

FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	292 ⁰⁰



BLDG PERMIT NO. 70128

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

(Handwritten initials)

BLDG ADDRESS 408 WILLOW RIDGE CT. TAX SCHEDULE NO. 2945-164-28-004
 SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2931 (INC. BASEMENT)
 FILING BLK X LOT 4 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., G5, 81503 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-255-0042 USE OF EXISTING BLDGS N/A
 (2) APPLICANT KENNY DEAR DESCRIPTION OF WORK AND INTENDED USE: NEW
 (2) ADDRESS 57 LITTLE ECHO DR. PARACHUTE 81835 SINGLE-FAMILY RESIDENCE
 (2) TELEPHONE 970-250-3187 (CELL)

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' for garages from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 0' & 10' from PL Rear 25' from PL
 Maximum Height _____ 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 Dear & WILLOW RIDGE HOMES, INC. Date 4-20-99
 Department Approval Santa F. Metello Date 4-29-99

Additional water and/or sewer tap fee(s) are required: YES _____ NO ✓ W/O No. 12155
 Utility Accounting Dotter V. Weaver Date 4-29-99

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)

408 WILLOW RIDGE CT.

1/16" = 1'

REDUCED BY COPIER;
DRAWING WILL NOT
SCALE OUT TO 1/16"

25'
REAR YARD
SETBACK

62.10'

48'

LOT 4

LOT 5

0' LOT LINE

14'

12'

SIDE YARD
EASEMENT

20'

LOT 3

48'

147.59'

143.67'

40'

22'

Sidewalk

24'

24'

22'

DRIVEWAY

MULTI-PHASE
EASEMENT 14'

ACCEPTED BY 4-29-99
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

COMO

DRIVEWAY
LOCATION P.K.

WILLOW RIDGE CT.

60.52'

[Handwritten Signature]