

FEE \$	10 <sup>00</sup>
TCP \$	0
SIF \$	292 <sup>00</sup>



BLDG PERMIT NO. 68009

## PLANNING CLEARANCE

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

BLDG ADDRESS 411 WILLOW RIDGE CT. TAX SCHEDULE NO. 2945-164-28-009  
 SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2106  
 FILING — BLK — LOT 09 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER WILLOW RIDGE HOMES, INC. NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 403 WILLOW RIDGE CT, GJ, 81503  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-255-0042  
 (2) APPLICANT SAME USE OF EXISTING BLDGS —  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) TELEPHONE \_\_\_\_\_ SINGLE-FAMILY RESIDENCE

**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' - Hm from property line (PL) Parking Req'mt 2  
 or 20' - Garage from center of ROW, whichever is greater  
 Side 10' from PL Rear 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENSUS 1401 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).

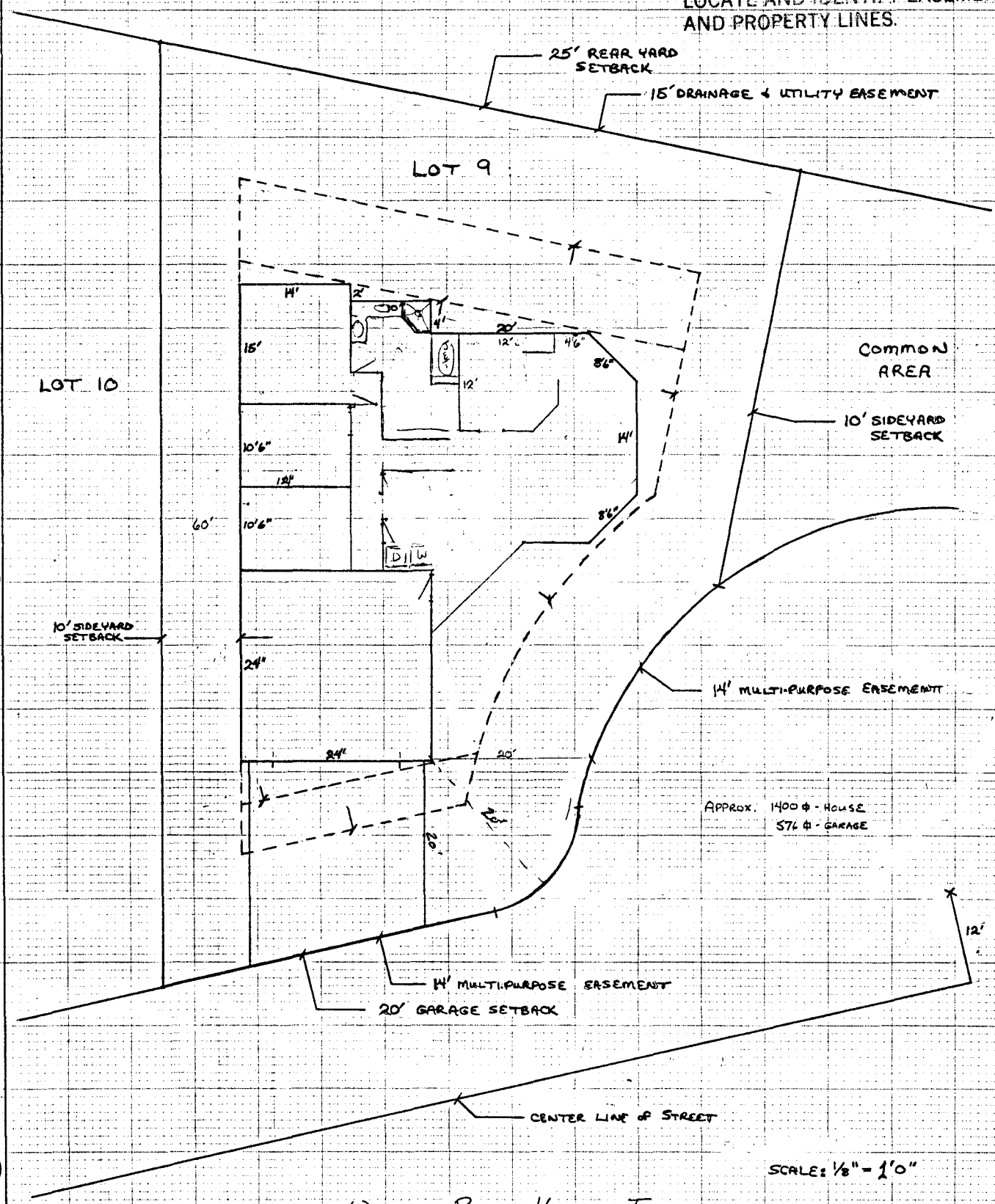
Applicant Signature Kenny Diaz of WILLOW RIDGE HOMES, INC. Date 12-7-98  
 Department Approval Debra J Costello Date 12-10-98  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. #11811 TR 87807  
 Utility Accounting Richardson Date 12-10-98

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)

ACCEPTED SLP 12.10.98  
 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.

411 Willow Ridge Ct.



APPROX. 1400  $\Phi$  - HOUSE  
 576  $\Phi$  - GARAGE

SCALE:  $\frac{1}{8}'' = 1'0''$

WILLOW RIDGE HOMES, INC.  
 406 WILLOW RIDGE Ct., GRAND JUNCTION, CO 81503

970-255-0042

RENEWAL LOCATION OK.  
 W. [Signature] 12/1/98