

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57697

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



3017-4655-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2498 Wellington Ct TAX SCHEDULE NO. 2945-122-25-001
 SUBDIVISION The Cottages At Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1263 sq ft
 FILING 1 BLK 2 LOT 1 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 ~~dwelt~~ 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 Maximum coverage of lot by structures _____
 SETBACKS: Front 15'420' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear _____ from PL Special Conditions Per bldg envelopes -
no overhangs in easements
 Maximum Height _____ CENSUS TRACT _____ TRAFFIC ZONE _____

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).

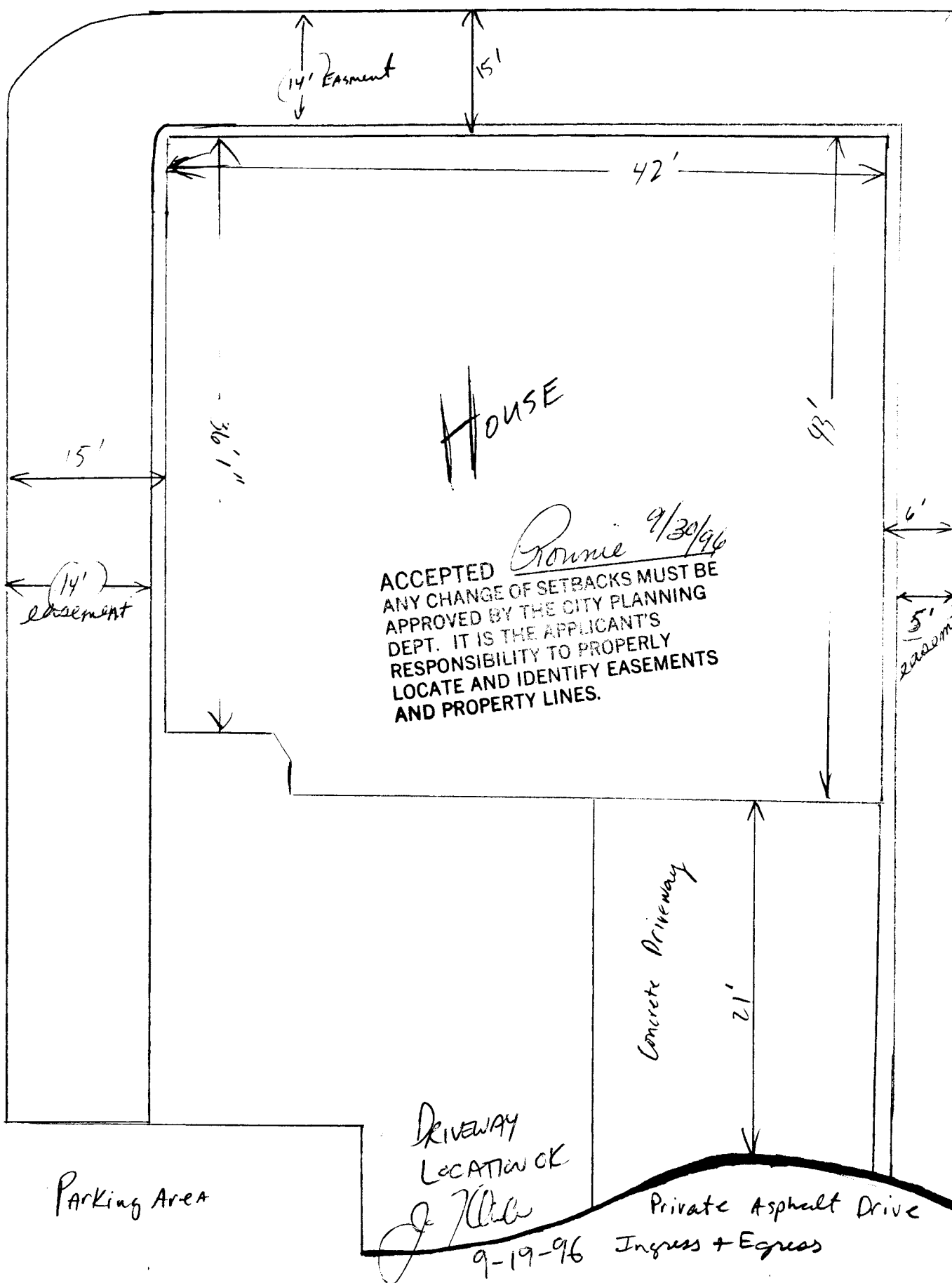
Applicant Signature [Signature] Date 9/17/96
 Department Approval [Signature] Date 9/30/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. S/F WO 9543
 Utility Accounting [Signature] Date 9-30-96

