

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 54991

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

PC
JCP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 472 Wellington TAX SCHEDULE NO. 2945-122-23-001
 SUBDIVISION Wellington Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200⁰
 FILING _____ BLK _____ LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Just Companies Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1716 N. 18th St. G.J.C.
 NO. OF BLDGS ON PARCEL
 (1) TELEPHONE 295-9316 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Just Companies Inc. USE OF EXISTING BLDGS N/A
 (2) ADDRESS 1716 N. 18th St DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 295-9316 New Single Family Residence Detached

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 RSF-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 15' from PL
 Maximum Height _____
 CENS.T. 6 T.ZONE 28 ANNEX# _____

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 Just Companies Inc. by [Signature] Date 2/9/96

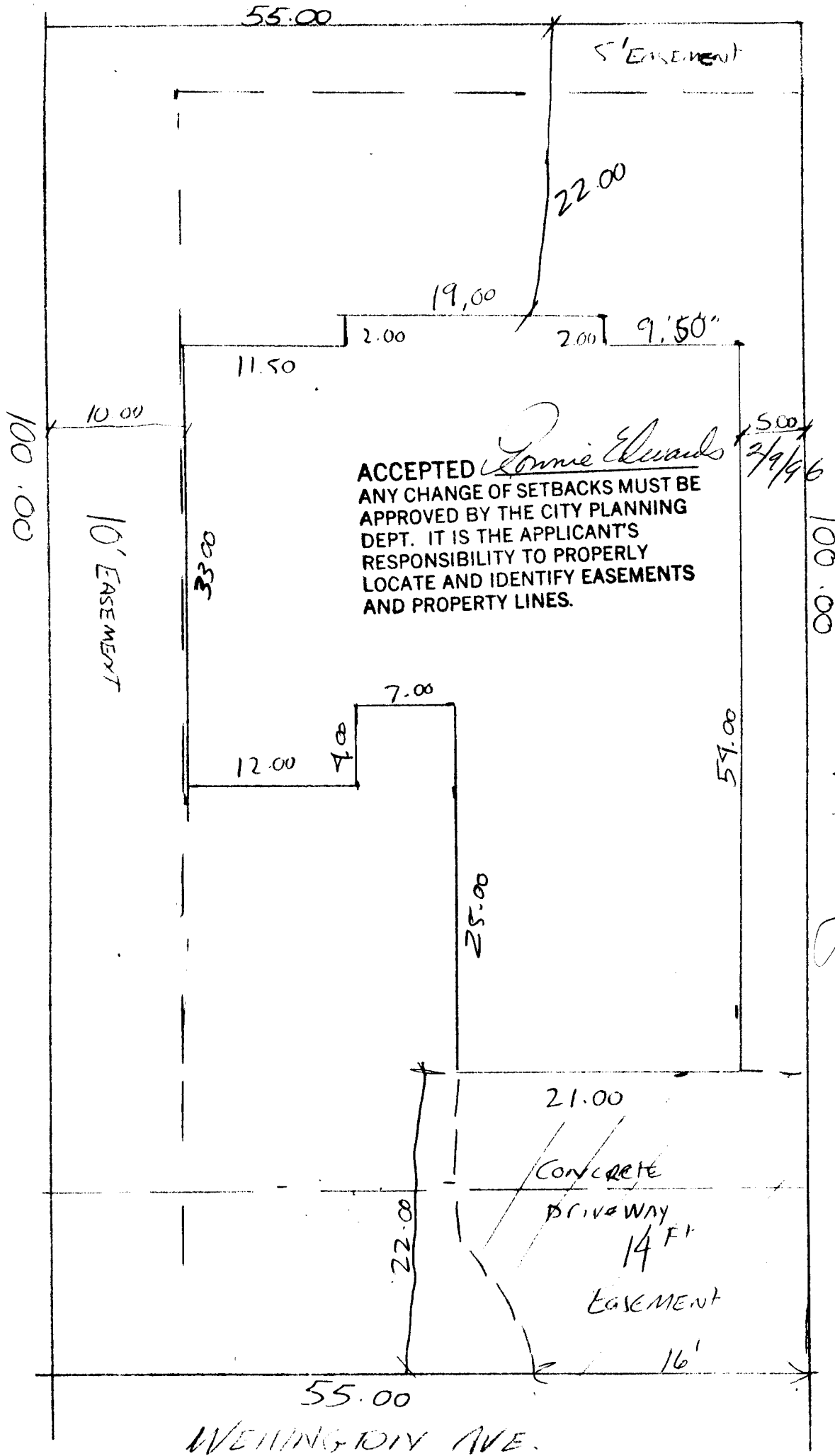
Department Approval Glennie Edwards Date 2/9/96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 8931-S/F

Utility Accounting Mellie Fowler Date 2-9-96

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)



LOT 1
WELLINGTON ESTATES
1442 WELLINGTON AVE