

Planning \$ <u>N/C</u>	Drainage \$ <u>—</u>
TCP \$ <u>—</u>	School Impact \$ <u>—</u>

BLDG PERMIT NO. <u>N/A</u>
FILE #

### PLANNING CLEARANCE

(site plan review, multi-family development, non-residential development)  
**Grand Junction Community Development Department**

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 449 <sup>fourth</sup> Ave TAX SCHEDULE NO. 2945-232-00-001

SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5 modulars

FILING — BLK — LOT — SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER Royce (State CDOT) NO. OF DWELLING UNITS  
 BEFORE: — AFTER: — CONSTRUCTION

(1) ADDRESS 910 S. 4th St. NO. OF BLDGS ON PARCEL  
 BEFORE: — AFTER: — CONSTRUCTION

(1) TELEPHONE — USE OF ALL EXISTING BLDGS —

(2) APPLICANT James Const. Co. DESCRIPTION OF WORK & INTENDED USE: Construction

(2) ADDRESS 449 4th Ave modulars for hwy work

(2) TELEPHONE 245-8984 TEMPORARY STRUCTURE - SELF CONTAINED

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

ZONE I-2 Landscaping / Screening Required: YES — NO —

SETBACKS: Front — from Property Line (PL) or — from center of ROW, whichever is greater Parking Req'mt —

Side — from PL Rear — from PL Special Conditions: for construction work - temporary (1 year only)

Maximum Height — Genusus Tract — Traffic Zone — Annx # —

Maximum coverage of lot by structures —

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (Section 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature [Signature] Date 1-28-97

Department Approval [Signature] Date 1-28-97

Additional water and/or sewer tap fee(s) are required: YES — NO ✓ W/O No. no chg in use

Utility Accounting [Signature] Date 1/28/97

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)



## Building Characteristics

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Owner's Name: REYES, SAUL and LAINIE REYES

Parcel Number: 2945-232-00-001

Location: 910 S 4TH ST

Neighborhood: AREA 17

Arch. Style: ranch

Roof Cover: ASPH/C

Heating Fuel: GAS

Heating Type: GRAVIT

Air Conditioning: NONE

Const. Quality: minimum

Frame: WOOD FRAME

Wall: WOOD SIDING

Condition:

Bathrooms: 1

# of Rooms: 3

Bedrooms: 1

# of Units: 1

Actual Year Built: 1920

Effective Year  
Built: 1964

Miscellaneous:

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The Mesa County Assessor's Office makes every effort to collect and maintain accurate data. However, GovLink.Com and the Mesa County Assessor's Office are unable to warrant any of the information herein contained.