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

Wellington Court



0-98 Wellington Ct.

Parking Area

DRIVEWAY LOCATION OK

J. White 9-19-96

Concrete Driveway

21'

Private Asphalt Drive Ingress + Egress

ACCEPTED Ronnie 9/30/96 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.

HOUSE

42'

43'

15'

14' easement

14' Easement

15'

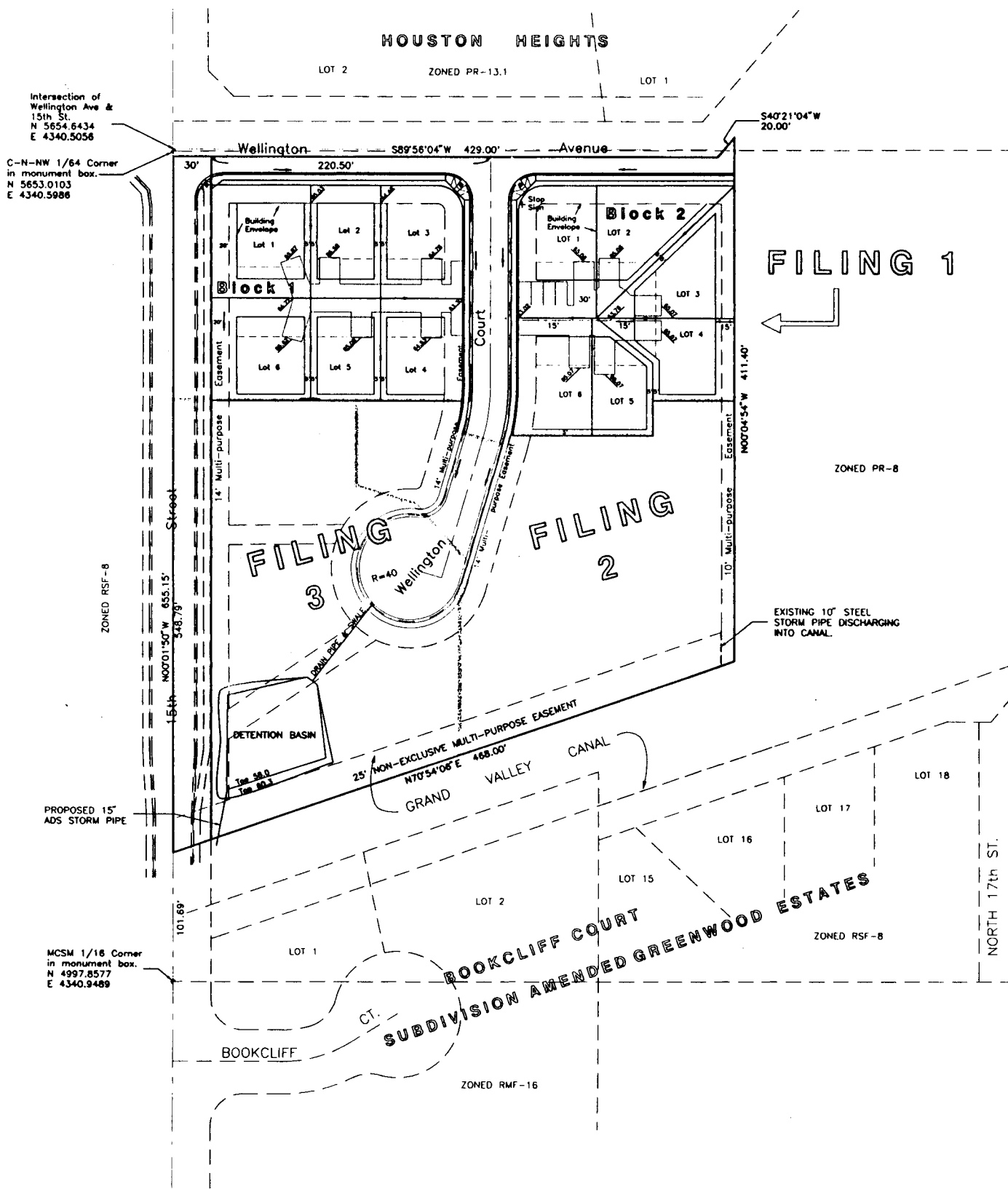
36'1"

