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PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 657 Deer View Ln
 Parcel No. 2945-012-07-008
 Subdivision Taylor Minor
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 1 No. Proposed 1
 Sq. Ft. of Existing Bldgs 1980 Sq. Ft. Proposed 140
 Sq. Ft. of Lot / Parcel 1511
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Mike Sk. Ho; Tara and Patty Delaney
 Address 657 Deer View Ln
 City / State / Zip GJ CO 81506

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Shed

APPLICANT INFORMATION:

Name Same as above
 Address _____
 City / State / Zip _____
 Telephone 970.640.3713

***TYPE OF HOME PROPOSED:**

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

PAID
OCT 06 2008

TB

NOTES: Moved Shed to comply
With Setbacks

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 PLANNING STAFF

ZONE <u>R-4</u>	Maximum coverage of lot by structures <u>60%</u>
SETBACKS: Front <u>25</u> from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side <u>3</u> from PL Rear <u>5</u> from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) <u>35</u>	Parking Requirement _____
Voting District _____	Special Conditions _____
Driveway Location Approval _____ (Engineer's Initials)	

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Patricia R Delaney Date 10-6-08
 Planning Approval Wendy Spurr Date 10/6/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____

Utility Accounting C Beasley Date 10/6/08

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

CITY OF
Grand Junction
COLORADO
NEIGHBORHOOD
SERVICES

ACCEPTED *Wendy Spurr*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
EASEMENTS AND PROPERTY LINES.

October 2, 2008

Tara Delaney / Michael Skillo
657 Deer View Ln
Grand Junction Co 81506

Re: Shed

Case # 08-02636

Parcel#: 2945-012-07-008

Dear Ms. Delaney and Mr. Skillo:

Thank you for moving the shed from the easement.

You need to now make sure the location of the shed meets all setback requirements. I am giving you another fifteen (15) days to get this accomplished and to obtain a Planning Clearance. If the shed is where you would like to keep it, you need to measure from the side and rear yard property lines and make sure that the shed is not in the front yard setback and then go to the Planning Department located at 250 N 5th St. and they will have you diagram out where the shed is sitting and tell you whether you meet the requirements or not. If you do they can issue a Planning Clearance at that time. If you do not meet the requirements then you will have to move the shed to a location on the property that does.

If compliance is not gained by the next inspection date an Administrative Citation could be issued with an initial fine of \$150.00 and increasing in value if violation continues or a Summons into Municipal Court could be issued with a maximum fine of \$1000.00 and/or a maximum 1 year imprisonment.

Re-inspection for this property is set for **October 24, 2008**

Respectfully

Daniel C. Shepard
Daniel C. Shepard
Code Enforcement Officer
Neighborhood Services
(970) 244-1593

