

FEE \$ 10.00
 TCP \$ 0

BLDG PERMIT NO. 57350

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2494 Wellington Court TAX SCHEDULE NO. 2945-122-25-002
 SUBDIVISION Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1263
 FILING 1 BLK 02 LOT 02 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, 63, 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, 63 Colo, 81502 DESCRIPTION OF WORK AND INTENDED USE: Single
 (2) TELEPHONE 970-434-2160 Family Dwelling

Chaparral

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' south from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 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 8-22-96
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9463 + 9461

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)

Wellington Avenue

108.59'

7'

75.5'

5'

29.73'

109.26'

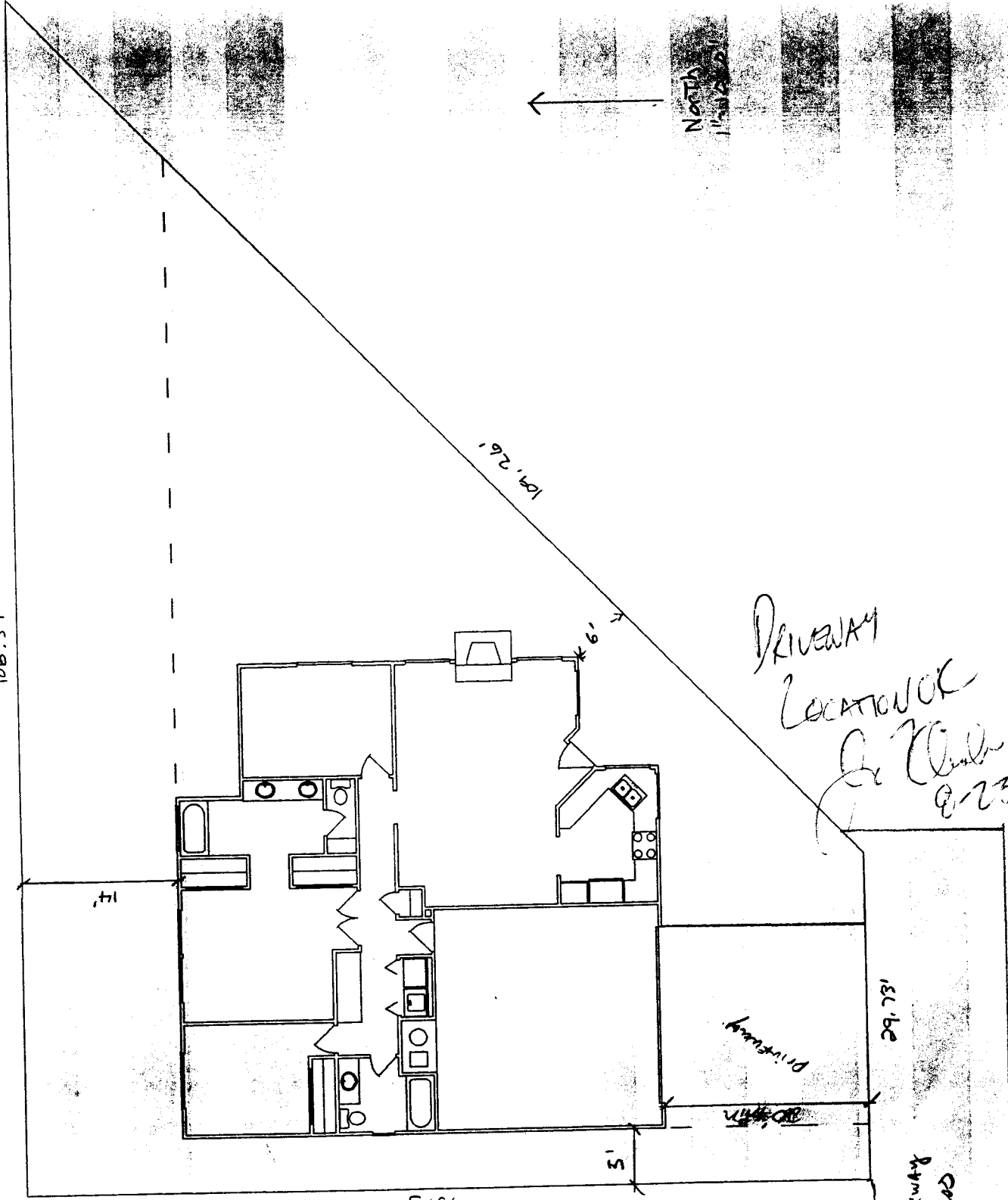
6'

North
11' 30" 20'

DRIVEWAY
LOCATION OK
See Plans
8-23-96

DRIVEWAY

Private / DRIVEWAY
Imposed Figures



Wellington Avenue

108.59'

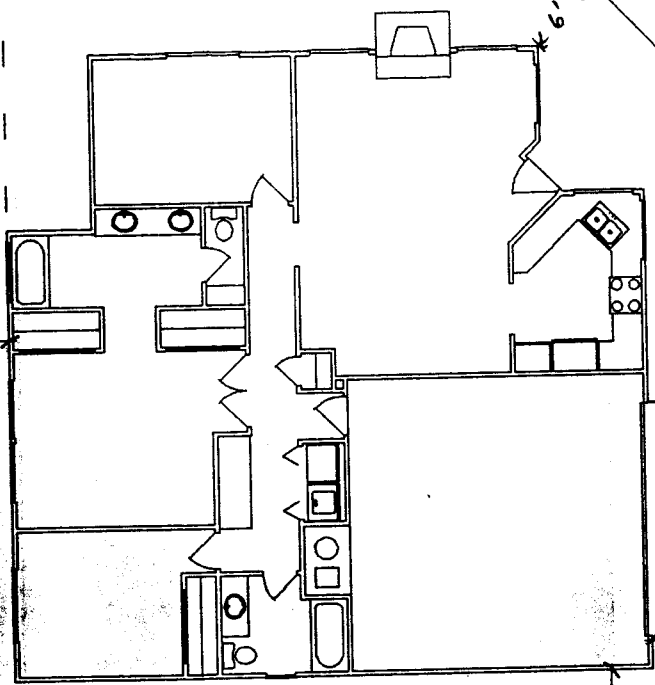
E

75.5'

5'

29.78'

Driveway



109.26'



North

DRIVEWAY
 LOCATION OK
 See [Signature]
 8-23-96

Private / Driveway
 Inspected & Egressed