

PREPARED 5/23/16, 14:32:47
PROGRAM CE200L
CITY OF GRAND PRAIRIE

CASE HISTORY REPORT
CASE NUMBER 16-00000668

PAGE 1

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID NUMBER	INSPECTOR	TENANT NAME	TENANT NBR	
ARB MISCELLANEOUS 28-24450 -003 -012 -0000 2502 CENTRAL AV GRAND PRAIRIE TX 75051	Public P. CURTIS	1/22/16 972-237-8332	IN COMPLIANCE Vincent Duan	1/22/16

CASE DATA: CERTIFIED MAIL NUMBER
CITATION NUMBER
COURT DATE

NOTICE NAMES: EMERICK ROBERT OWNER Public PRINT PIN# IN LETTERS: Yes

HISTORY:	SCHEDULED	ACTION	STATUS	RESULTED	DISPOSITION	INSPECTOR	TIME
	1/22/16	INITIAL INSPECTION	COMPLETED	1/22/16	Private	P. CURTIS 972-237-8332	
		RQST TEXT:	January 22, 2016 8:34:36 AM	pcurtis.			1/22/16
			On January 9, 2016 the property located at 2502 & 2518 was				1/22/16
			observed to be in non-compliance with the Unified				1/22/16
			Development Code Parking and loading standard. The property				1/22/16
			has been overloaded with vehicles creating overflow into the				1/22/16
			streets and right of way. Below are the codes for reference.				1/22/16
			Please remove excess storage of vehicles, and cease the use				1/22/16
			of street and right of way. Please follow the site plan that				1/22/16
			you submitted and was approved with the Specific Use Permit.				1/22/16
			Future violations observed may result in issuance of				1/22/16
			citations of a case being presented to the Board of				1/22/16
			Adjustments without further notice.				1/22/16
			If you have any questions please feel free to contact me.				1/22/16
			Respectfully,				1/22/16
							1/22/16
			P.Curtis / Sr. Enforcement Officer				1/22/16
			Code Enforcement Division				1/22/16
			City of Grand Prairie				1/22/16
			206 W. Church Street				1/22/16
			Grand Prairie TX. 75050				1/22/16
			Office: (972) 237-8332				1/22/16
			Email: pcurtis@gptx.org				1/22/16
							1/22/16
			ARTICLE 10: PARKING AND LOADING STANDARDS				1/22/16
			10.3.1				1/22/16
			F. Any building, improvement or use of land approved or				1/22/16
			erected after the effective date of this Ordinance shall				1/22/16
			include the necessary off street parking space, subject to				1/22/16
			all controlling features of this Article for the type of use				1/22/16

CASE TYPE	DISPOSITION	DATE ESTABLISHED	STATUS	STATUS DATE
TAX ID NUMBER				
ADDRESS	INSPECTOR	TENANT NAME	TENANT NBR	

ARB MISCELLANEOUS	Public	1/22/16	IN COMPLIANCE	1/22/16
28-24450 -003 -012 -0000				
2502 CENTRAL AV	P. CURTIS	972-237-8332	Vincent Duan	
GRAND PRAIRIE TX 75051				

1/22/16	INITIAL INSPECTION	COMPLETED	1/22/16	Private	P. CURTIS	972-237-8332
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RQST TEXT: and zoning district in which such use may be located. 1/22/16
 G. No parking facility which is a part of any building, 1/22/16
 improvement or use of land, whether on the same lot as the 1/22/16
 principal use or on a separate lot, shall neither be reduced 1/22/16
 in size below the minimum number of spaces required for such 1/22/16
 principal use, nor shall exceed the maximum permitted number 1/22/16
 of spaces for those principal uses defined in Section 1/22/16
 10.7.2.A, including any and all accessory uses set forth in 1/22/16
 this Ordinance, except as provided in Article 10 Parking 1/22/16
 and Loading Standards , Section 13 Waivers and Exceptions . 1/22/16
 This Section shall not be construed to mean that existing 1/22/16
 parking structures at grade, below grade or above grade 1/22/16
 cannot later be adapted to conform to current requirements, 1/22/16
 as amended, provided under this Ordinance. 1/22/16
 H. No parking space or maneuvering space to be provided 1/22/16
 under the terms of this Ordinance shall be located within 1/22/16
 the right of way of any street, roadway or public alley. 1/22/16
 1/22/16
 10.7.1 The following standards represent the minimum number 1/22/16
 of parking spaces to be provided for each of various land 1/22/16
 uses. Where questions arise concerning the minimum 1/22/16
 off street/on site parking requirement for any use not 1/22/16
 specifically listed, the requirements may be interpreted as 1/22/16
 those of a similar use by the Director of Planning or 1/22/16
 designee. All parking spaces are to be non stacked, and 1/22/16
 shall meet the minimum width and depth requirements 1/22/16
 established in Appendix D. 1/22/16
 1/22/16
 10.9.1 All non residential structures shall provide and 1/22/16
 maintain off street loading facilities on the same 1/22/16
 10 17 lot as such non residential structure. Such off street 1/22/16
 loading facilities shall be located adjacent to a public way 1/22/16
 or private service drive, in accordance with the following 1/22/16
 requirements: 1/22/16
 RSLT TEXT: January 22, 2016 8:34:54 AM pcurtis. 1/22/16
 sent notification of violation to property owner Vincent 1/22/16
 Duan 1/22/16

TOTAL TIME:

VIOLATIONS:	DATE	DESCRIPTION	QTY	CODE	STATUS	RESOLVED
	1/22/16	ZONING VIOLATION	1	ZON1	COMPLIED	1/22/16
		LOCATION:				
		NARRATIVE: storage of vehicles inop in right of way			1/22/16	
	1/22/16	ZONING-ROW ENCROACHMENT	1	ERW	COMPLIED	1/22/16
		LOCATION:				