

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>



BLDG PERMIT NO. 103388

**PLANNING CLEARANCE**

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

Call when ready

302<sup>00</sup>

BLDG ADDRESS 405 WILLOW RIDGE CT. TAX SCHEDULE NO. 2945-164-28-012

SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1852 - HOUSE <sup>676 - GARAGE; ATTACHED</sup>

FILING - BLK - LOT 12 SQ. FT. OF EXISTING BLDG(S) -

(1) OWNER WILLOW RIDGE HOMES, INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 406 WILLOW RIDGE CT. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-255-0042 USE OF EXISTING BLDGS -

(2) APPLICANT WOOD & STONE BLDGS. INC DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS 3426 301 RD. PARACHUTE 81635 SINGLE-FAMILY RESIDENCE

(2) TELEPHONE OFF: 255-0042  
CELL 250-3187

**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 about 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' - residence from property line (PL) Parking Req't 2  
20' - garage or - from center of ROW, whichever is greater

Side 0' 8' 10' from PL Rear 25' from PL

Maximum Height -

SPECIAL CONDITIONS roof cannot overhang  
in easement

CENSUS 4101 TRAFFIC 916 ANN# -

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 Kenny Diaz WILLOW RIDGE HOMES, INC Date 12-29-97

Department Approval Bonnie Edwards Date 12-29-97

Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. W1010786

Utility Accounting [Signature] Date 12/29/97

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)

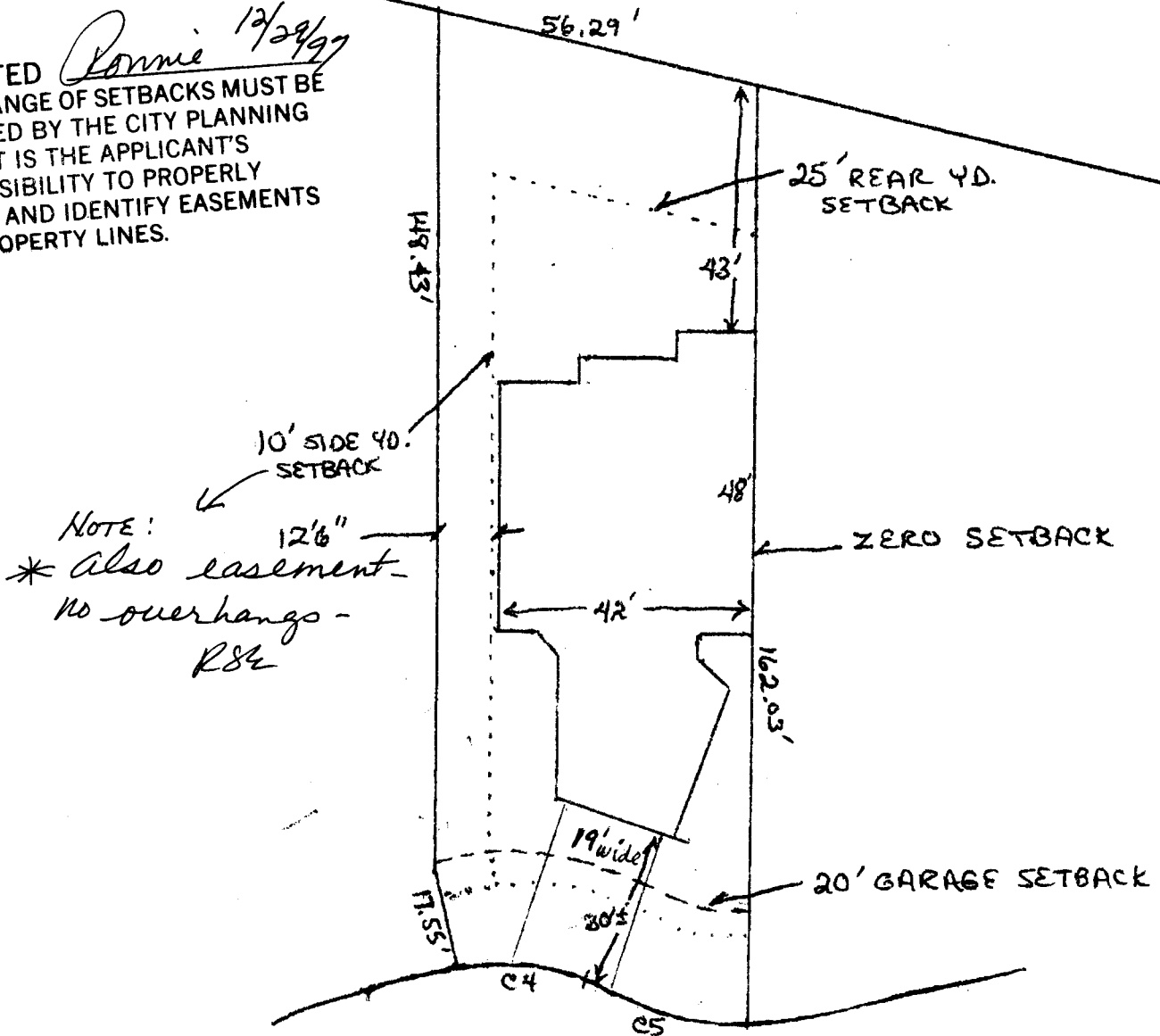
WILLOW RIDGE HOMES, Inc.

LOT 12

405 WILLOW RIDGE CT.

TAX. SCHED. # 2945-164-28-012

ACCEPTED *Ronnie* 12/29/97  
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.



RADIUS - C4 - 28.85' (LENGTH)  
C5 - 23.83' ( " )

WILLOW RIDGE CT.

DRIVENWAY LOCATION O.K.

*ll Ashlock*  
12/29/97