

FEE \$	10 ⁰⁰
TCP \$	/
SIF \$	/

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO.

1000830-0

Building Address 2837 North Ave D-36
 Parcel No. 2943-182-00-081
 Subdivision Fifth Street Park
 Filing _____ Block _____ Lot _____

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

OWNER INFORMATION:

Name Bernan Palma
 Address 2837 North Ave D-36
 City / State / Grand Junction CO 81501

DESCRIPTION OF WORK & INTENDED USE:

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

AUG 12 2010

APPLICANT INFORMATION:

Name Brenna Graff
 Address 585 Placer St
 City / State / GJ, CO 81504
 Telephone 246-5259 / 433-0233

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): 15' x 28' carport

NOTES: _____

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>C-1</u>	Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL)	Permanent Foundation Required: YES _____ NO _____
Side _____ from PL Rear _____ from PL	Floodplain Certificate Required: YES _____ NO _____
Maximum Height of Structure(s) _____	Parking Requirement _____
Voting District _____ Driveway Location Approval _____	Special Conditions <u>per park regulations</u>
(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 Brenna Graff Date 7.15.10
 Planning Approval Pat Dunlap Date 7.28.10

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. sewer utility
Utility Accounting <u>None</u>	Date <u>8/12/10</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 21.02.070(b) Grand Junction Municipal Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

City of Grand Junction GIS Master Map ©

* wrong measurement the first time
From 4' x 12'
TO 15' x 28'



ACCEPTED *Pat Dunlop 7/22/10*
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.

MESA COUNTY BUILDING
DEPARTMENT
CORRECTION NOTICE
970-244-1631

THIS NOTICE IS NOT TO BE REMOVED

ADDRESS 2837 North D-36
DATE 6-2-10 INSPECTOR John Gill
PHONE NUMBER 255-7194

*Need to get permit
for 15' x 28' carport.
not 4x12 awning*

SECTION C
WILL NOT BE
POSTED ON
S ARE ON TH
STED AND LE
NORTH AVE
ADDRESS

BEFORE PERM

FORMELECTRICAL /
ITY CONTRACTOR
COMMENCED AND PR
BE COVERED OR CO

P	MI
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	342 BO
	343 IN
	344 HO
	346 VE
	348 ME
	350 GA
	352 WC
	354 HO
	356 FI
HOME	358 MA
P 600	360 AF

INSPECTION CODE*

COMMERCIAL FINAL BACK
FLOW INSPECTION
SLADE CONNELL 970-256-4101

FOUNDATION CERTIFICATE
FIRE DEPT CODES GROUP 5*

PLUMBING CONTRACTOR:
[PLUMBING]

MECHANICAL CONTRACTOR:
[MECHANICAL]

ELECTRICAL CONTRACTOR:
[ELECTRICAL]

MESA COUNTY BUILDING
DEPARTMENT
CORRECTION NOTICE
970-244-1631

THIS NOTICE IS NOT TO BE REMOVED

ADDRESS 2837 North Ave D-36
DATE 5/21 INSPECTOR Rick
PHONE NUMBER 244-1889

*where is 4x12 patio
sorry*

** Not sure if its called the
patio or carport. I got
all the paperwork, I have
along with the permit.*

*My cell number is 433-02
name is Brenda - the daug
you can call me anytime I
ask me about it. I was
also confused. Maybe they
got confused in what
they where doing in
explaining.*

** Thanks **

1.28 x 15 1/2 A

04/28/2010

Date

PERMIT TO BUILD

MESA COUNTY BUILDING DEPARTMENT
BUILDING INSPECTION DIVISION

\$ 732.96

Value

B

PERMIT TYPE

10-00895

PERMIT NUMBER

PERMIT CITY: _____

MOBILE HOME TAX ID NO. _____

OWNER: ROMAN PALMA

TAX SCHEDULE NO. _____

PROJECT ADDRESS: 2837 NORTH AVE #D36

CONTRACTOR: ROMAN PALMA

ADDRESS: 2837 NORTH AVE d36

PHONE: (970) 245-5259 LICENSE NO. _____

GRAND JUNCTION, CO 81501

DESCRIPTION OF WORK: 4X12 PATIO-BUILT BEFORE PERMIT

REQUIRED DOCUMENTS:

