

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



BLDG PERMIT NO. 70852

**PLANNING CLEARANCE**

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

BLDG ADDRESS 402 WILLOW RIDGE CT. TAX SCHEDULE NO. 2945-164-28-001  
GRAND JUNCTION, CO 81503 1683 - HOUSE  
SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 597 - ATT. GARAGE  
FILING BLK --- LOT 01 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 416 WILLOW RIDGE CT. 81503 NO. OF BLDGS ON PARCEL  
GRAND JUNCTION, CO BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
(1) TELEPHONE 970-255-0042 USE OF EXISTING BLDGS ---  
(2) APPLICANT KENNY DIAZ DESCRIPTION OF WORK AND INTENDED USE: NEW  
(2) ADDRESS 57 LITTLE ECHO DR. PARACHUTE, CO 81635  
(2) TELEPHONE 970-285-7121 SINGLE FAMILY HOME

**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' / 20' - Garage from property line (PL) Parking Req'mt \_\_\_\_\_  
or --- from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
Side 0' + 10' from PL Rear 25' from PL  
Maximum Height 32' CENSUS 1401 TRAFFIC 93 ANN# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Date 6-21-99  
Department Approval Bill Nish Date 6-22-99

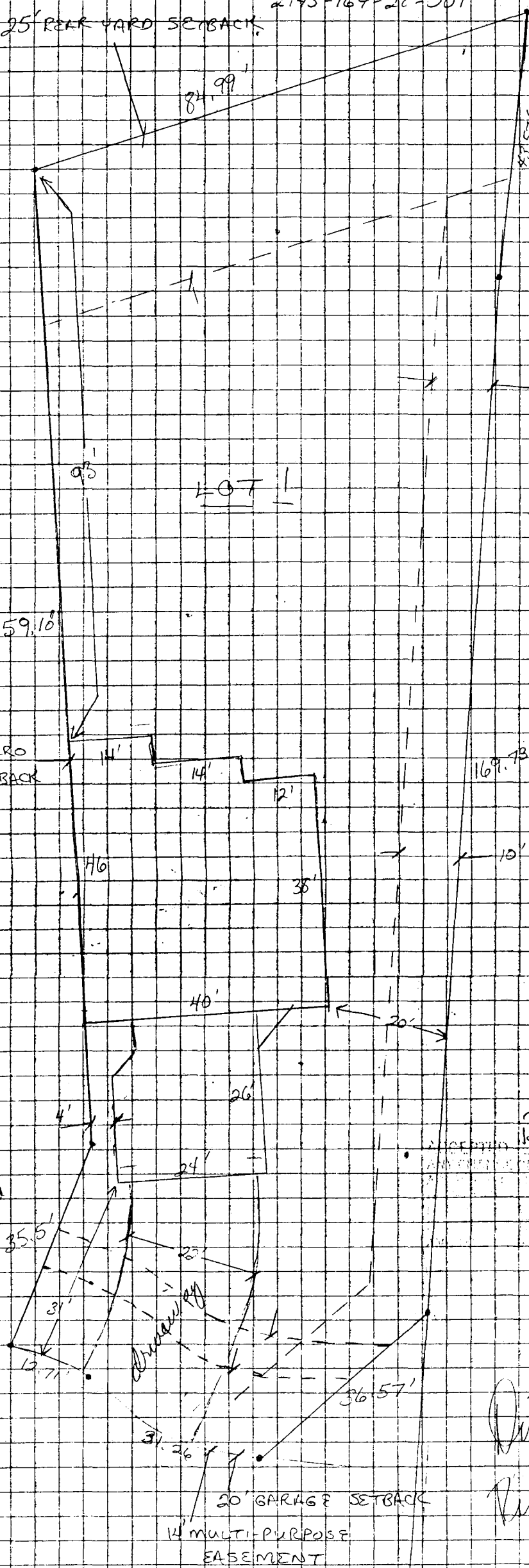
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12364  
Utility Accounting Debi Overholt Date 6/22/99

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)

2945-164-28-001

25' REAR YARD SETBACK



10' SIDEYARD SETBACK, UTILITY & MAINTENANCE EASEMENT

LOT 1

ZERO SETBACK

169.73

10'

40'

20'

26'

38'

24'

35.5'

23'

36.57'

13.71'

31.26'

20' GARAGE SETBACK

14' MULTI-PURPOSE EASEMENT

6.22.99  
Bill Nette

Bill Nette  
10-21-99

1/40' distance  
from  
mother  
of  
lot