

FEE \$	10.00
TCP \$	
SIF \$	

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

BLDG PERMIT NO. 82391



Your Bridge to a Better Community

BLDG ADDRESS 636 HORIZON DR #1702 <sup>802</sup> SQ. FT. OF PROPOSED BLDGS/ADDITION N/A

TAX SCHEDULE NO. 2945-024-2D-011 SQ. FT. OF EXISTING BLDGS 1508

SUBDIVISION WESTWOOD TOTAL SQ. FT. OF EXISTING & PROPOSED 1508

FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT \_\_\_\_\_

NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: \_\_\_\_\_ this Construction

(1) OWNER BRUCE CHARTERS

(1) ADDRESS 636 HORIZON DR #1702

(1) TELEPHONE 245-4816

USE OF EXISTING BUILDINGS RESIDENTIAL

(2) APPLICANT BRUCE CHARTERS

DESCRIPTION OF WORK & INTENDED USE REBUILD EXISTING DECK

(2) ADDRESS 11 11

TYPE OF HOME PROPOSED:  
 \_\_\_\_\_ Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) TELEPHONE 11 11

**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 PD Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front \_\_\_\_\_ from property line (PL)  
 or \_\_\_\_\_ from center of ROW, whichever is greater

Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_

Side \_\_\_\_\_ from PL, Rear \_\_\_\_\_ from PL

Parking Req'mt \_\_\_\_\_

Maximum Height \_\_\_\_\_

Special Conditions \_\_\_\_\_

CENSUS \_\_\_\_\_ TRAFFIC \_\_\_\_\_ 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 Bruce Charters Date 3-28-02

Department Approval Pat Bushman Date 3-28-02

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. _____
Utility Accounting	<u>10 Overholt</u>		Date <u>3/28/02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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