

Planning \$ <u>10.00</u>	Drainage \$ <u>— 0 —</u>
TCP \$ <u>— 0 —</u>	School Impact \$ <u>292.00</u>

BLDG PERMIT NO. <u>59821</u>
FILE #

PLANNING CLEARANCE
~~(site plan review, multi-family development, non-residential development)~~
Grand Junction Community Development Department

* THIS SECTION TO BE COMPLETED BY APPLICANT *

BLDG ADDRESS 409 WILLOW RIDGE CT. TAX SCHEDULE NO. 2945-164-28-010

SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2460 60 FT. INCLUDES 692 SQ. FT. ATTACH. GARAGE

FILING _____ BLK _____ LOT 10 SQ. FT. OF EXISTING BLDG(S) 0

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

(1) ADDRESS 715 HORIZON DR.

(1) TELEPHONE 245-0200 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 CONSTRUCTION

(2) APPLICANT WOOD & STONE BLDGS. USE OF ALL EXISTING BLDGS —

(2) ADDRESS 3426 301 RD PARACHUTE ⁸¹⁶⁸⁵ DESCRIPTION OF WORK & INTENDED USE: NEW RESIDENCE

(2) TELEPHONE 285-7121

✓ Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

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

ZONE PR-3.1 Landscaping / Screening Required: YES _____ NO _____

SETBACKS: Front 20' from Property Line (PL) or _____ from center of ROW, whichever is greater
 Parking Req'mt 2

Side 0' & 10' from PL Rear 25' from PL
 Special Conditions: _____

Maximum Height _____
 Maximum coverage of lot by structures _____

Census Tract 1401 Traffic Zone 93 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition is required by the G.J. Zoning and Development Code.

Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature Kenny Diaz Date 3-28-97

Department Approval Marcia Babideaux Date 3-31-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10043

Utility Accounting Cat Anderson Date 3-31-97

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)

409 WILLOW RIDGE CT.

1/16" = 1'

15' DRAINAGE & UTILITY EASEMENT

51.17'

25' SETBACK

SETBACKS:

25'3"

LOT 11

140.93'

LOT 10

LOT 9

0' LOT LINE

48'

118.78'

10'

10' MAINTENANCE EASEMENT

25'

4'

ACCEPTED MR 3-31-97
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

20'3"

4' MULTI-PURPOSE EASEMENT

51.25' STOP WALK

OK *Kenneth* 3/20/97
WILLOW RIDGE