

FEE \$ 10 -
TCP \$ ~~500~~ - 0

BLDG PERMIT NO. 54583

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2471 WELLINGTON CT TAX SCHEDULE NO. 2945-122-00-009
SUBDIVISION THE COTTAGES AT WELLINGTON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1263
FILING 1 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER WELLINGTON PARTNERS LLC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS 626 32 RD CLIFTON
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 434-2160 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CHAPARRAL WEST INC USE OF EXISTING BLDGS —
(2) ADDRESS 626 32 RD CLIFTON DESCRIPTION OF WORK AND INTENDED USE:
(2) TELEPHONE 434 2160 NEW SINGLE FAMILY DWELLING

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
SETBACKS: Front _____ from property line (PL) Parking Reqmt See File # FPP-95-104
or _____ from center of ROW, whichever is greater
Side 5' from PL Rear _____ from PL Special Conditions Place per approved building envelope
Maximum Height _____ CENS.T. 6 T.ZONE 28 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 [Signature] Date 12-14-95
Department Approval [Signature] Date 12-14-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8826 - S/F
Utility Accounting [Signature] Date 12-26-95

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)

ACCEPTED *Donnie 12/26/95*

ANY CHANGES OR RETRACKS MUST BE APPROVED BY CITY PLANNING DEPT. AND THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Located Grand

HOUSTON HEIGHTS

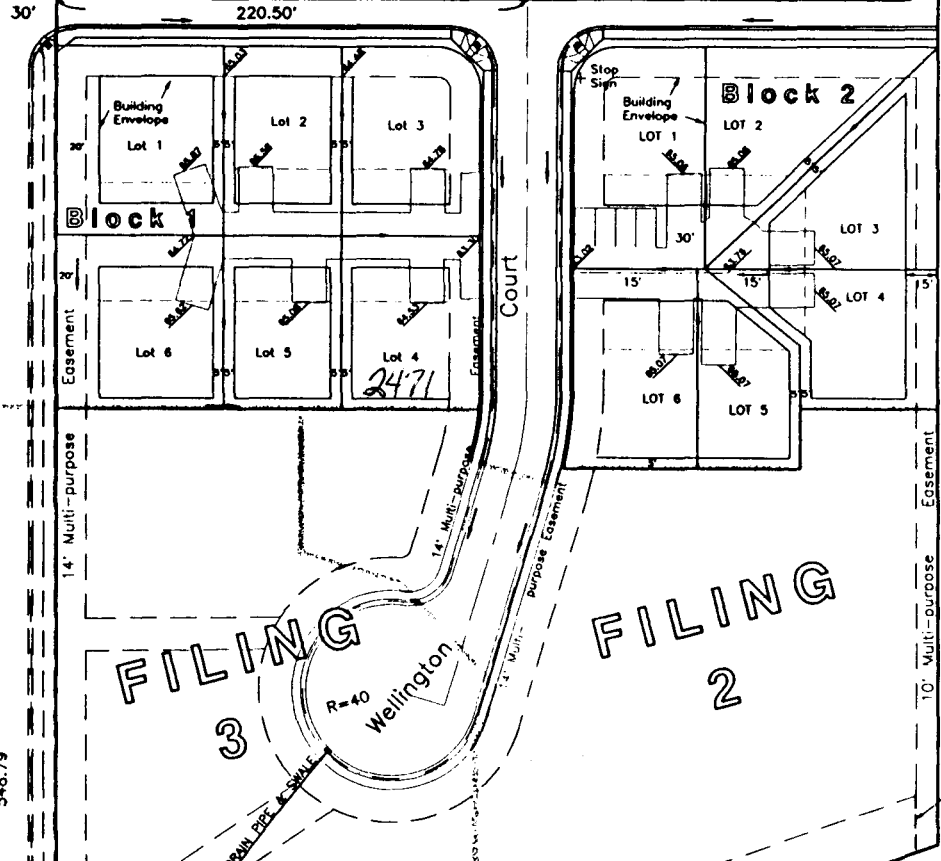
LOT 2 ZONED PR-13.1 LOT 1

Intersection of Wellington Ave & 15th St. N 5654.6434 E 4340.5056

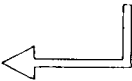
S40°21'04"W 20.00'

C-N-NW 1/64 Corner in monument box. N 5653.0103 E 4340.5986

Wellington Avenue S89°56'04"W 429.00'



FILING



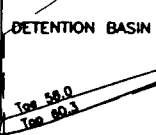
ZONED PR-8

FILING 3

FILING 2

EXISTING 10" STEEL STORM PIPE DISCHARGING INTO CANAL.

PROPOSED 15" ADS STORM PIPE



25' NON-EXCLUSIVE MULTI-PURPOSE EASEMENT N70°54'08"E 468.00'

GRAND VALLEY CANAL

MCSM 1/16 Corner in monument box. N 4997.8577 E 4340.9489

101.69'

BOOKCLIFF

BOOKCLIFF COURT

SUBDIVISION AMENDED GREENWOOD ESTATES

ZONED RMF-16

ZONED RSF-8

For Bldg. Envelopes