6'

5' easement

WELLINGTON GARDENS

SITE PLAN
Located in Section 12, T1S,
Grand Junction, Mesa County



FILING 1

FILING 3

FILING 2

GRAND VALLEY CANAL

ROCKCLIFF COURT
SUBDIVISION AMENDED GREENWOOD ESTATES

HOUSTON HEIGHTS

LOT 2 ZONED PR-13.1 LOT 1

Wellington Avenue

S40°21'04"W
20.00'

Intersection of
Wellington Ave &
15th St.
N 5654.6434
E 4340.5056

C-N-NW 1/4 Corner
in monument box.
N 5653.0103
E 4340.5986

ZONED RSF-8

ZONED PR-8

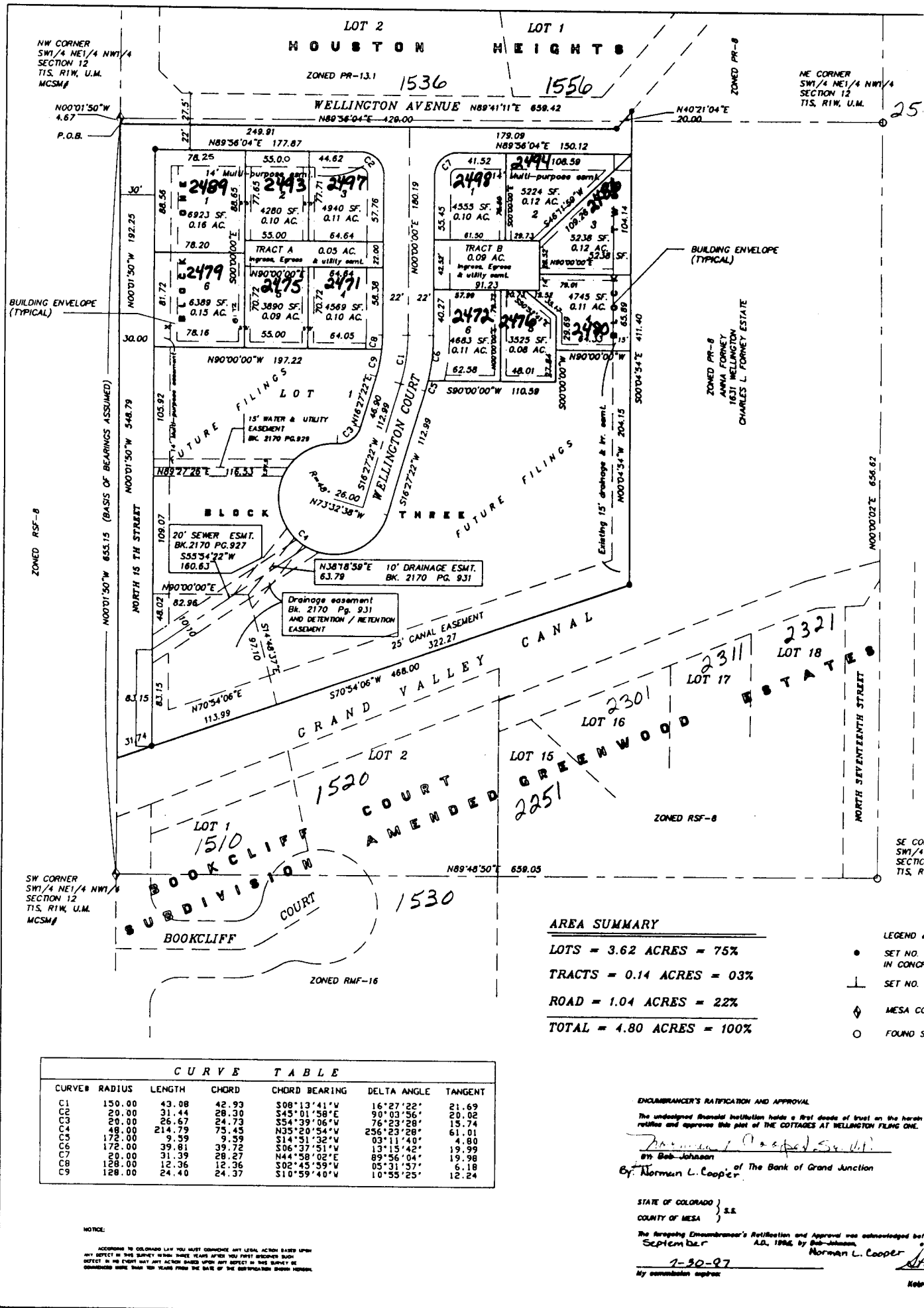
EXISTING 10" STEEL
STORM PIPE DISCHARGING
INTO CANAL.

