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BLDG PERMIT NO. 70538

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 636 Horizon Dr #808 TAX SCHEDULE NO. 2945-024-20-033^B
 SUBDIVISION Westwood Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION -
 FILING BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) -
 (1) OWNER Johnson NO. OF DWELLING UNITS
 BEFORE: - AFTER: - THIS CONSTRUCTION
 (1) ADDRESS 636 Horizon Dr #808
 (1) TELEPHONE 245-6681 NO. OF BLDGS ON PARCEL
 BEFORE: 10 AFTER: 10 THIS CONSTRUCTION
 (2) APPLICANT Myers Property Service USE OF EXISTING BLDGS multi-family
 (2) ADDRESS P.O. Box 3031 Grand Ave. DESCRIPTION OF WORK AND INTENDED USE: Re-build
 (2) TELEPHONE 255-0775 Existing 2nd floor deck new 201st new deck + trim

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 PR-12 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side _____ from PL Rear _____ from PL Special Conditions existing deck-
 Maximum Height _____ CENSUS 10 TRAFFIC 23 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 6-9-99
 Department Approval Donnie Edwards Date 6-9-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. no charge
 Utility Accounting [Signature] Date 6/9/99

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)