

FEE \$	10.00
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 71002

90

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

BLDG ADDRESS 636 Horizon Dr #810 TAX SCHEDULE NO. 2945-024-20-035

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

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

(1) OWNER SAFFORD NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 636 Horizon #810

(1) TELEPHONE 242-6009 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Myers Property Service USE OF EXISTING BLDGS Townhouse unit

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

(2) TELEPHONE 255-0715 Existing 2nd floor deck new raise new 3'x6' deck new 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)
or _____ from center of ROW, whichever is greater Parking Req'mt _____

Side _____ from PL Rear _____ from PL
Maximum Height _____ Special Conditions existing - no proposed changes

CENSUS 10 TRAFFIC 23 ANNEX# _____

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 6-28-99

Department Approval [Signature] Date 6-28-99

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

Utility Accounting [Signature] Date _____

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)