

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

BLDG PERMIT NO. 54584

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2475 WELLINGTON CT TAX SCHEDULE NO. 2945-122-00-009
 SUBDIVISION THE COTTAGES AT WELLINGTON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1318 #
 FILING 1 BLK 1 LOT 5 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
 (1) TELEPHONE 434 2160 NO. OF BLDGS ON PARCEL 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: NEW SINGLE FAMILY DWELLING
 (2) TELEPHONE 434 2160

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) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear _____ from PL Special Conditions See file #FPP-95-104 for approved bldg. envelopes
 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 Jay Ward Date 12-14-95
 Department Approval Marcia Rabinovitch Date 12-14-95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8825- S/F - sewer
 Utility Accounting Miller Fowler Date 12-26-95
8844 - water

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)

Located Grand

ACCEPTED
RECORD OF DEEDS OFFICE
APPROVED FOR FILING
DATE 12/26/11
BOOK 100 PAGE 101
EASEMENTS
LOCUS AND LOCATIONS
AND PROPERTY LINES

Ronnie
12/26/11

HOUSTON HEIGHTS

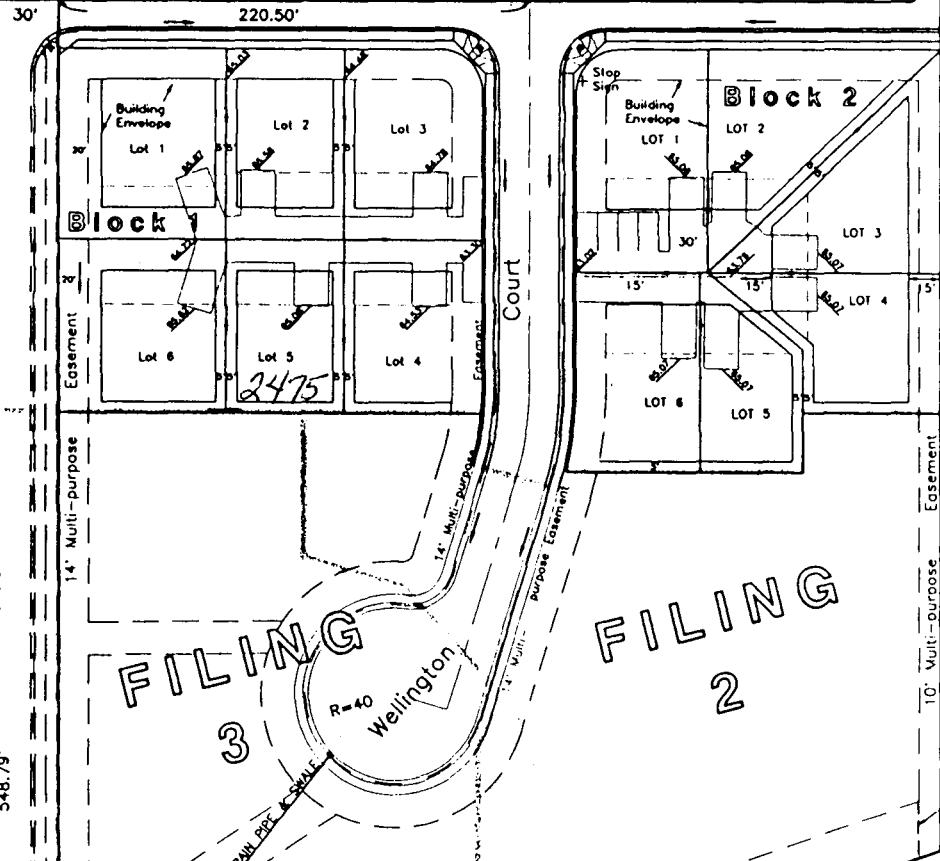
LOT 2 ZONED PR-13.1 LOT 1

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

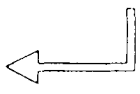
C-N-NW 1/4 Corner in monument box.
N 5653.0103
E 4340.5986

S40°21'04"W 20.00'

Wellington Avenue S89°56'04"W 429.00'



FILING

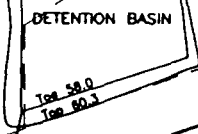


ZONED PR-B

FILING 3

FILING 2

EXISTING 10" STEEL STORM PIPE DISCHARGING INTO CANAL.



PROPOSED 15" ADS STORM PIPE

25' NON-EXCLUSIVE MULTI-PURPOSE EASEMENT
N70°54'06"E 468.00'

GRAND VALLEY CANAL

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

BOOKCLIFF

BOOKCLIFF COURT

SUBDIVISION AMENDED GREENWOOD ESTATES

ZONED RMF-16

See Bldg Envelopes