

FEE \$	10 ⁰⁰
TCP \$	—

BLDG PERMIT NO. 56562

SIF - 292⁰⁰

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

Schimpf

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 406 Willow Ridge Ct TAX SCHEDULE NO. 2945-164-00-232
 SUBDIVISION Willow Ridge SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1843
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Oliver Frascogna NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS Boulder CO
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 303-494-1721
 (2) APPLICANT Cde 3 Co Builders USE OF EXISTING BLDGS S/F Res
 (2) ADDRESS 2755 N. AVE DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 243-7711 New Construction

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

ZONE PR 3.1 Maximum coverage of lot by structures _____
 SETBACKS: Front 15' & 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 0' & 10' from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 CENS.T. 14 T.ZONE R2 ANNEX# _____

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).

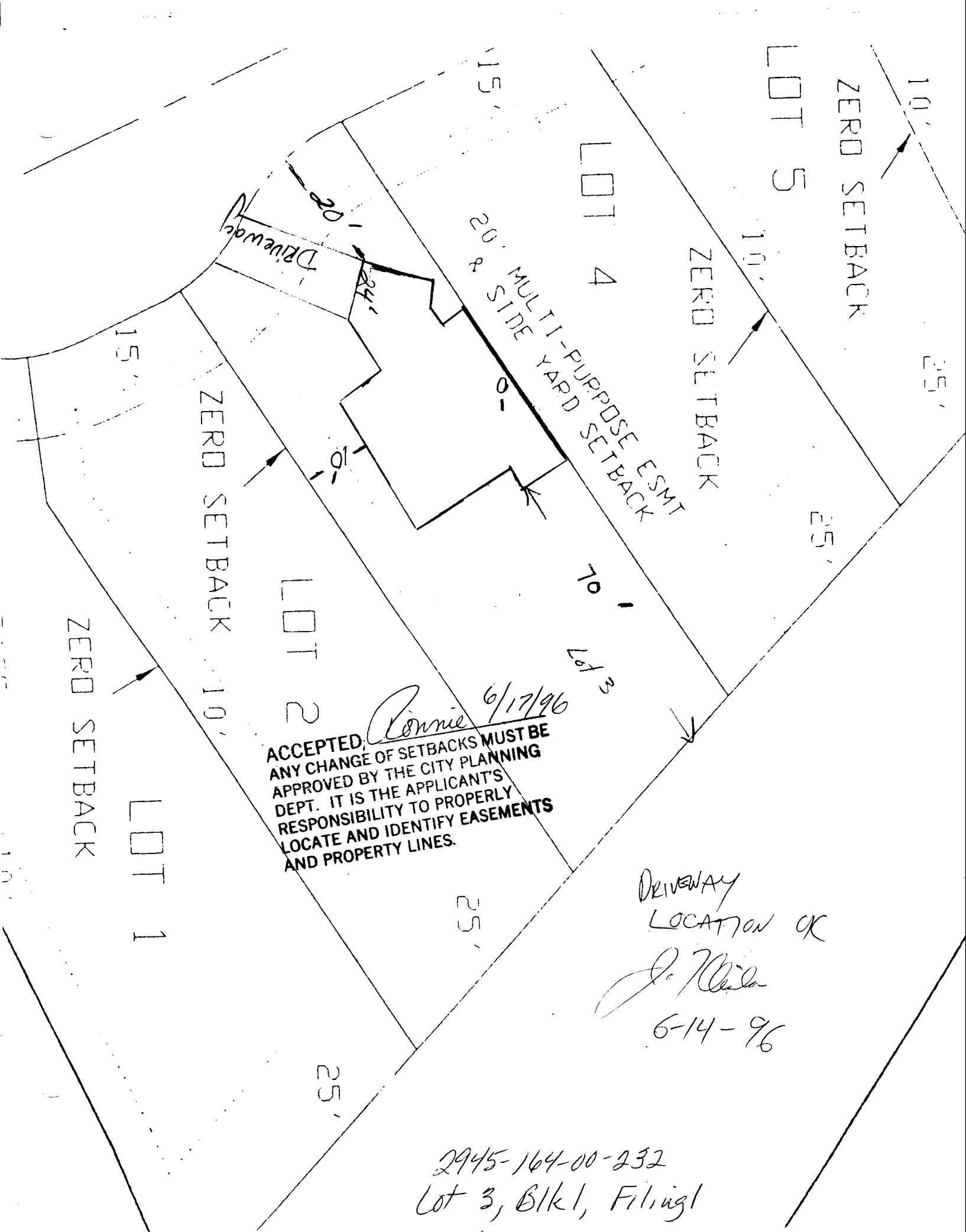
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature *Chuck V...* Date 6-14-96
 Department Approval *Donnie Edwards* Date 6-17-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9273-S/F
 Utility Accounting *Melvin J...* Date 6-17-96

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)



ACCEPTED, *Connie* 6/17/96
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.

DRIVEWAY
LOCATION OK
Jo Miller
6-14-96

2945-164-00-232
Lot 3, Blk 1, Filing 1