



PUBLIC WORKS & PLANNING

April 7, 2008

Carl E. Pellam
422 Rosevale Road
Grand Junction, CO 81503

Mr. Pellam:

As we discussed today at the counter of the Planning Division, the Planning Clearance issued on March 4, 2008 for an 1,800 square foot pole barn is hereby revoked (copy of planning clearance is attached). Revocation is necessary because the location of the barn is in the floodway and the Flood Plain Administrator for the City has confirmed that a structure is not allowed in the floodway.

It may be possible that the pole barn can be relocated to an area outside the floodway on your property. Since the property is in the flood plain, an elevation certificate prepared by a professional engineer would have to be submitted to the Planning Division prior to approving a planning clearance. Once the City has determined the final alignment of the trail, we can discuss a possible location for the pole barn.

You asked at the counter who covers your construction costs for the poles you have already placed. Please submit this request in writing for consideration by the Planning Director.

I can be reached at 970-244-1446 if you have any questions.

Sincerely,

A handwritten signature in cursive script that reads "Ivy Williams".

Ivy Williams
Development Services Supervisor

Cc. John Shaver, City Attorney
Bret Guillory, Flood Plain Administrator
Peggy Hunter, Real Estate Manager
Lisa Cox, Planning Manager
Bob Lee, Mesa County Building Department

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____

Revoked 4/7/08

Building Address 422 Rosevale
 Parcel No. 2945-153-00-111
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs None No. Proposed _____
 Sq. Ft. of Existing Bldgs None Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1800 sq FT
 Height of Proposed Structure 33'

OWNER INFORMATION:

Name CARL E PELLAM
 Address 422 Rosevale
 City / State / Zip GJ. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name CARL E PELLAM
 Address 422 Rosevale
 City / State / Zip GJ. Co. 81503
 Telephone 970-216-3479

***TYPE OF HOME PROPOSED:**

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

NOTES: Non-Residential building in flood plain

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>R-2</u>	Maximum coverage of lot by structures _____	<div style="border: 2px solid black; padding: 5px; transform: rotate(-15deg); display: inline-block;"> PAID MAR 04 2008 TF </div>	
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____		
Side _____ from PL Rear _____ from PL	Parking Requirement _____		
Maximum Height of Structure(s) _____	Special Conditions _____		
Voting District _____ Driveway Location Approval _____ (Engineer's Initials)	_____		

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 Carl E Pellam Date 3-4-08
 Department Approval Pat Dunlop Date 3/4/08

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No.
Utility Accounting <u>UBensley</u>	Date <u>3/4/08</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)

ACCEPTED *Pat Dwyer 3/4/08*
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.

