

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



BLDG PERMIT NO 65020

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

BLDG ADDRESS 403 Willow Ridge Ct. TAX SCHEDULE NO. 2945-164-28-013  
 SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1683 - House <sup>597 - GARAGE (ATTACHED)</sup>  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 13 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., GJ, 81503 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. GJ, 81503 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 15' - house <sup>20' - garage</sup> from property line (PL) Parking Req'mt 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 0' & 10' from PL Rear 25' from PL Special Conditions eaves will not extend over property line  
 Maximum Height 18' proposed CENSUS 14 TRAFFIC 93 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 Dean of 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. 11362

Utility Accounting R. Raymond Date 6/10/98

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)



56.29'

-15' DRAINAGE & UTILITY EASE.  
-25' REAR YARD SETBACK

LOT 14

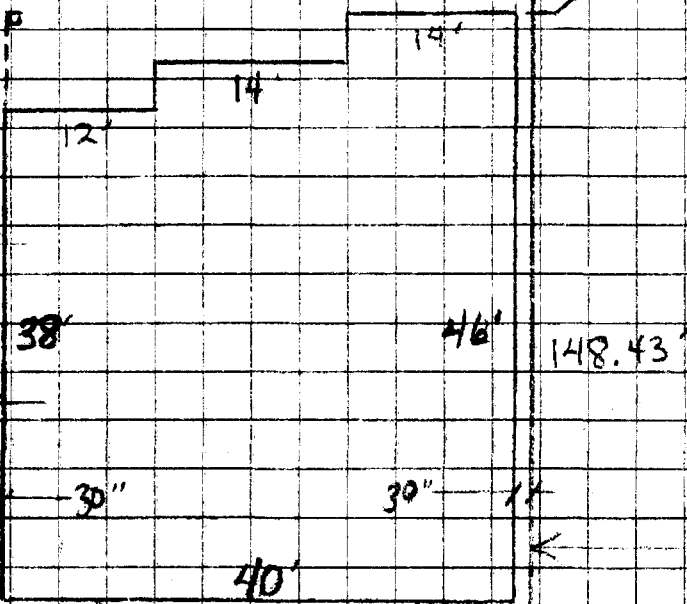
403 WILLOW RIDGE CT  
LOT 13

44' [unclear] KP 6/5/98  
[unclear] OF SETBACKS MAY BE  
[unclear] PLANNING  
[unclear] APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

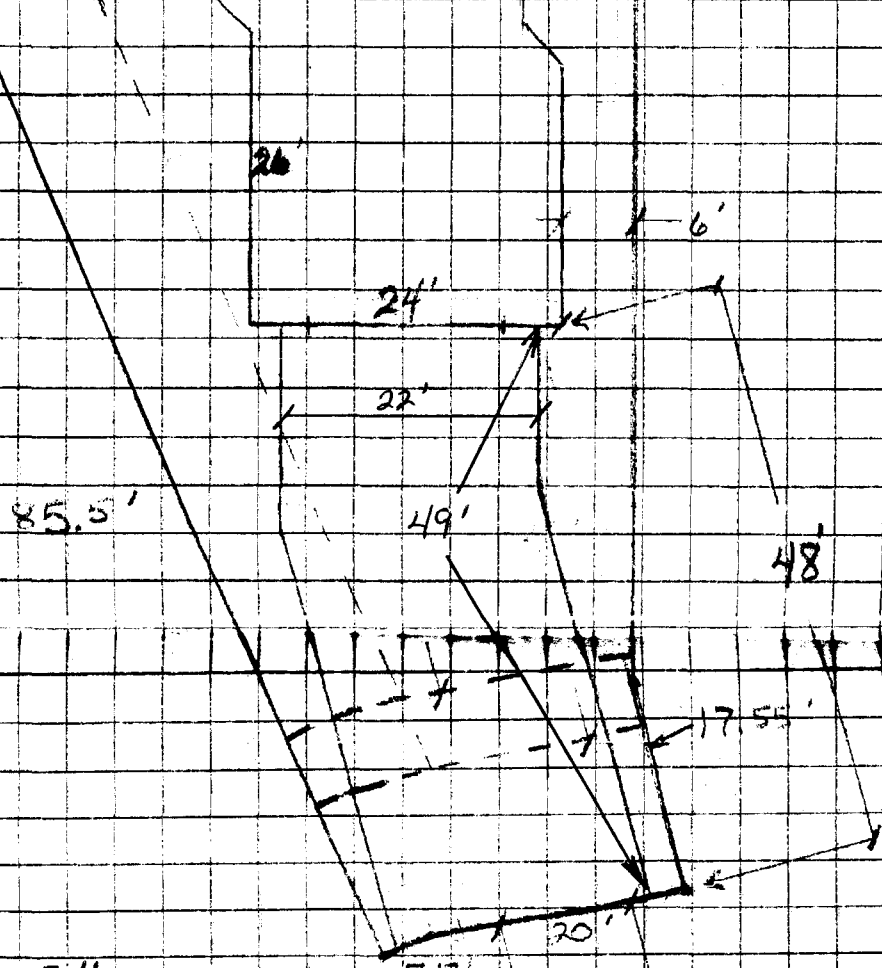
104.99'

LOT 12

10' SIDE YARD SETBACK



0' SETBACK



"Como 3"

20' GARAGE SETBACK

DRIVEWAY LOCATION  
O.K.  
[Signature]  
4' MULTI-PURPOSE EASE.  
e/a 198