

DATE SUBMITTED: 10-28-85

PERMIT # 24320

FEE \$5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2884 TEXAS

SQ. FT. OF BLDG: \_\_\_\_\_

SUBDIVISION: Lamm Sub.

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ BLK # \_\_\_\_\_ LOT # \_\_\_\_\_

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2943-074-21-016

NUMBER OF BUILDINGS ON PARCEL  
BEFORE THIS PLANNED CONSTRUCTION:  
1

PROPERTY OWNER: George Gibson

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2884 TEXAS

PHONE: 243-4212

DESCRIPTION OF WORK AND INTENDED USE:  
INTERNAL  
Remodel & BUILD NEW GARAGE

SUBMITTALS REQ'D: TWO (2) PLOT  
PLANS SHOWING PARKING, LAND-  
SCAPING, SETBACKS TO ALL PROPERTY  
LINES, AND ALL STREETS WHICH ABUT  
THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO X

SETBACKS: F 45' P. 05' 15' S 3' R 3'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO X

MAXIMUM HEIGHT: N/A

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 30

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 10-28-85

APPROVED BY: [Signature]

[Signature]  
SIGNATURE

APPLICATION FOR BUILDING PERMIT  
BUILDING DEPARTMENT

CITY ✓  
COUNTY \_\_\_\_\_

Permit No \_\_\_\_\_  
DATE \_\_\_\_\_

TO BE FILLED OUT BY APPLICANT

PLOT PLAN

VALUATION 9000.00

NOTE: Show Easements, Property Line Dimensions, All Other Structures, Specify North, and Street Name. For Odd Shaped Lots, Provide Separate Plot Plan.

LEGAL DESCRIP.  
BLDG ADDRESS 2884 Texas  
SUBDIVISION Ldmm  
FILING NO \_\_\_\_\_ LOT NO 16 BLK NO 1  
TAX SCHEDULE NO 2943-074-21016

OWNER  
NAME George Gibson  
MAIL ADDRESS 2884 Texas  
CITY Grand Jct PHONE 243-4212

ARCH ENGINEER  
NAME \_\_\_\_\_  
MAIL ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_

CONTRACTOR  
NAME Bob R Hartman  
ADDRESS 2638 Cottonwood  
CITY Grand Jct  
LICENSE NO \_\_\_\_\_ PHONE 243-0604

CLASS OF WORK

REMODEL  ADDITION  
 REPAIR  MOVE-ON  OTHER

Sq Ft of Bldg 1320 Sq Ft of Lot 9952  
No of Floors 1 Height 14'

No of Family Units 1 No of Bedrooms 3

Occupancy:

Residence Single Family

Mobile Home \_\_\_\_\_

(HUD No.) \_\_\_\_\_

Commercial \_\_\_\_\_

Other \_\_\_\_\_

GARAGE: Single Dble ✓ CARPORT: Single Dble

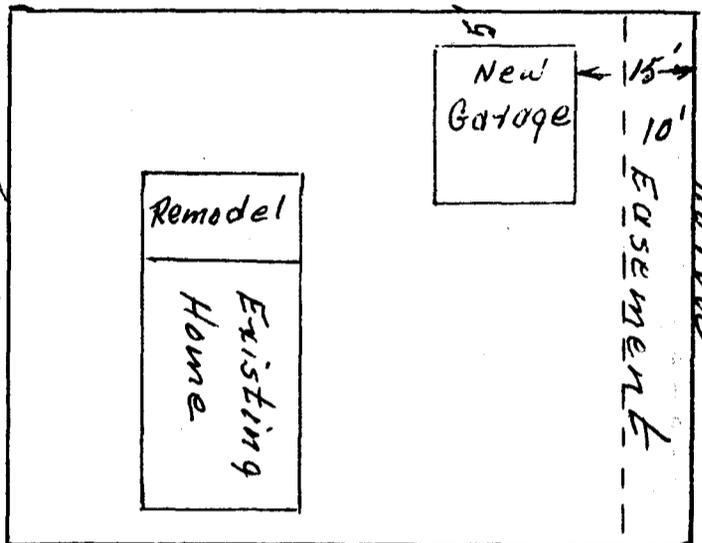
FIREPLACE \_\_\_\_\_ WOODSTOVE \_\_\_\_\_

Are Building Materials to be purchased outside Mesa County? Yes \_\_\_\_\_ No ✓

State Sales Tax # \_\_\_\_\_

DOCUMENTS REQUIRED

- Radon Survey (245-2400)
- Building Plans
- Sanitary Sewer Clearance
- On-Site Sewage Disposal Permit
- Fire Flow Survey
- Planning
- Energy
- Food Handling - County Health Dept.
- Other \_\_\_\_\_



SHOW ALL SETBACKS FROM PROPERTY LINES

Description of Work Planned: Remodel existing garage and build new 24x24 garage

I hereby acknowledge that I have read this application and the above is correct and I agree to comply with all city and county ordinances and state laws regulating building construction.

NOTE TO APPLICANT: Reverse side of this form must be completed.

George Perry  
SIGNATURE

FOR OFFICE USE ONLY

Approval Date \_\_\_\_\_ Bldg Dept By \_\_\_\_\_  
Special Conditions \_\_\_\_\_