

FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻



BLDG PERMIT NO. 70580

Er

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 412 Willow Ridge Ct TAX SCHEDULE NO. 2945-164-28-012 ⁰⁰⁶

SUBDIVISION WILLOW RIDGE SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1772
600 ATT. GARAGE

FILING BLK X LOT 6 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

(2) APPLICANT KENNY DIAZ USE OF EXISTING BLDGS N/A

(2) ADDRESS 57 LITTLE ECHO DR. PARACHUTE DESCRIPTION OF WORK AND INTENDED USE: NEW
⁸¹⁶³⁵

(2) TELEPHONE 970-250-3187 (CELL) 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' for garages from property line (PL)
 or _____ from center of ROW, whichever is greater

Side 0' & 10' from PL Rear 25' from PL
 Maximum Height _____

Parking Req'mt _____

Special Conditions _____

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 4-20-99

Department Approval Ronnie Edwards Date 5-13-99

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 17205

Utility Accounting Rabi Overholt 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)

