

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰

BLDG PERMIT NO. 54552

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

*PC
JCP*

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 1452 Wellington Ave TAX SCHEDULE NO. 2946-122-23-002
 SUBDIVISION Wellington Estates SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200
 FILING _____ BLK _____ LOT 2 SQ. FT. OF EXISTING BLDG(S) NA
 (1) OWNER Just Conferences Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 1716 N. 18th St
 (1) TELEPHONE 295-9316 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Just Conferences Inc. USE OF EXISTING BLDGS N/A
 (2) ADDRESS 1716 N. 18th St. G.J.C. DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 295-9316 New Single Family Detached Residence

Kathryn

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
 Side 5' from PL Rear 15' from PL Special Conditions _____
 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).

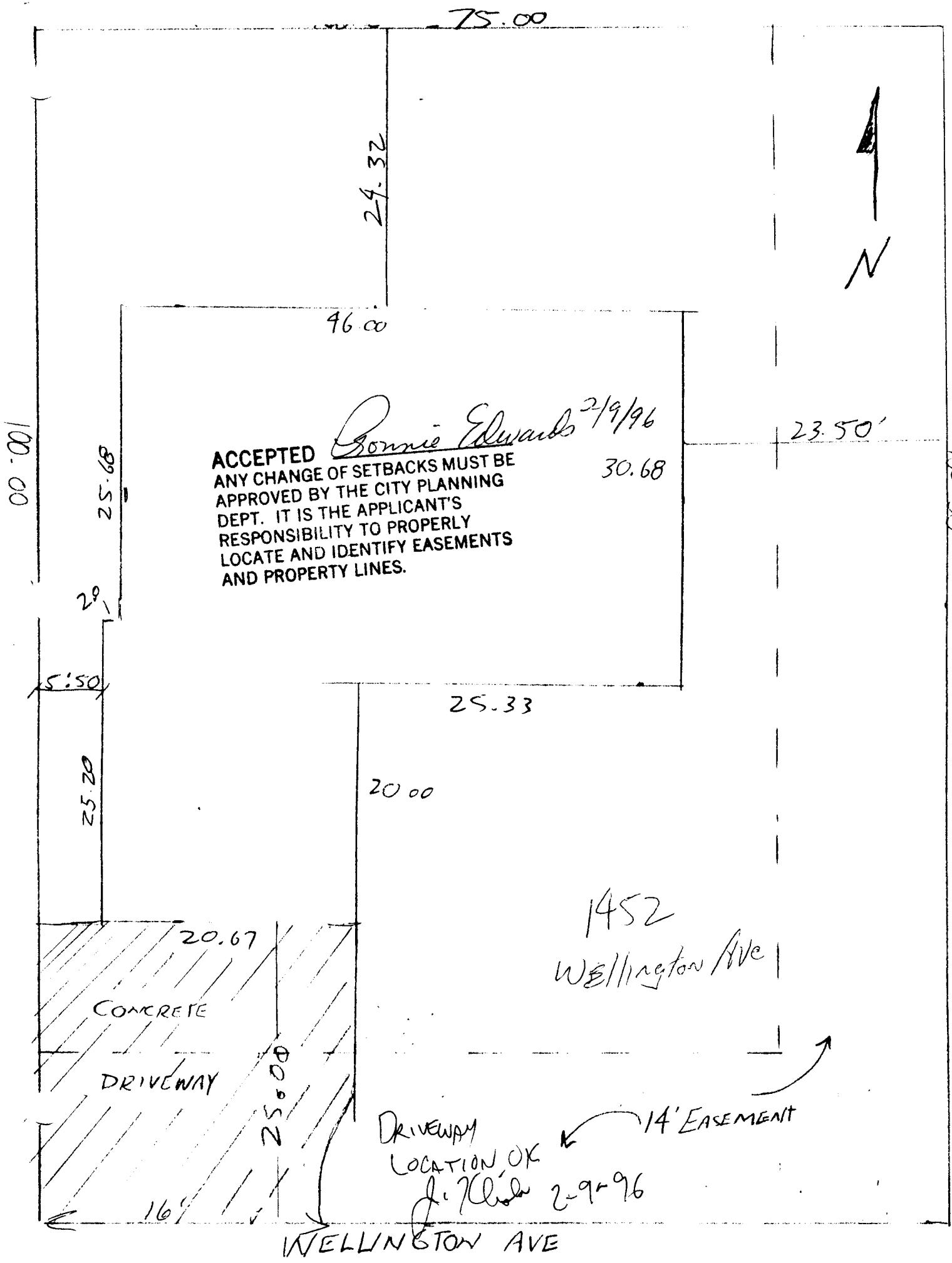
Applicant Signature Just Conferences Inc. by Ed Williams Date 2/9/96
 Department Approval Ronnie Edwards Date 2/9/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 1/2 sheet estimating services

Utility Accounting Richard Brown 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)



ACCEPTED *Ronnie Edwards* 2/9/96
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.

1452
Wellington Ave

DRIVEWAY
LOCATION OK
J. [signature] 2-9-96
14' EASEMENT

WELLINGTON AVE

North 15th ST