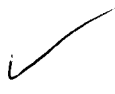


FEE \$	1000
TCP \$	0

BLDG PERMIT NO. 55861

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2486 WELLINGTON CT TAX SCHEDULE NO. 2945-122-00-009
 SUBDIVISION THE COTTAGES AT WELLINGTON SQ. FT. OF PROPOSED BLDG(S) ADDITION 1451 \$
 FILING 1 BLK 2 LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER WELLINGTON PARTNERS LLC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS PO BOX 1765 GJ 81502
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 434-2160
 (2) APPLICANT CHAPARRAL WEST INC. USE OF EXISTING BLDGS N/A
 (2) ADDRESS PO BOX 1765 GJ 81502 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 434 2160 NEW SINGLE FAMILY

Dave

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 5' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 0'-5' from PL Rear 15' from PL Special Conditions per Building make sure NO Envelopes - overhang at all
 Maximum Height _____ 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 4-3-96

Department Approval [Signature] Date 4-4-96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9094

Utility Accounting [Signature] Date 4-4-96

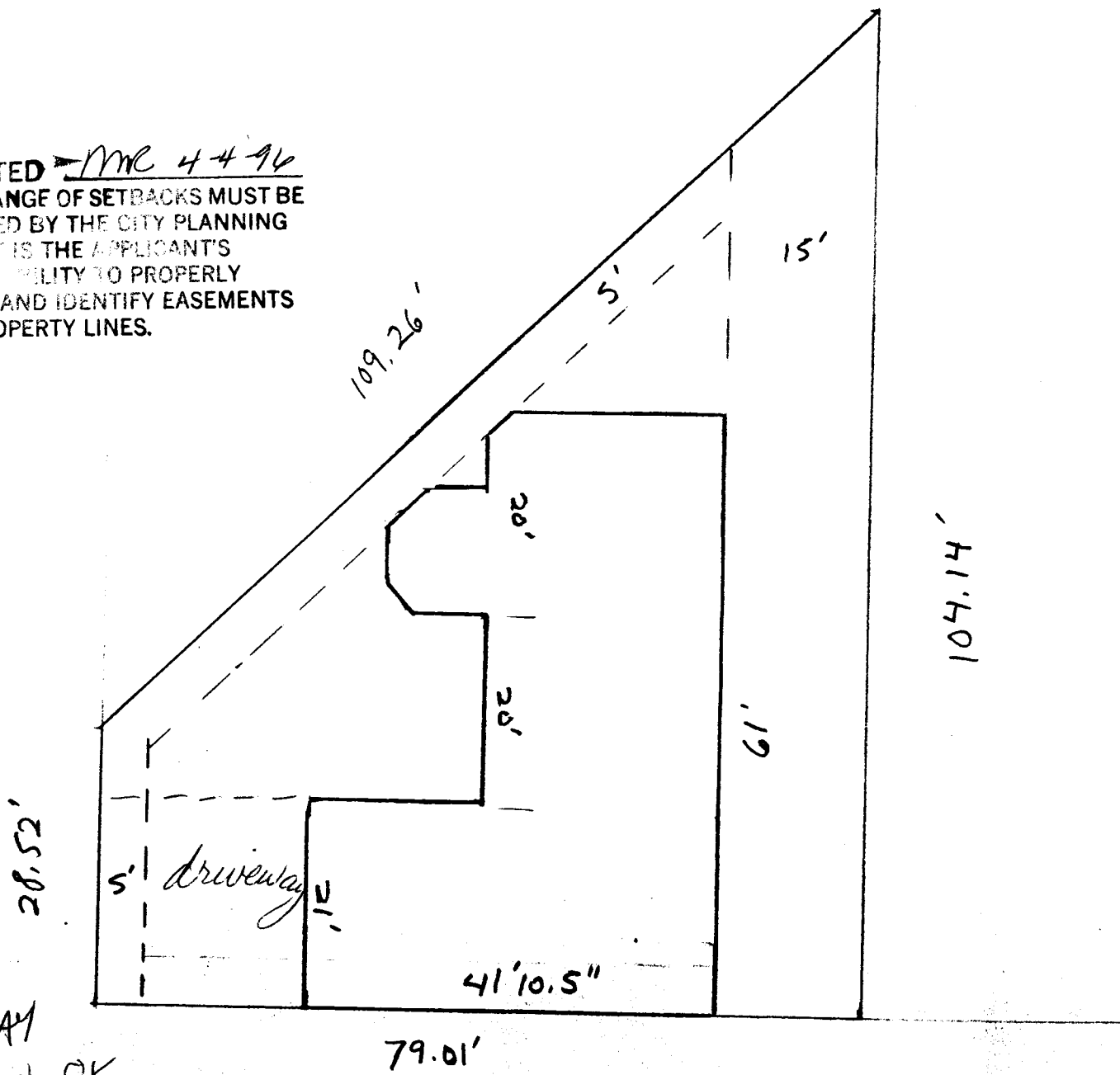
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

2486 WELLINGTON CT.



ACCEPTED MC 4-4-96
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING
DEPT. THIS IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.



