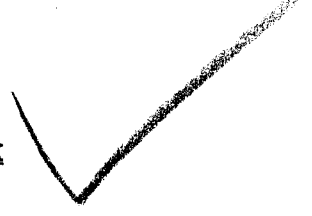


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO.	59624
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SIF-29200

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 407 WILLOW RIDGE CT. TAX SCHEDULE NO. 2945-164-28-011

SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1768 + 692 (GAR.)^{ATT.}

FILING _____ BLK _____ LOT 11 SQ. FT. OF EXISTING BLDG(S) NONE

(1) OWNER WILLOW RIDGE HOMES, INC NO. OF DWELLING UNITS
81506 BEFORE: NONE AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 715 HORIZON DR. SUITE 200 NO. OF BLDGS ON PARCEL
 BEFORE: NONE AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 245-0200 USE OF EXISTING BLDGS N/A

(2) APPLICANT WOOD & STONE BUILDERS DESCRIPTION OF WORK AND INTENDED USE: NEW
81635

(2) ADDRESS 3426 301 RD. PARACHUTE RESIDENCE.

(2) TELEPHONE 970-285-7121

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 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
0' & 10' from PL Side Rear 25' from PL Special Conditions _____

Maximum Height _____ CENSUS TRACT 1401 TRAFFIC ZONE 93

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 Day Wood & Stone Builders Date 3-10-97

Department Approval Marisa Rabideaux Date 3-19-97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 999/

Utility Accounting Checkland Date 3-19-97

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)

51.17'

1/16" = 1'

15' DRAINAGE & UTILITY EASEMENT

25' REAR YARD SETBACK

SETBACKS

FRONT YARD - 15' F/RES.
20' F/GAR.

REAR YARD - 25'
SIDE YARD - 0' & 10' F/
LOTS 1 thru 6 & 10 thru 14
SIDE YARD - 10' LOTS 7, 8, 9

LGT 11
407 WILLOW RIDGE

0' MAINTENANCE BASEMENT

← 0 SETBACK

LDT 12

LOT 10

ACCEPTED MAR 9-19-97
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.

DRIVEWAY
LOCATION OK
J. P. [Signature]
3-18-97

20' GARAGE SETBACK

14' MULTI-PURPOSE EASEMENT
← 22' →

SIDEWALK

51.09

407 WILLOW RIDGE CT