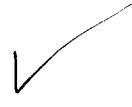


FEE \$	<u>1000</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 58105

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2472 Wellington Ct TAX SCHEDULE NO. 2945-122-25-006
 SUBDIVISION The Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1310
 FILING 01 BLK 02 LOT 06 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Chaparral West Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 1765, G.J., 81502 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-434-2160 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Chaparral West Inc. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS P.O. Box 1765, G.J., 81502
 (2) TELEPHONE ~~970-434-2160~~ 970-431-2160 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-8 Maximum coverage of lot by structures _____
 SETBACKS: Front _____ from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions Per Bldg.
 Side _____ from PL Rear _____ from PL Envelopes
 Maximum Height _____ CENSUS TRACT 6 TRAFFIC ZONE 28

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 10-30-96
 Department Approval [Signature] Date 11-6-96

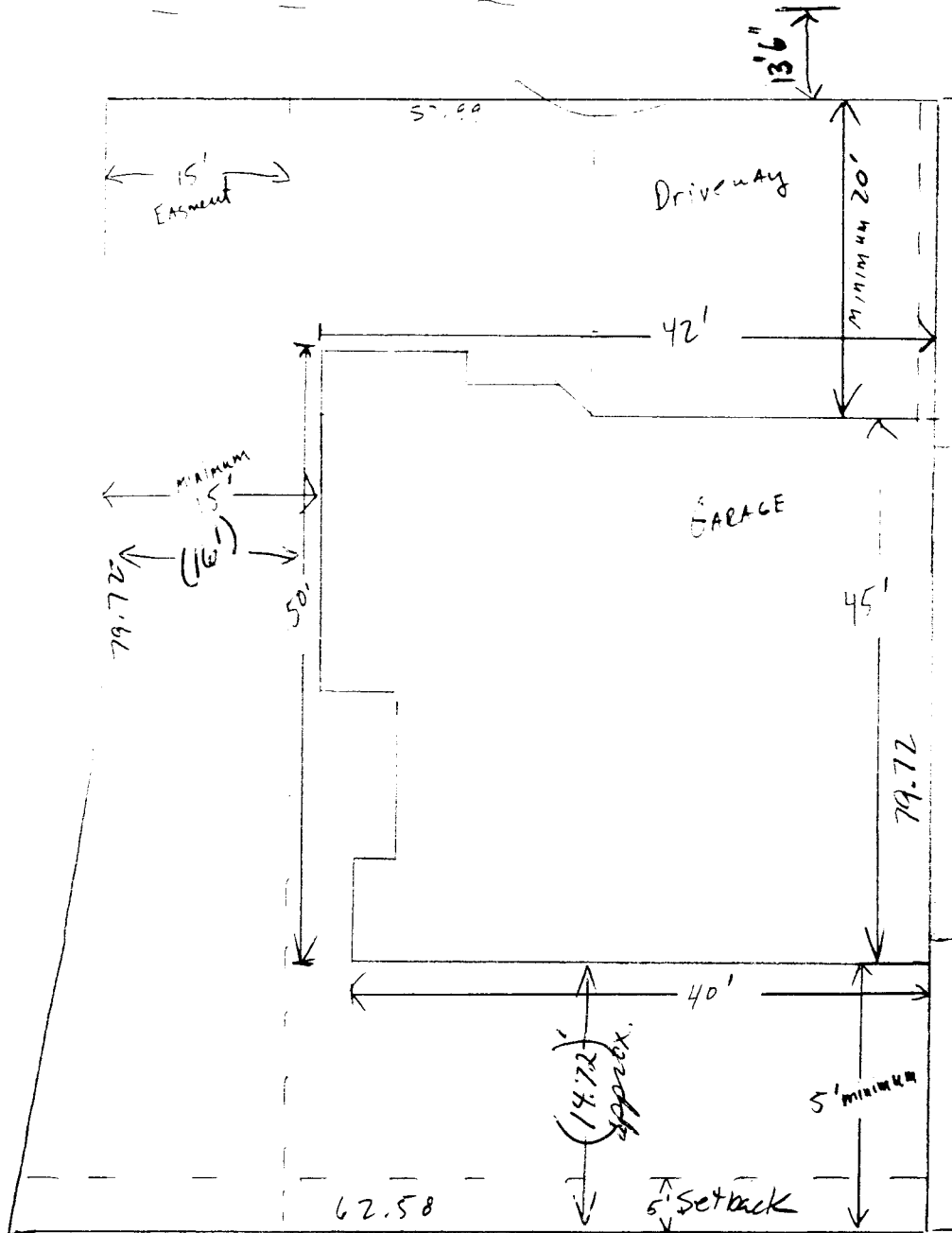
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9645

Utility Accounting [Signature] Date 11/6/96

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)

Private Asphalt Drive



2472 Wellington Court

2476 Wellington

Lot 05 Block 02

57.99
-42.
15.99

ACCEPTED Ronnie 11/6/96
 ANY CHANGES OF SETBACKS THAT BE
 APPROVED BY THE CITY ENGINEERING
 DEPT. IT IS THE BOARD'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

DRIVEWAY
 LOCATION OK
J. P. [Signature]
 11-1-96

79.72
-42.
14.72