

FEE \$ 0
 TCP \$ -0
 SIF \$ 292.00

Air already paid on 12/29/00

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

BLDG PERMIT NO. 78153



Your Bridge to a Better Community

BLDG ADDRESS 44 WILLOW RIDGE CT. SQ. FT. OF PROPOSED BLDGS/ADDITION 1980 HOUSE

702 ATTACHED GARAGE

TAX SCHEDULE NO. 2945-164-28-007 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION WILLOW RIDGE TOTAL SQ. FT. OF EXISTING & PROPOSED 2682 #

FILING X BLK X LOT 7 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, GJ, 81503 USE OF EXISTING BUILDINGS -

(1) TELEPHONE 970-250-3187 DESCRIPTION OF WORK & INTENDED USE NEW SINGLE FAMILY HOME

(2) APPLICANT ALEXONICA INC. TYPE OF HOME PROPOSED:

(2) ADDRESS 2496 BROADWAY, GJ, CO 81503 Site Built Manufactured Home (UBC)

(2) TELEPHONE 970-250-3187 Manufactured Home (HUD)
 Other (please specify) _____

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 (PP) Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

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

Maximum Height _____ Special Conditions _____

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 Dyer Date 12-26-00

Department Approval Shu Wagon Date 12/29/00

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No. <u>12367</u>
Utility Accounting	<u>Debi Overholt</u>	Date <u>12/29/00</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)

25' REAR YARD SETBACK

ACCEPTED *Misha Magan, 12/29/00*
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.

