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BLDG PERMIT NO.	68742
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PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 1825 Bass St. TAX SCHEDULE NO. 2945-104-02-003

SUBDIVISION West Lake Park SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1166

(1) OWNER Anthony Meitz NO. OF DWELLING UNITS
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 1825 Bass St. NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-527-5587 USE OF EXISTING BLDGS Single Family

(2) APPLICANT Anthony Meitz DESCRIPTION OF WORK AND INTENDED USE: Enclose

(2) ADDRESS PO Box 323 Paonia CO carport for a one car garage

(2) TELEPHONE 970-527-5587

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 COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Special Conditions _____

Side 5' from PL Rear 25' from PL

Maximum Height 32' CENSUS 4 TRAFFIC 10 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development 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 (Section 305, Uniform Building Code).

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 [Signature] Date 2-16-99

Department Approval [Signature] Date 2/16/99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 6142-3823 TR-88606

Utility Accounting [Signature] Date 2-16-99

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)

Street.

30'

NOTE: New construction

NOTE: Existing carpet.

carpet.

HOUSE

29'

18'

Property Line.

ACCEPTED KKA 2/16/99
ANY CHANGE OF CONTRACTS MUST BE
APPROVED BY THE PROPERTY LAYING
DEPT. OF THE DISTRICT OF
COLUMBIA TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.