

FEE \$	10 <sup>-</sup>
TCP \$	0
SIF \$	292 <sup>-</sup>

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

New home  
 BLDG PERMIT NO. 75146 EX



Your Bridge to a Better Community

BLDG ADDRESS 404 WILLOW RIDGE CT. SQ. FT. OF PROPOSED BLDGS ADDITION 2032 # - HOUSE  
704 # - ATTACHED GARAGE

TAX SCHEDULE NO. 2945-164-28-002 SQ. FT. OF EXISTING BLDGS 0

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

FILING — BLK — LOT 2 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 AS 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 PR3.1 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 20' for garage 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 Pick Date 3-6-00

Additional water and/or sewer tap fee(s) are required:	YES <u>X</u>	NO	W/O No. <u>12365</u> Pd <u>6/22/99</u>
Utility Accounting <u>Dabi Overholt</u>	Date <u>3/6/00</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

404  
WILLOW  
RIDGE  
CT.

2945-164-28-002

LOT 2

ZERO  
SETBACK

25' REAR YARD  
SETBACK

10' SIDEYARD  
SETBACK

DRIVEWAY OK

Eric Hill  
2/24/00

ACCEPTED *[Signature]* 3-6-00  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

