

FEE \$	10.00
TCP \$	-0-
SIF \$	292.00



BLDG PERMIT NO. 45621

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 401 WILLOW RIDGE CT. TAX SCHEDULE NO. 2945-164-28-014

SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 597 - GARAGE (ATTACHED) 1683 - HOUSE

FILING _____ BLK _____ LOT 14 SQ. FT. OF EXISTING BLDG(S) 0

(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 WILLOW RIDGE HOMES, INC DESCRIPTION OF WORK AND INTENDED USE: NEW

(2) ADDRESS 406 WILLOW RIDGE CT. SINGLE FAMILY RESIDENCE

(2) TELEPHONE 970-255-0042

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 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' - garage from property line (PL) Parking Req'mt 2
or 15' - house from center of ROW, whichever is greater

Side 0' & 10' from PL Rear 25' from PL Special Conditions lanes will not extend over property lines

Maximum Height 18' proposed CENSUS 14 TRAFFIC 93 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 Kenny Dyer / WILLOW RIDGE HOMES, INC Date 6-4-98

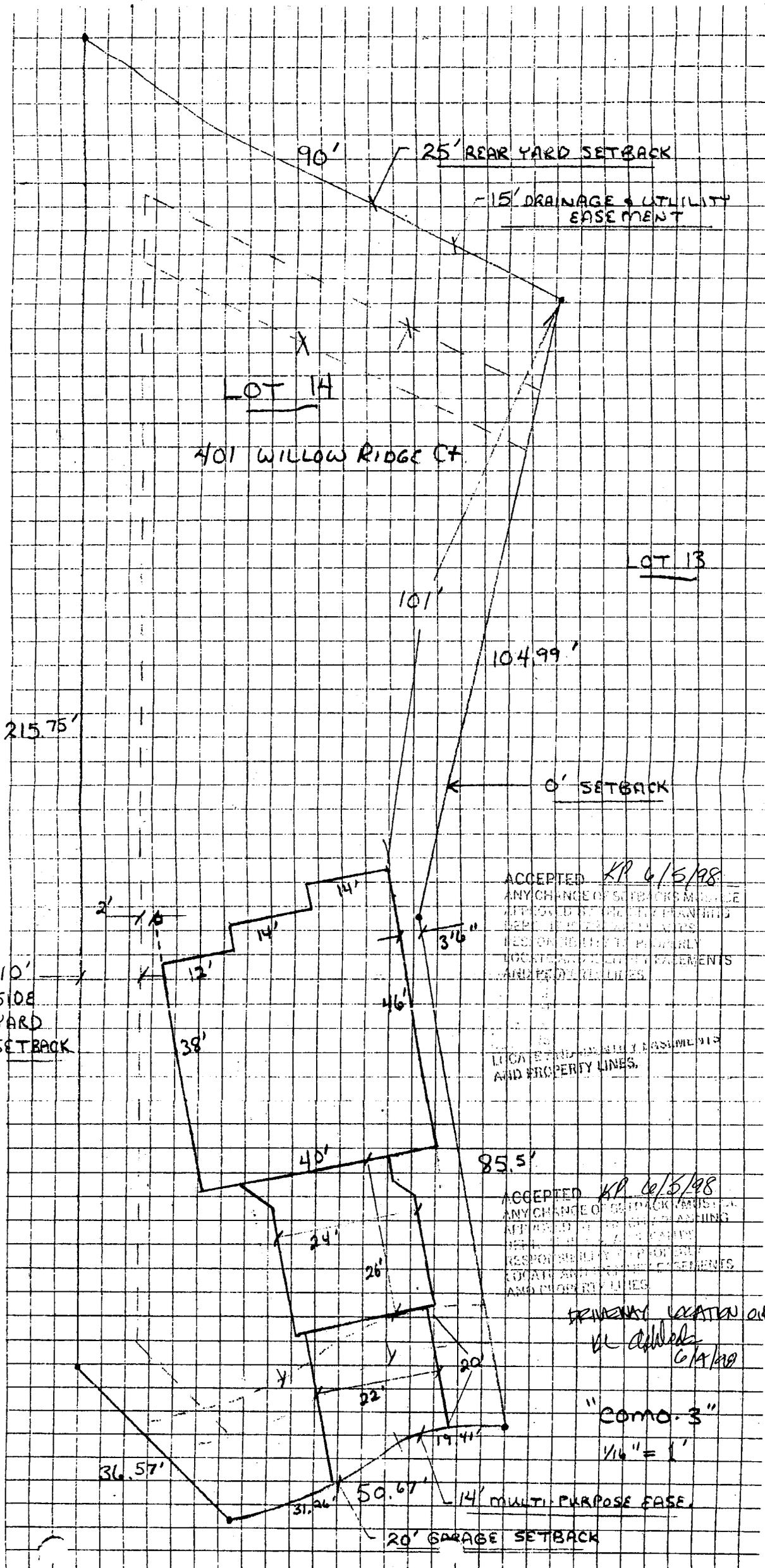
Department Approval Kathy Porter Date 6-5-98