DRIVEWAY
LOCATION OK
J. K. [Signature] 4-4-96

SECTION 12
T1S, R1W, U.M.
MCSM#

ZONED PR-13.1

1536

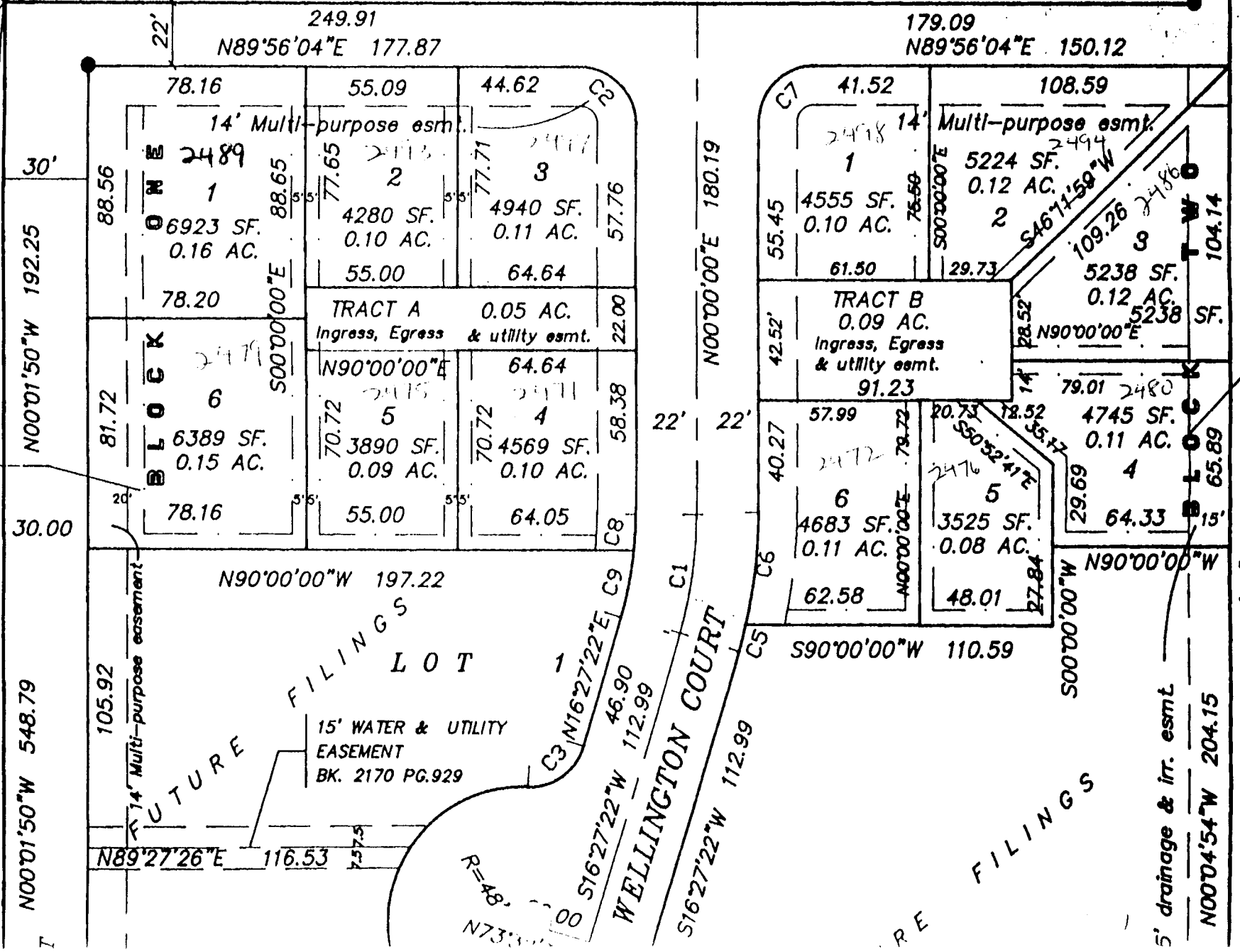
1556

N00°01'50"W
4.67

P.O.B.

WELLINGTON AVENUE N89°41'11"E 659.42

N89°56'04"E 429.00



DING ENVELOPE
(CAL)

ISIS OF BEARINGS ASSUMED)

N00°01'50"W 548.79

14' Multi-purpose easement

14' Multi-purpose easement

FUTURE FILINGS

15' WATER & UTILITY
EASEMENT
BK. 2170 PG.929

R=48.00
N73°00'00"

WELLINGTON COURT

FUTURE FILINGS

5' drainage & irr. esmt.

N00°04'54"W 204.15

S00°04'54"E 411.40