

FEE \$	10 <sup>00</sup>
TCP \$	7

BLDG PERMIT NO.	50272
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**PLANNING CLEARANCE**  
 (Single Family Residential and Accessory Structures)  
 Grand Junction Community Development Department

✓ 3

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2497 WELLINGTON CT TAX SCHEDULE NO. 2945-122-24-003  
 SUBDIVISION THE COTTAGES AT WELLINGTON SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1453 #  
 FILING 1 BLK 1 LOT 3 SQ. FT. OF EXISTING BLDG(S) 0  
 (1) OWNER WELLINGTON PARTNERS LLC NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS PO BOX 1765 GJ CO 81502  
 (1) TELEPHONE 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 PO BOX 1765 GJ CO 81502 DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 434 2160 NEW SINGLE FAMILY RESIDENCE

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 Parking Req'mt \_\_\_\_\_  
 Side \_\_\_\_\_ from PL Rear \_\_\_\_\_ from PL Special Conditions "BUILDING ENVELOPES"  
 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).

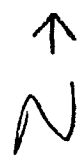
Applicant Signature Juan Ward Date 5-22-96  
 Department Approval Ronnie Edwards Date 5/24/96

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9236  
 Utility Accounting [Signature] Date 5/24/96

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)

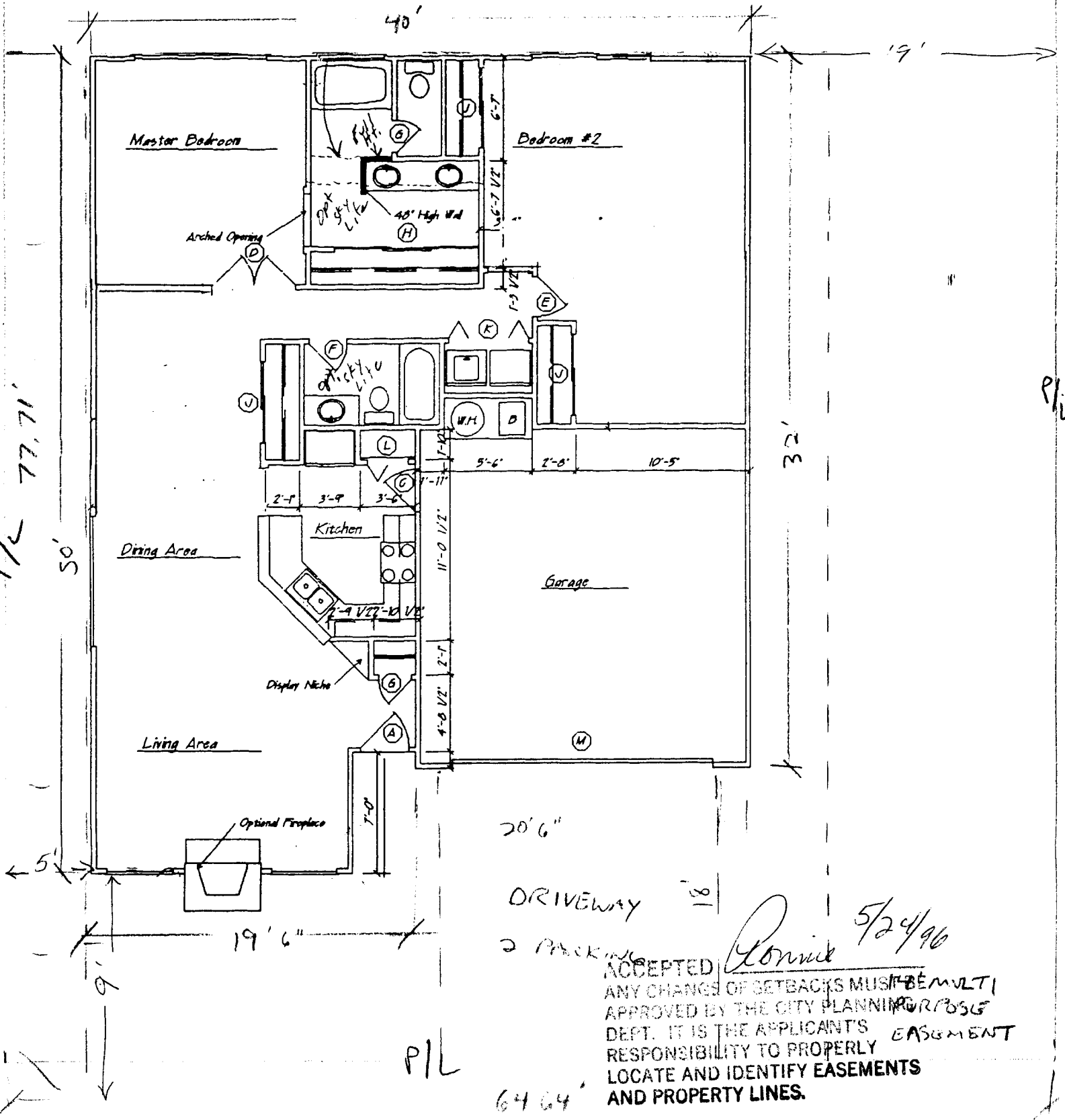
(2497 WELLINGTON CT.)



WELLINGTON AVE

P/L

14'  
MULTI-PURPOSE  
EASEMENT



ACCEPTED  
 ANY CHANGES OF SETBACKS MUST BE MULTI-APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Ronnie 5/24/96

Driveway Location OK  
 of Don Newton 5-24-96