

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



BLDG PERMIT NO. 70853

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 404 WILLOW RIDGE CT. TAX SCHEDULE NO. 2945-164-28-002
GRAND JUNCTION, CO 81503 1683 - HOUSE

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

FILING BLK — LOT 02 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
GRAND JUNCTION, CO NO. OF BLDGS ON PARCEL

(1) TELEPHONE 970-255-0042 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT KENNY DIAZ USE OF EXISTING BLDGS —

(2) ADDRESS 57 LITTLE ECHO DR DESCRIPTION OF WORK AND INTENDED USE: NEW
PARCHUTE, 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' - average from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 0' + 10' from PL Rear 25' from PL Special Conditions _____

Maximum Height 32' CENSUS 1401 TRAFFIC 93 ANNEX# _____

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 WILLOW RIDGE HOMES, INC. Date 6-21-99

Department Approval Bill Nuhn Date 6-22-99

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 12365

Utility Accounting Dave 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)

404
WILLOW
RIDGE
CT.

2945-164-28-002

LOT 2

56.92'

25' REAR YARD
SETBACK

10' SIDEYARD
SETBACK

ZERO
SETBACK

6.22.99
ACCEPTED
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPARTMENT. THE APPLICANT IS
RESPONSIBLE FOR VERIFYING
ALL EASEMENTS AND IDENTIFYING EASEMENTS
AND PROPERTY LINES.

Next drive
on other side
of lot.

DRIVEWAY

14' MULTI-PURPOSE EASEMENT

20' GARAGE SETBACK

6-21-99
[Signature]

