

FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 47498

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

✓ \$

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2479 Wellington Court TAX SCHEDULE NO. 2945-122-24-006  
 SUBDIVISION Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1308  
 FILING 1 BLK 1 LOT 6 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.T., Colo  
 (1) TELEPHONE 970-434-2160 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 0 THIS CONSTRUCTION  
 (2) APPLICANT Chaparral West Inc. USE OF EXISTING BLDGS N/A  
 (2) ADDRESS P.O. Box 1765, G.T., Colo DESCRIPTION OF WORK AND INTENDED USE: Single  
 (2) TELEPHONE 970-434-2160 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 20' from property line (PL) <sup>north</sup>  
 or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_  
 Side 5' | 20' from 15th from PL Rear 5' from PL Special Conditions \_\_\_\_\_  
 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 8/27/96  
 Department Approval [Signature] Date 8/27/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9462 x 9460

Utility Accounting [Signature] Date 8/27/96

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)

Lot 06

78.16