RADON SURVEY: _____ SEWER: _____ SEPTIC PERMIT: _____ SEPTIC CLEARANCE: _____

FIRE DEPARTMENT CLEARANCE: _____ FOOD HANDLING: _____ PLANNING: _____

OCCUPANCY: _____

SPECIAL CONDITIONS: _____

ELECT CONT: _____

LICENSE NUMBER: _____ VALUE: _____

PLUMB CONT: _____

LICENSE NUMBER: _____ VALUE: _____

MECH CONT: _____

LICENSE NUMBER: _____ VALUE: _____

MESA COUNTY USE TAX

CITY OF GRAND JUNCTION USE TAX

EXEMPT _____ MONTHLY _____ ON COMPLETION _____
EXEMPTION NUMBER _____

I hereby acknowledge the USE TAX filing status noted above and agree to abide by the provisions and regulations of the COUNTY SALES AND USE TAX RESOLUTION TAX MCM-81-199. I understand that I am responsible for maintaining adequate accounting records that are subject to audit for 3 years to substantiate my use tax return.

1. USE TAX UPON PURCHASES OF ALL MATERIALS WHICH THE GRAND JUNCTION SALES TAX HAS NOT BEEN PAID. You may summarize by supplier on USE TAX FORM directly on the FINANCE DIRECTOR'S OFFICE.

2. PAYMENT OF TAX DIRECTLY TO SUPPLIER. I hereby certify that all materials used in the above construction will be purchased within the city limits and the Sales Tax paid directly to the supplier. All purchase records and invoices will be retained for 3 years. I certify that the statements made herein are true and correct to the best of my knowledge.

X _____

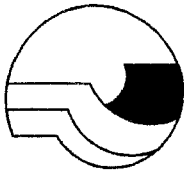
X _____

I hereby acknowledge that the above information is correct to the best of my knowledge, and I agree to comply with all city or county ordinances regulating building construction.

CONTRACTOR/OWNER SIGNATURE

BUILDING DEPARTMENT SIGNATURE

PERMIT FEE \$35.00



**Mesa County Public Works Department
Building Inspection Division**

750 Main Street • P.O. Box 20,000 • Grand Junction, Colorado 81502-5005
Phone (970) 244-1631

STOP WORK ORDER:

Date: March 24, 2010

Property locations: 2837 North Ave. (aka A&W trailer park) and 480 28 1/4 Road (aka James Park)

Violation: Buildings being or built without proper permits (see list of spaces below) per section 108.1.4 of the 2006 International Property Maintenance Code “ unlawful structure” erected..occupied contrary to law.

Mr. Gaylen Kettle

This notice is to inform you that these structures (carport and patio cover type) are being built or have been built without proper permits. They must be removed or proper permits secured for each one and then inspections performed. The spaces are A-14, E-26, B-23, B-22, B-20, D-35, D-36, F-47 at the 2837 North Avenue location. At the 480 28 1/4 Road location spaces #30, #20, #22, #48 (room addition also), #45 and #54.

The response to this notice must be within the next 30 days, April 26, 2010. You have the right for appeal within 20 days of receipt of this notice. Also, you should be notified that if corrective action is not taken per section 106.3 of the 2006 International Property Maintenance Code a lien on the real estate shall be filed.

Please contact myself or City of Grand Junction legal staff with any questions.

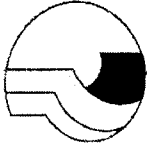
Interim Chief Building Official

Mike Mossburg
Mike Mossburg 970/244-1655

*Go to Planning First
City of Grand Junction*

*250 North 5 Street
244-1430*

8-5 work



MESA COUNTY

Printed: April 28, 2010

750 Main Street, P.O. Box 20000 • GRAND JUNCTION, CO 81502
(970) 244-1631

Receipt Number: B9078

Permit Number: 10-00895

Permit Type: B

Site Address: 2837 NORTH AVE #D36

Applicant:

Owner: ROMAN PALMA

Contractor: ROMAN PALMA

Job Description: 4X12 PATIO-BUILT BEFORE PERMIT

FEES PAID

R 560.60201.32210

BUILDING PERMIT FEE

R 560.60201.32210

\$35.00

Total Fees for Account R 560.60201.32210:

\$35.00

Total Fees Paid:

\$35.00

Date Paid: Wednesday, April 28, 2010

Paid By: ROMAN PALMA

Pay Method: CASH

Received By: ANN DICKERSON