

FEE \$	10
TCP \$	0
SIF \$	292



BLDG PERMIT NO. 70579

**PLANNING CLEARANCE**

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

BLDG ADDRESS 410 WILLOW RIDGE CT TAX SCHEDULE NO. 2945-164-28-005  
 SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2771 (INC. BASEMENT) 600 ATTACHED GARAGE  
 FILING BLK X LOT 5 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, GJ, 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 DEER DESCRIPTION OF WORK AND INTENDED USE: NEW  
 (2) ADDRESS 57 LITTLE ECHO DR. PARACHUTE 81635 SINGLE FAMILY HOME  
 (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 garage from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater Special Conditions \_\_\_\_\_  
 Side 0' 4/10' from PL Rear 25' from PL  
 Maximum Height \_\_\_\_\_ CENSUS 1401 TRAFFIC 93 ANNX# \_\_\_\_\_

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 Deer Date 4-20-99  
 Department Approval Bonnie Edwards Date 5-13-99  
 Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 12206  
 Utility Accounting Wabi Dunholt Date 5-13-99

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)

# 410 WILLOW RIDGE CT.

1/16" = 1'

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

25' REAR YARD SETBACK

*Ronnie* 5/13/99

RECEIVED  
PLANNING DEPARTMENT  
CITY OF WASHINGTON  
FOR REVIEW OF DEVELOPMENTS  
AND PROPERTY LINES

