

FEE \$	10.-
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 70365

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
**Community Development Department**

BLDG ADDRESS 636 Horizon Dr. #806 TAX SCHEDULE NO. 2945-024-20-031

SUBDIVISION Westwood Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION —

FILING BLK — LOT # 806 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER NELSON NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION

(1) ADDRESS 2676 G Rd. NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — THIS CONSTRUCTION

(2) APPLICANT MYERS PROPERTY SERVICE USE OF EXISTING BLDGS Townhouse units

(2) ADDRESS P.O. Box 3031 Grand Junction DESCRIPTION OF WORK AND INTENDED USE: Re-build

(2) TELEPHONE 255-0775 Existing 2nd floor deck new 1st & new deck + ramp

**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 PH-12 Maximum coverage of lot by structures —

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

Side — from PL Rear — from PL Special Conditions existing - no proposed changes

Maximum Height — CENSUS 10 TRAFFIC 23 ANNX# —

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 5-28-99

Department Approval [Signature] Date 5-28-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. no charge

Utility Accounting [Signature] Date 5/28/99

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)