount of required bicycle parking spaces or off-street parking spaces in Article 4-5, Parking and Loading.
- Minor modifications of twenty percent (20%) or less of any dimensional requirement relating to fences or walls as set forth in Article 4-7, Fences and Walls.
- Minor modifications of twenty percent (20%) or less of any dimensional requirement relating to building design as set forth in Article 5-1, Building Design.
- Minor modifications of twenty percent (20%) or less of any maximum sign area requirement as set forth in Chapter 6.
- Minor modifications of any non-quantitative or non-numeric requirement or standard set forth in Chapter 4, 5, or 6 of the Land Development Code; cite the section: _____

Explain why you *cannot* meet the code requirement and *how* your requested modification *meets* the following criteria:

- A. The modification is necessary to satisfy the federal requirements for reasonable accommodation of housing for protected groups under the federal *Fair Housing Amendments Act*; OR
- B. *ALL* of the following criteria has been met.
 - 1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the Land Development Code;
 - 2. As applicable, the requested modification is consistent with the approved final plan or plat;
 - 3. The requested modification will have no significant adverse impact on the health, safety or general welfare of the surrounding property owners or the general public; **and**
 - 4. Any adverse impacts resulting from the Minor Modification will be mitigated to the extent reasonably feasible.

Detailed explanation:

Attach site plan and/or elevations which illustrate your request.

Applicant's Signature Date

Property Owner's Signature Date

OFFICIAL USE ONLY

COMMUNITY DEVELOPMENT DEPARTMENT MINOR MODIFICATIONS REVIEW FORM

Case # _____ Address: _____

The request meets the following criteria:

- The modification is necessary to satisfy the federal requirements for reasonable accommodation of housing for protected groups under the federal *Fair Housing Amendments Act*; OR
- 1. The requested modification is consistent with the Comprehensive Plan and the stated purpose of the Land Development Code;
- 2. As applicable, the requested modification is consistent with the approved final plan or plat;
- 3. The requested modification will have no significant adverse impact on the health, safety or general welfare of the surrounding property owners or the general public; **and**
- 4. Any adverse impacts resulting from the Minor Modification will be mitigated to the extent reasonably feasible.

Community Development Director Action:

- The request for a minor modification to the standards of the Land Development Code has been found in conformance with the criteria for approval and is *approved*.
- The request for a minor modification to the standards of the Land Development Code has been found in conformance with the criteria for approval and is *approved subject to following condition(s)*

- The request for a minor modification to the standards of the Land Development Code does not meet the criteria for approval and is *denied*.

Community and Economic Development Director

Date