

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 56273

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

3017-4635-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2476 WELLINGTON CT TAX SCHEDULE NO. 2945-122-25-605
SUBDIVISION THE COTTAGES AT WELLINGTON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1104
FILING 1 BLK 2E LOT 5 SQ. FT. OF EXISTING BLDG(S) —
(1) OWNER CHAPARRAL WEST INC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS PO BOX 1765 6581502
(1) TELEPHONE 434 2160 NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CHAPARRAL WEST INC USE OF EXISTING BLDGS N/A
(2) ADDRESS PO BOX 1765 6581502 DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE 434-2160 NEW SINGLE FAMILY HOME

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 15' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
Side 5' from PL Rear 5' from PL Special Conditions BUILDING ENVELOPES
Maximum Height _____ per building envelopes
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 4-15-96
Department Approval [Signature] Date 5-24-96

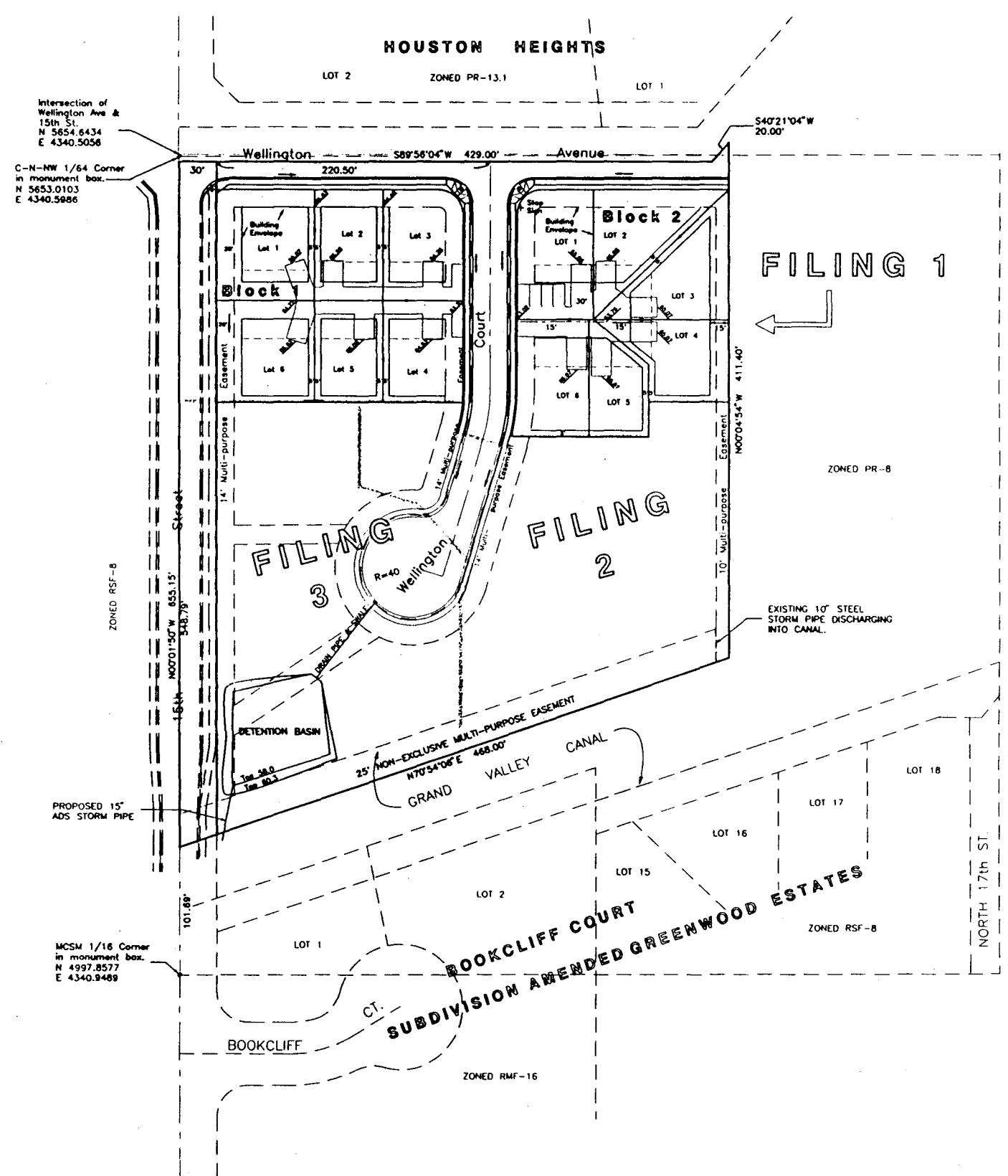
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9231-S/F
Utility Accounting [Signature] Date 5-24-96

