

FEE \$ 10.00  
TCP \$ 0

BLDG PERMIT NO. 57497

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2489 Wellington Ct. TAX SCHEDULE NO. 2049 2945-122-24-001  
 SUBDIVISION Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1263  
 FILING 01 BLK 01 LOT 01 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER Chaparral West Inc NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 4065 P.O. Box 1765, G.J., Colo 81502 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970-434-2160 USE OF EXISTING BLDGS Single  
 (2) APPLICANT Chaparral West Inc. DESCRIPTION OF WORK AND INTENDED USE: Single  
 (2) ADDRESS P.O. Box 1765, G.J., Colo, 81502 Family Dwelling  
 (2) TELEPHONE 970-434-2160

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 PD 8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front \_\_\_\_\_ from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req't 2  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions Setbacks per  
bdg envelope  
 Maximum Height 32' 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 9-10-96  
 Department Approval [Signature] Date 9/13/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. W-TAP 9530 S-PIF 9519 S/F

Utility Accounting Millie Fowler Date 9-13-96

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)

CUSTOMER

DATE

ADDRESS

PHONE

SHEET #

OF

SALESMAN

SHIP TO

15th Street

88.56.

Block ONE  
 Lot ONE

20'

43'

Block ONE  
 Lot 06

24'

GARAGE

ROSE Cottage

12h

1-57"

15'

PRIVATE PAVED Drive +  
 Ingress + Egress

88.65

Block ONE  
 Lot 02

Driveway access OK

J. Dan Newton

9-13-96

Wellington  
 AVE

ACCEPTED S/C 9/13/96  
 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.

91' 8L