

DATE SUBMITTED: 8/16/89

PERMIT # 33710

FEE 85.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2338 Hall

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

SUBDIVISION: Regent

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

FILING # \_\_\_\_\_ BLK # 1 LOT # 7

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:

2945-124-02-019

2

PROPERTY OWNER: Floyd Barthel

USE OF ALL EXISTING BUILDINGS:

ADDRESS: 2338 Hall

Haus & Garage

PHONE: 243-2356

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

DESCRIPTION OF WORK AND INTENDED USE:

Patio with roof

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### FOR OFFICE USE ONLY

NE: RSF-8

FLOODPLAIN: YES \_\_\_\_\_ NO ✓

SETBACKS: F — S 5 R 15

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓

MAXIMUM HEIGHT: 32

CENSUS TRACT #: 6

PARKING SPACES REQ'D: N/A

TRAFFIC ZONE: 31

LANDSCAPING/SCREENING: N/A

SPECIAL CONDITIONS: N/A

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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 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: 8/16/89

Burl Starr  
SIGNATURE

APPROVED BY: Karl Metzger

CITY \_\_\_\_\_ OR  
COUNTY \_\_\_\_\_

APPLICATION FOR BUILDING PERMITS  
BUILDING DEPARTMENT

PERMIT NO \_\_\_\_\_  
DATE \_\_\_\_\_

TO BE FILLED OUT BY APPLICANT

PLOT PLAN

VARIATION \$5,000 TOTAL FEE \_\_\_\_\_

NOTE: Show Easements, Property Line Dimensions,  
All Other Structures, Specify North, and Street  
Name. For Odd Shaped Lots, Provide Separate  
Plot Plan.  
No. of Bldgs now on Parcel 2  
Use of Bldgs now on Parcel House & Garage

LEGAL DESCRIP. BLDG ADDRESS 2338 Hall ave  
SUBDIVISION Regent  
FILING NO \_\_\_\_\_ LCT NO 7 BLK NO 1  
TAX SCHEDULE NO 2945 124 02 019

OWNER NAME Floyd Barthel  
MAIL ADDRESS 2338 Hall  
CITY Grand Junction PHONE 243 2356

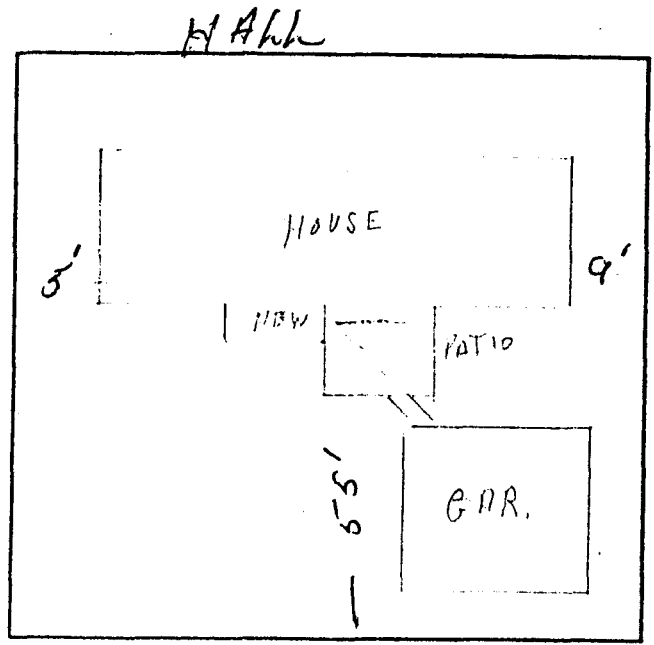
ARCH ENGINEER NAME \_\_\_\_\_  
MAIL ADDRESS \_\_\_\_\_  
CITY \_\_\_\_\_

CONTRACTOR NAME Art Butts  
ADDRESS 103 7th  
CITY Grand Jct Colo  
LICENSE NO 289 0083 PHONE 242-2977

CLASS OF WORK  
NEW \_\_\_\_\_ ALTERATION \_\_\_\_\_ ADDITION   
DEMOLISH \_\_\_\_\_ REPAIR \_\_\_\_\_ MOVE \_\_\_\_\_  
OTHER \_\_\_\_\_  
Sq Ft of Bldg 196 Sq Ft of Lot \_\_\_\_\_  
No of Floors \_\_\_\_\_ Height \_\_\_\_\_  
No Family Units \_\_\_\_\_ No of Bedroom \_\_\_\_\_  
Intended Use of Building Patio

GARAGE \_\_\_\_\_ CARPORT \_\_\_\_\_  
Single Dble Single Dble FIREPLACE \_\_\_\_\_

DOCUMENTS ATTACHED  
Radon Survey   
Driveway Permit \_\_\_\_\_  
Site Plan \_\_\_\_\_  
Building Plans   
Sanitary Sewer Clearance \_\_\_\_\_  
On Site Sewage Disposal Permit \_\_\_\_\_  
Fire Flow Survey \_\_\_\_\_  
Health Department \_\_\_\_\_  
Other Documents (Specify) \_\_\_\_\_



SHOW ALL SETBACKS FROM PROPERTY LINES

FRONT PROPERTY LINE  
Street Name(s) Hall  
Check if Corner Lot \_\_\_\_\_  
Description of Work Planned: Add concrete sidewalk and patio with roof over patio

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.

Art Butts  
SIGNATURE

FOR OFFICE USE ONLY

Date Permit Issued \_\_\_\_\_  
Zoning District \_\_\_\_\_  
Type of Occupancy \_\_\_\_\_  
Type of Construction \_\_\_\_\_  
Sq Ft of Bldg \_\_\_\_\_ Sq Ft of Lot \_\_\_\_\_  
Max Height \_\_\_\_\_ Road Class. \_\_\_\_\_  
Cent of R.O.W. Setback \_\_\_\_\_  
Ft Yd Setback from Property Line \_\_\_\_\_  
Side Yd Setback from Property Line \_\_\_\_\_  
Rear Yd Setback from Property Line \_\_\_\_\_  
Off Street Parking Spaces Required \_\_\_\_\_

Flood Hazard \_\_\_\_\_ Wildfire Hazard \_\_\_\_\_  
Geologic Hazard \_\_\_\_\_ Other \_\_\_\_\_  
Special Conditions \_\_\_\_\_  
Problems with Permit \_\_\_\_\_  
Additional Information Needed \_\_\_\_\_  
Approval Date 8/15/89 Bldg Dept By WBC  
Approval Date \_\_\_\_\_ Planning By \_\_\_\_\_