


FEE \$	10 ⁻
TCP \$	0
SIF \$	292 ⁻

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

New home
BLDG PERMIT NO. ~~7675~~ 75145 BX


Your Bridge to a Better Community

BLDG ADDRESS 402 WILLOW RIDGE CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 2032 # - HOUSE
704 # - ATTACHED GARAGE

TAX SCHEDULE NO. 2945-164-28-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WILLOW RIDGE TOTAL SQ. FT. OF EXISTING & PROPOSED 2736 #

FILING — BLK — LOT 1 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

(1) OWNER WILLOW RIDGE HOMES, INC NO. OF BUILDINGS ON PARCEL
Before: 0 After: 1 this Construction

(1) ADDRESS 2496 BROADWAY, GJT, 81503 USE OF EXISTING BUILDINGS —

(1) TELEPHONE 970-254-1327 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY RESIDENCE

(2) APPLICANT same TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS AS (2) TELEPHONE OWNER

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 20' for garages from property line (PL) Permanent Foundation Required: YES X NO _____
or _____ from center of ROW, whichever is greater

Side 0' & 10' from PL, Rear 25' from PL Parking Req'mt _____

Maximum Height 32' 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 V. PRES Date 2-22-00

Department Approval Pat Pat Date 3-6-00

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>12364</u>
Utility Accounting <u>Debi Overholt</u>	Date <u>3/6/00</u>		<u>Pt 6/22/99</u>

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)

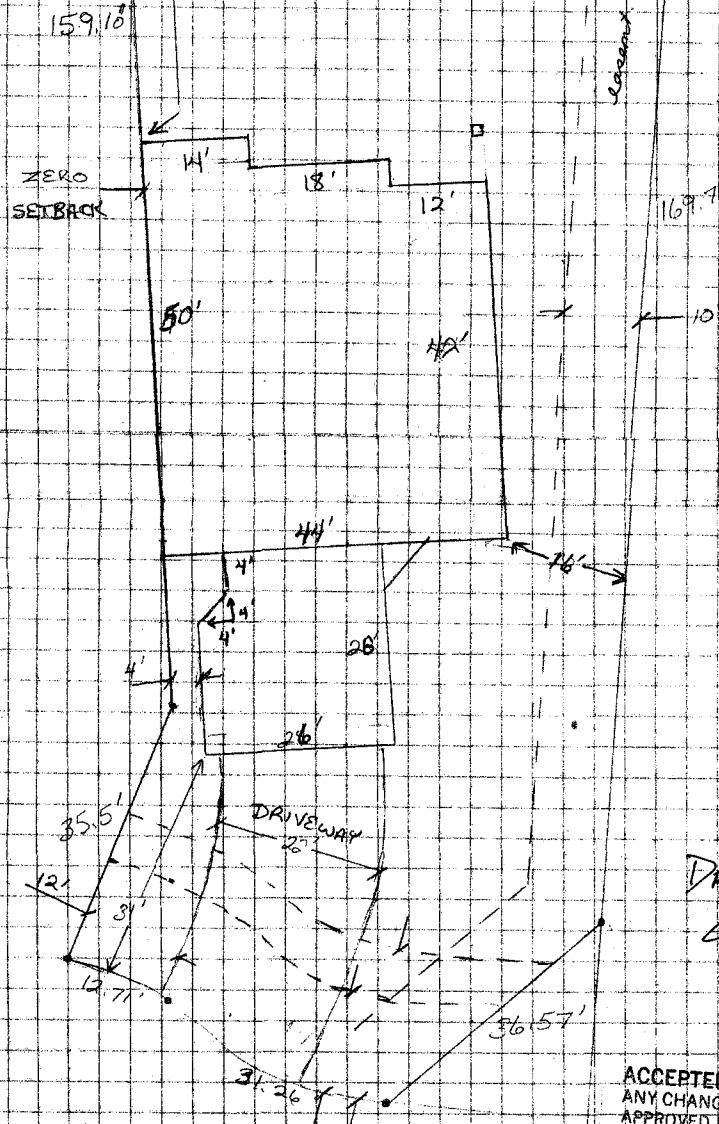
402 WILLOW RIDGE CT.
2945-164-28-001

25' REAR YARD SETBACK
84.99'

49.57'

LOT 1
2945-164-28-001

10' SIDEYARD
SETBACK,
UTILITY &
MAINTENANCE
EASEMENT



DRIVEWAY OK
Ems [Signature]
2/24/00

ACCEPTED
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.

20' GARAGE SETBACK
14' MULTI-PURPOSE
EASEMENT