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11361

Utility Accounting R. Raymond Date _____

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)



90' 25' REAR YARD SETBACK

15' DRAINAGE & UTILITY EASEMENT

LOT 14

401 WILLOW RIDGE CT.

LOT 13

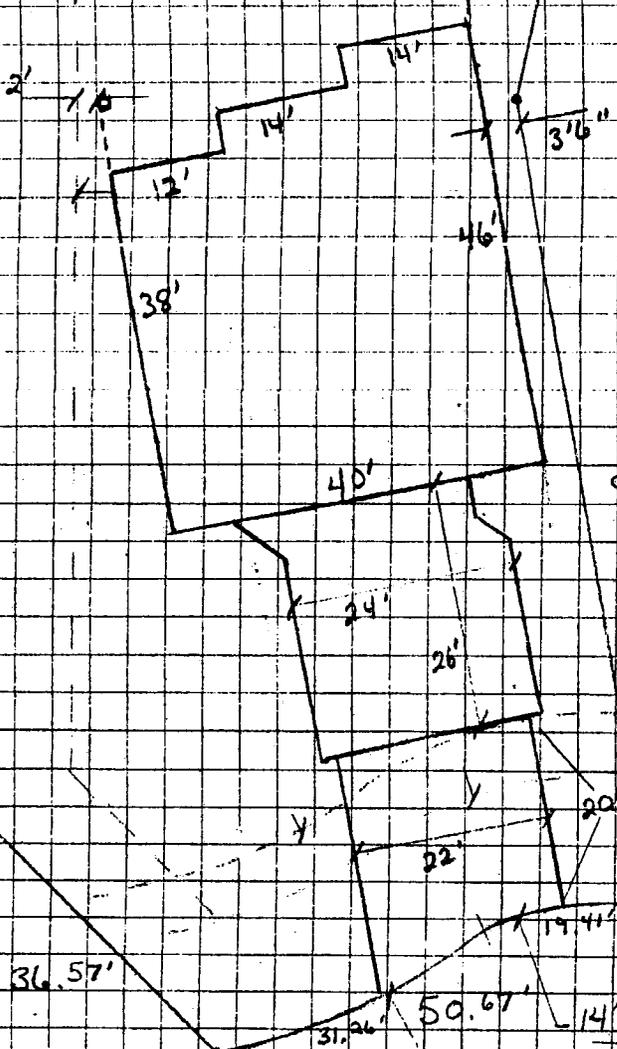
215.75'

101'

104.99'

0' SETBACK

10' SIDE YARD SETBACK



ACCEPTED KR 6/5/98
 ANY CHANGE OF SETBACK PERMITS
 APPROVED BY THE PLANNING
 DEPARTMENT SHALL BE THE
 RESPONSIBILITY OF THE PROPERTY
 LOCATOR AND SETTING EASEMENTS
 AND PROPERTY LINES.

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TRINITY LOCATION OF
 6/14/98

"Como-3"
 1/4" = 1'

14' MULTI-PURPOSE EASE.

20' GARAGE SETBACK