

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. _____

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2926 Wellington TAX SCHEDULE NO. 2943-082-31-009
 SUBDIVISION New Beginnings SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2172
 FILING 1 BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) —
 (1) OWNER Great New Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I-70 B-Loop NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-4616
 (2) APPLICANT Great New Homes USE OF EXISTING BLDGS Single family residence
 (2) ADDRESS 3032 I-70 B-Loop DESCRIPTION OF WORK AND INTENDED USE: Construct
 (2) TELEPHONE 434-4616 one single family residence

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-3 Maximum coverage of lot by structures _____
 SETBACKS: Front 25' 29 1/4 Rd from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 10' from PL Rear 25' from PL
 Maximum Height 35'
 CENS.T. 11 T.ZONE 51 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 10/8/95
 Department Approval [Signature] Date 10/8/95

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8735-S/E
 Utility Accounting [Signature] Date 11-8-95

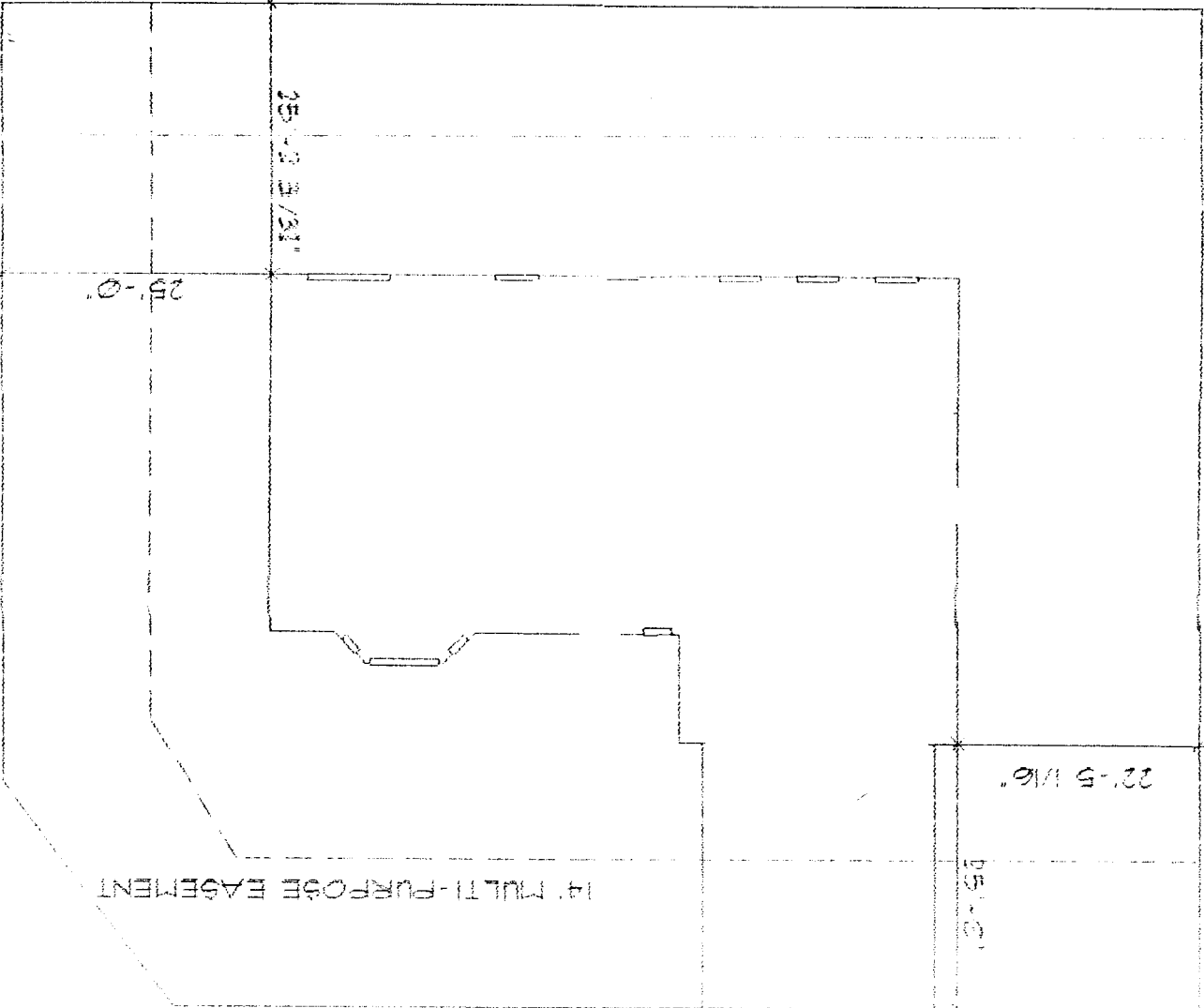
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

14374

91.99'

91.99'
100'-29 1/4'



14' MULTI-PURPOSE EASEMENT

22'-5 1/16"

P.S.

14374

2926 Wellington

ACCEPTED ME 11-8-95
 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.