PROPOSED 15"
ADS STORM PIPE

MCSM 1/16 Corner
in monument box.
N 4997.8577
E 4340.9489

ZONED RMF-16

NORTH 17th ST.



Plan Bldg. envelopes

ZONED RSF-8

SW CORNER SW 1/4 NE 1/4 NW 1/4 SECTION 12 T1S, R1W, U.M. MCSM#

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT...

CURVE TABLE						
CURVE	RADIUS	LENGTH	CHORD	CHORD BEARING	DELTA ANGLE	TANGENT
C1	150.00	43.08	42.93	S08°13'41"W	16°27'22"	21.69
C2	20.00	31.44	28.30	S45°01'58"E	90°03'56"	20.02
C3	20.00	26.67	24.73	S54°39'06"W	76°23'28"	15.74
C4	48.00	24.79	75.45	N35°20'54"W	256°23'28"	61.01
C5	172.00	9.59	9.59	S14°51'32"W	03°11'40"	4.80
C6	172.00	39.81	39.72	S06°37'51"W	13°15'42"	19.99
C7	20.00	31.39	28.27	N44°58'02"E	89°56'04"	19.98
C8	128.00	12.36	12.36	S02°45'59"W	05°31'57"	6.18
C9	128.00	24.40	24.37	S10°59'40"W	10°55'25"	12.24

AREA SUMMARY
 LOTS = 3.62 ACRES = 75%
 TRACTS = 0.14 ACRES = 03%
 ROAD = 1.04 ACRES = 22%
 TOTAL = 4.80 ACRES = 100%

ENCUMBRANCE'S RATIFICATION AND APPROVAL
 The undersigned (beneficial) institution holds a first deed of trust on the herein ratifies and approves the plat of THE COTTAGES AT WELLINGTON FLING ONE.
 By: Norman L. Cooper
 of The Bank of Grand Junction
 STATE OF COLORADO } S.S.
 COUNTY OF MESA }
 The foregoing Encumbrance's Ratification and Approval was acknowledged before me on September 1, 1986, by Norman L. Cooper
 My commission expires 7-30-97

SE CORNER SW 1/4 NE 1/4 NW 1/4 SECTION 12 T1S, R1W, U.M.

LEGEND
 • SET NO. IN CONCORDANCE WITH
 + SET NO.
 ◊ MESA COUNTY
 ○ FOUND SURVEY