

FEE \$	10.00
TCP \$	0
SIF \$	0

18027

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 87435



Your Bridge to a Better Community

BLDG ADDRESS 2575 G. ROAD SQ. FT. OF PROPOSED BLDGS/ADDITION 5008
TAX SCHEDULE NO. 2945-031-00-138 SQ. FT. OF EXISTING BLDGS 7404
SUBDIVISION NONE TOTAL SQ. FT. OF EXISTING & PROPOSED 9412
FILING _____ BLK _____ LOT _____
NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
NO. OF BUILDINGS ON PARCEL
Before: 4 After: 4 this Construction
(1) OWNER ARLINE & JOHN BURNELL
(1) ADDRESS 2575 G. ROAD
(1) TELEPHONE 256-9696
(2) APPLICANT SAME
(2) ADDRESS _____
(2) TELEPHONE _____

USE OF EXISTING BUILDINGS STORAGE / BARN
DESCRIPTION OF WORK & INTENDED USE Construct Additional HOME & Demolish old Log cabin
TYPE OF HOME PROPOSED:
 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 RSF-R Maximum coverage of lot by structures 59%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 50' from PL, Rear 50' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions Notes attached
Kitchen removed out of old home.
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).

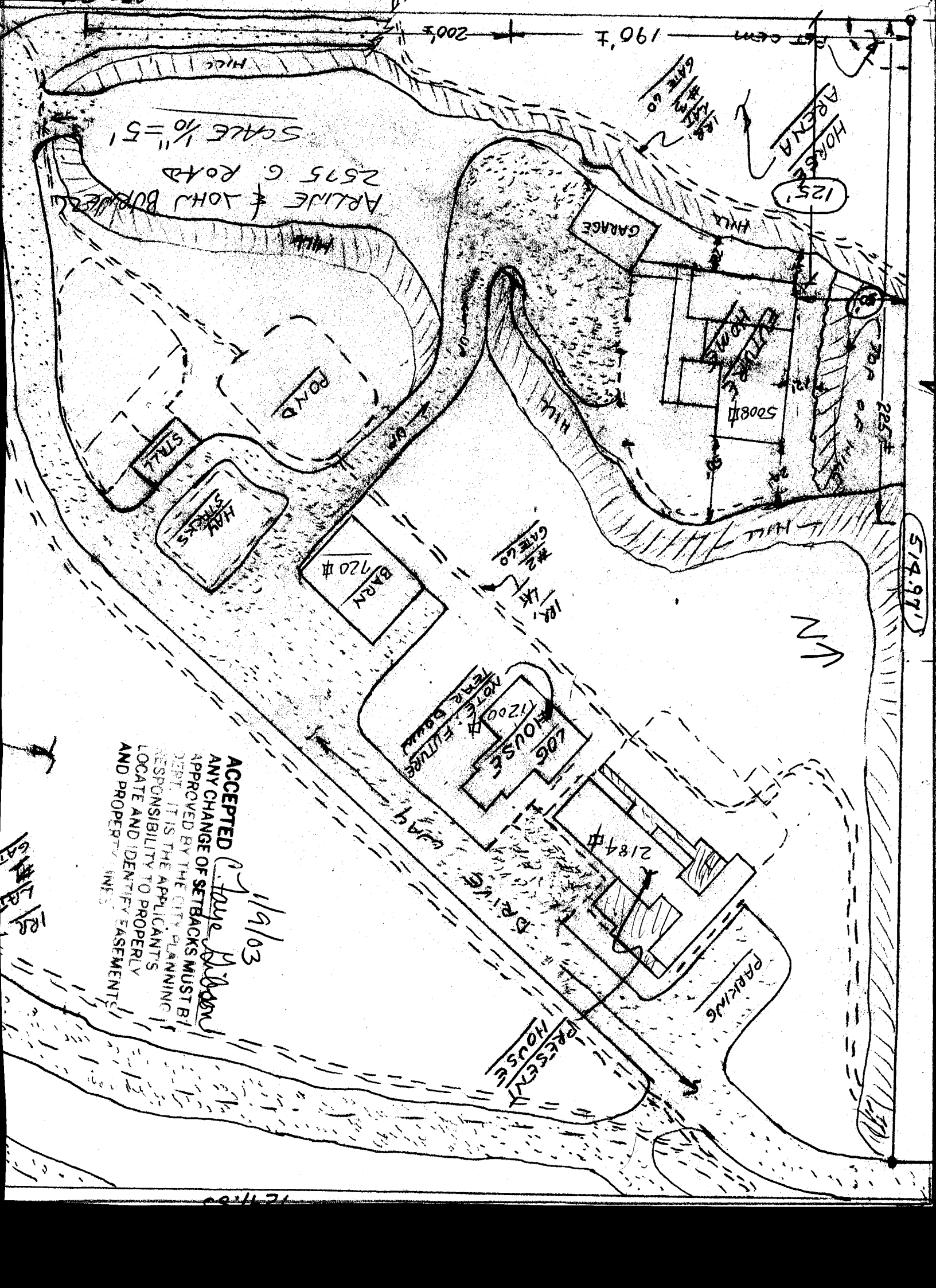
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature John R. Burnell Date 1-9-03
Department Approval E. Jane Nelson Date 1/9/03
per Bob Blanchard

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>Septic System</u>
Utility Accounting	<u>Marshall Cole</u>		Date <u>1/9/03</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)



SCALE 1/8" = 5'

ARLINE & JOHN BURDET
2575 G. ROAD

HORSE ARENA
125'

GARAGE

POND

STALL

HAY STRUCKS

BARN #120

1/8" / 4" / 2" GATE CO.

HOUSE 606
NOTE: FUTURE
NOTE: FUTURE
NOTE: FUTURE

2184'

PARKING

PRESBY. HOUSE

↑
N

514.97'

190' ±

200' ±

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.

1/9/03

John Burdet

1/8" / 4" / 2" GATE CO.

CLOSE

COMPLAINT/INSPECTION REPORT
CODE ENFORCEMENT-CITY OF GRAND JUNCTION

Date: 01/07/03 **Call taken by:** Faye Gibson **Officer:** Sommerhause

LOCATION OF VIOLATION: **Case Number:**
2575 G Road 03-10326

Zone RSF-R **Subdivision** **Parcel Number** 2945-031-00-138

Junk, Trash, Cars *Use/Zoning* *Animal* *Graffiti*
 Sign *Fence* *Other*

NATURE OF COMPLAINT: Special investigation - request to inspect structure to verify that
The "kitchen" has been removed.

OWNER: Burnell, Arline H. (John)
2575 G Road
Grand Junction, CO 81505-9548 970-256-9696

RESIDENT: Same

REPORTING PARTY: Bob Blanchard, Director
City of Grand Junction,
Community Development 970-244-1448

NOTES:

01/07/03 14:30 met with Faye Gibson at Comm. Dev. She asked that since the District Code Enforcement Officer, Nina McNally is out of town that I make an appointment and inspect the above residence and verify that the kitchen facility has been removed before she issues a planning clearance for the construction on a new dwelling unit.

Appointment was made with Mr. John Burnell for 01/08/03 at 10:00 a.m.

01/08/03 10:00 site visit. Contacted Mr. Burnell who invited me into the two dwelling units on his property. The main house has had the stove and refrigerator removed. The secondary unit is a dilapidated log house and is not habitable. The stove in the log house is not in operating condition. Both units now meet the requirements as set forth by Community Development. Faye Gibson advised.

See photos on page two.

Burnell, Arline H. MD & John
2575 G Road
page 2 of 2

PHOTO DOCUMENTATION

