

FEE \$ <u>10.00</u>
TCP \$
SIF \$

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

BLDG PERMIT NO. _____ *42*

Building Address 2853 Basil Place No. of Existing Bldgs 1 No. Proposed 2
 Parcel No. 2943 191 40 001 Sq. Ft. of Existing Bldgs 1996 ^{+640 = 2636} Sq. Ft. Proposed 120 SF
 Subdivision White Willows Sq. Ft. of Lot / Parcel 9713
 Filing 2 Block 6 Lot 1 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2756
 Height of Proposed Structure 8

OWNER INFORMATION:

Name Nathan Crawford
 Address 2853 Basil PL
 City / State / Zip Grand Junction, CO 81504

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name _____
 Address _____
 City / State / Zip _____
 Telephone _____

***TYPE OF HOME PROPOSED:**

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

NOTES: new water / sewer

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 R4 Maximum coverage of lot by structures 50
 SETBACKS: Front 25 from property line (PL) Permanent Foundation Required: YES _____ NO X
 Side 3 from PL Rear 5 from PL Floodplain Certificate Required: YES _____ NO X
 Maximum Height of Structure(s) 35 Parking Requirement 2
 Voting District _____ Driveway Location Approval _____
 (Engineer's Initials) RB Special Conditions 4/1/09 - Presently shed located 1' off E property & 4' off rear property line - not meeting code - owner will be moving shed to 3' side & 5' rear setbacks prior to 4/13/09

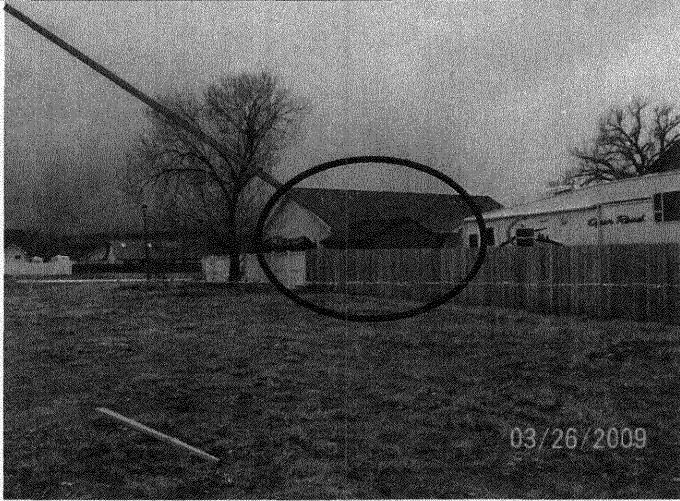
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 Nathan Crawford Date 4/1/09
 Planning Approval C McKee Date 4/1/09

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>new water / sewer</u>
Utility Accounting	<u>C McKee</u>		Date <u>4/1/09</u>

VOLUNTARY COMPLIANCE REQUEST

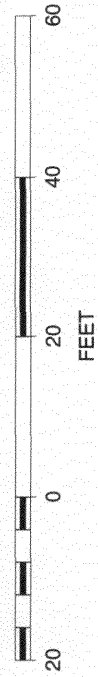
Delivered by: U.S. Mail		<input type="checkbox"/> Served in Person <input type="checkbox"/> Posted on Property	
3/26/2009		Date of Violation: 3/26/2009	
Nathan and Renee Crawford or Current Residents		Time of Violation: 1:23 P.M.	
2853 Basil Place		Parcel: #2943-191-40-001	
Grand Junction Co. 81504		Case: # Z-09-00441	
<p>You are hereby notified that a violation of the City of Grand Junction Municipal Code/Zoning Code has been determined to exist on or at: 2853 Basil Pl.</p>			
<p>Violation Section: 2.2.C., Planning Clearance required for Shed. Please review the enclosed copy of Section 2.2.C and the Planning Clearance information. Planning Clearances are issued by the Public Works and Planning Office located in Grand Junction City Hall at 250 N. 5th Street.</p>			
<p>Correction Required: A Planning Clearance is required when a shed is placed on the property and the shed must meet setback requirements. Please obtain a Planning Clearance from the Public Works and Planning Office and properly place the shed to meet the required building setbacks.</p>			
			
<p>Your City Government is working to maintain a safe, healthy and pleasant community. Your cooperation in eliminating the violation on or before the Inspection date listed below is appreciated. Please review the enclosed information about Administrative Citations. Failure to remove a violation will result in an Administrative Citation.</p>			
Code Enforcement Officer: Randy Keller <i>R. Keller</i>		Property will be inspected on: 4/13/2009	

2853 Basil Place

new loc. Area
by 4/13/09



SCALE 1 : 282

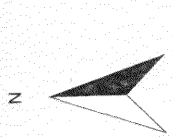


ACCEPTED
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



2853 Basil Place

Present



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