

FEE \$	10 ⁰⁰⁰
TCP \$	0

BLDG PERMIT NO. 58104

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2480 Wellington Ct. TAX SCHEDULE NO. 2945-122-25-004

SUBDIVISION The Cottages At Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1263

FILING 01 BLK 02 LOT 004 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., Colo 81502

(1) TELEPHONE 970-434-2160 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT Chaparral West Inc. USE OF EXISTING BLDGS N/A

(2) ADDRESS P.O. Box 1765, G.J., Colo 81502 DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 970-434-2160 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)
 or _____ from center of ROW, whichever is greater

Side _____ from PL Rear _____ from PL

Maximum Height _____

Parking Req'mt _____

Special Conditions Per Bldg Envelopes

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: Ronnie Edwards] Date 11-6-96

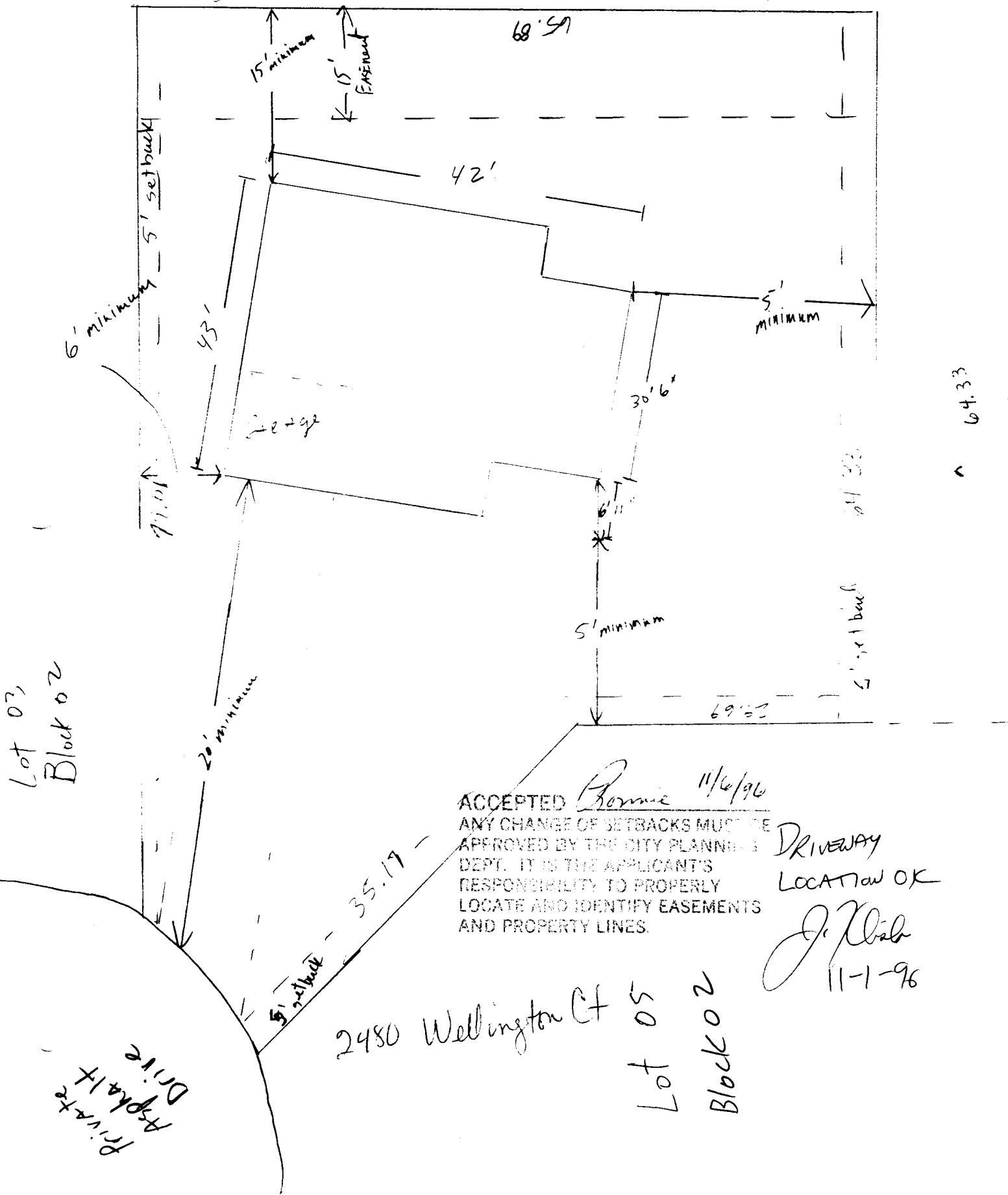
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9647

Utility Accounting [Signature] Date 11/6/97

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)

65.89
42.
23.89



ACCEPTED Ronnie 11/6/96
 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.

DRIVEWAY
 LOCATION OK
J. Walsh
 11-1-96