

DATE SUBMITTED: 4-29-87

PERMIT # 27575

FEE \$5.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 1826 Bass St

SQ. FT. OF BLDG: 1056

SUBDIVISION: West Lake Park

SQ. FT. OF LOT: 14400

FILING # \_\_\_\_\_ BLK # 8 LOT # 8

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-104-03-008

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
Home & Garage

PROPERTY OWNER: John Fair

USE OF ALL EXISTING BUILDINGS:  
Home

ADDRESS: 1826 Bass

PHONE: 245-0477

DESCRIPTION OF WORK AND INTENDED USE:  
Remodel & Addition

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

\*\*\*\*\*  
FOR OFFICE USE ONLY

ZONE: Rst-5

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

SETBACKS: F 20' S 5' R 25'

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

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 4

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 10

LANDSCAPING/SCREENING: \_\_\_\_\_

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

\*\*\*\*\*  
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 AND 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: 4-29-87

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 \_\_\_\_\_

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	1826 BASS ST	
	SUBDIVISION	WEST LAKE PARK	
	FILING NO	LOT NO 8	BLK NO 8
	TAX SCHEDULE NO	2945-104-03-008	
OWNER	NAME	JOHN FAIR	
	MAIL ADDRESS	1826 BASS	
	CITY	Gr 9d	PHONE 245-0477
ARCH ENGINEER	NAME		
	MAIL ADDRESS		
	CITY		
CONTRACTOR	NAME	John FAIR	
	ADDRESS		
	CITY		
	LICENSE NO		PHONE

CLASS OF WORK

REMODEL  ADDITION   
REPAIR \_\_\_\_\_ MOVE-ON \_\_\_\_\_ OTHER \_\_\_\_\_

Sq Ft of Bldg \_\_\_\_\_ Sq Ft of Lot 14400

No of Floors 1 Height \_\_\_\_\_

No of Family Units 1 No of Bedrooms 3

Occupancy:

Residence

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

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

Commercial \_\_\_\_\_

Other \_\_\_\_\_

GARAGE: Single \_\_\_\_\_ Dble \_\_\_\_\_ CARPORT: Single \_\_\_\_\_ Dble \_\_\_\_\_

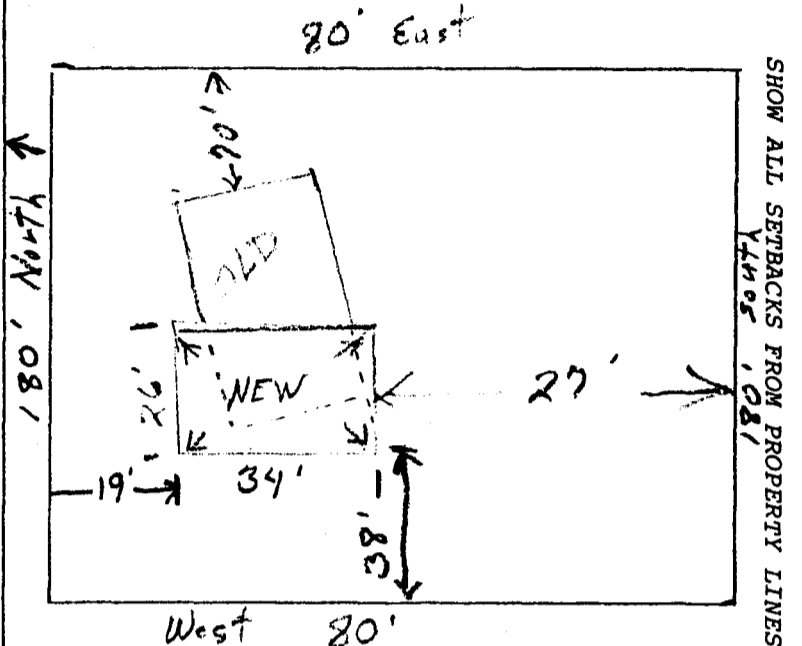
FIREPLACE  WOODSTOVE \_\_\_\_\_

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

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

DOCUMENTS REQUIRED

- Radon Survey (248-7164) \_\_\_\_\_
- Building Plans \_\_\_\_\_
- Sanitary Sewer Clearance \_\_\_\_\_
- On-Site Sewage Disposal Permit \_\_\_\_\_
- Fire Flow Survey \_\_\_\_\_
- Planning \_\_\_\_\_
- Energy \_\_\_\_\_
- Food Handling - County Health Dept. \_\_\_\_\_
- Other \_\_\_\_\_



Description of Work Planned: Add more Sq. Footage to Living Room in Kitchen

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.

*John Fair*  
SIGNATURE

FOR OFFICE USE ONLY

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