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TCP \$	-
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BLDG PERMIT NO. 70286

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 636 Horizon Dr. #812 TAX SCHEDULE NO. 2945-024-20-037
 SUBDIVISION Westwood Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION —
 FILING BLK — LOT #812 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Goy Eisenhauer NO. OF DWELLING UNITS BEFORE: — AFTER: — THIS CONSTRUCTION
 (1) ADDRESS 636 Horizon Dr. #812 NO. OF BLDGS ON PARCEL BEFORE: — AFTER: — THIS CONSTRUCTION
 (1) TELEPHONE 245-4489 USE OF EXISTING BLDGS Townhouse units
 (2) APPLICANT MYERS PROPERTY SERVICE DESCRIPTION OF WORK AND INTENDED USE: Re-build
 (2) ADDRESS P.O. Box 3031 Grand Fern Existing 2nd floor deck new 901st new decking
 (2) TELEPHONE 255-0775

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 Special Conditions existing - no proposed changes
 Side — from PL Rear — from PL CENSUS — TRAFFIC — ANN# —
 Maximum Height —

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 5-24-99
 Department Approval Ronnie Edwards Date 5/24/99

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

Utility Accounting [Signature] Date 5/24/99

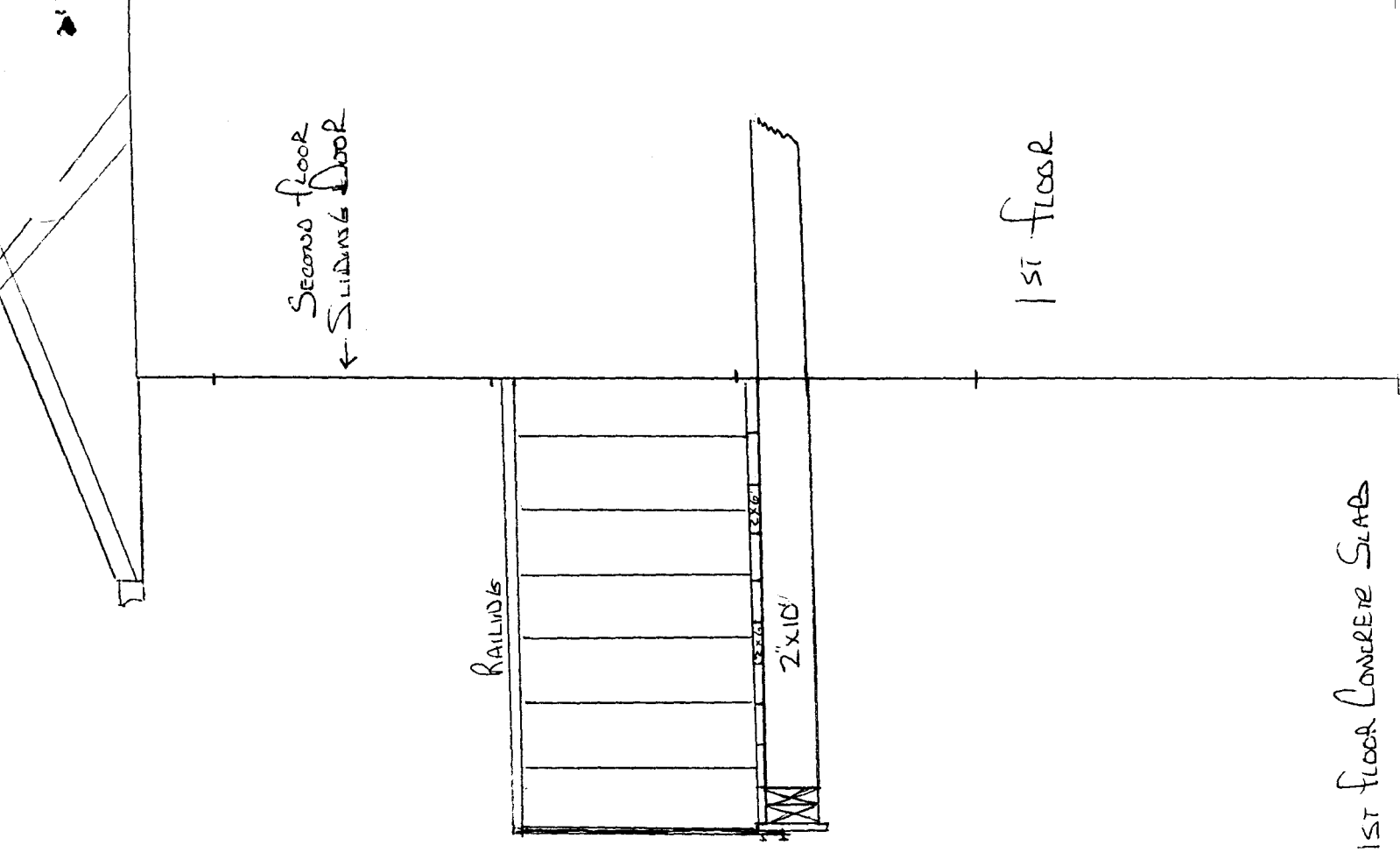
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

1036 Horizon Dr.
2nd Floor Decks

#812

replace existing decks
& finishes



Done 5/21/12