

FEE \$	<u>1000</u>
TCP \$	<u>—</u>

BLDG PERMIT NO. 56744

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department



3019-0700-04-4

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS: 220 WILLOWBROOK RD. TAX SCHEDULE NO. 2945-~~004~~-023-04-002

SUBDIVISION WILLOWBROOK SQ. FT. OF PROPOSED BLDG(S)/ADDITION 400

FILING — BLK 2 LOT 6 SQ. FT. OF EXISTING BLDG(S) —

(1) OWNER CHESLEY DIDONA TO NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 220 WILLOWBROOK RD. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-2527

(2) APPLICANT SAME USE OF EXISTING BLDGS Home

(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: —

(2) TELEPHONE SAME GARAGE

REQUIRED: Two (2) plot plans on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

**THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF**

Principal

ZONE RSF-5 Maximum coverage of lot by structures 35%

SETBACKS: Front 20' from property line (PL) Parking Req'mt —  
 or 45' from center of ROW, whichever is greater

Side 5' from PL Rear 25' from PL Special Conditions —

Maximum Height 32'

CENSUS TRACT 10 TRAFFIC ZONE 20

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 7-8-96

Department Approval [Signature] Date 7-8-96

Additional water and/or sewer tap fee(s) are required: YES — NO X W/O No. N/A - no change in S/F use

Utility Accounting [Signature] Date 7-8-96

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)

30'+



FRONT

HOUSE

30'+

30'+

PROPOSED GARAGE

220 WILLIAMSBROOK RD  
81506

6'+

ACCEPTED Gonnie 7/8/96  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANT'S  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.