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)

WELLINGTON

SITE
Located in Section 1
Grand Junction, Me

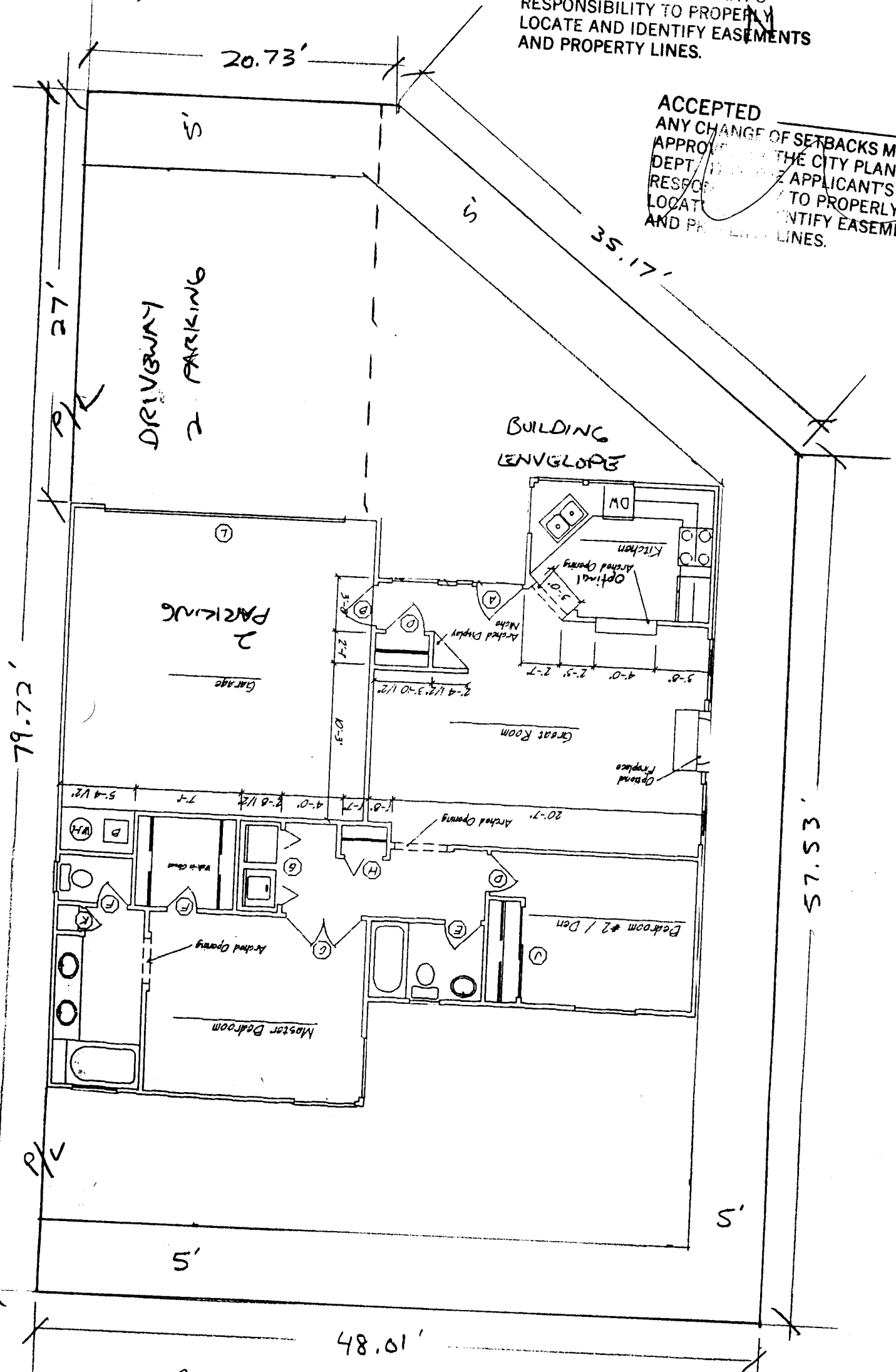


C:\USER\PROJECTS\3220\SITEPLAN.TXD Aug 8 09:10:17 1995 NICHOLS ASSOCIATES, INC.

2476 Wellington Ct.

ACCEPTED MM 5-24-96
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.

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Driveway location OK JP Newton

98-24-96