

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57224

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2493 Wellington ^{Avenue} Court TAX SCHEDULE NO. 2945-122-24-002

SUBDIVISION Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1104

FILING 1 BLK 1 LOT 2 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, Grand Junction 81502 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-434-2160 USE OF EXISTING BLDGS N/A

(2) APPLICANT Chaparral West Inc. DESCRIPTION OF WORK AND INTENDED USE:
single family dwelling

(2) ADDRESS P.O. Box 1765, Grand Junction 81502

(2) TELEPHONE 970-434-2160

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 AD-8 Maximum coverage of lot by structures _____

SETBACKS: Front 15' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req't 2

Side 5' from PL Rear 14' from PL Special Conditions per recorded bldg. envelopes on plat

Maximum Height _____ CENS.T. 4 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 Coral Bass Date 8/15/96

Department Approval Marcia Rutledge Date 8-15-96

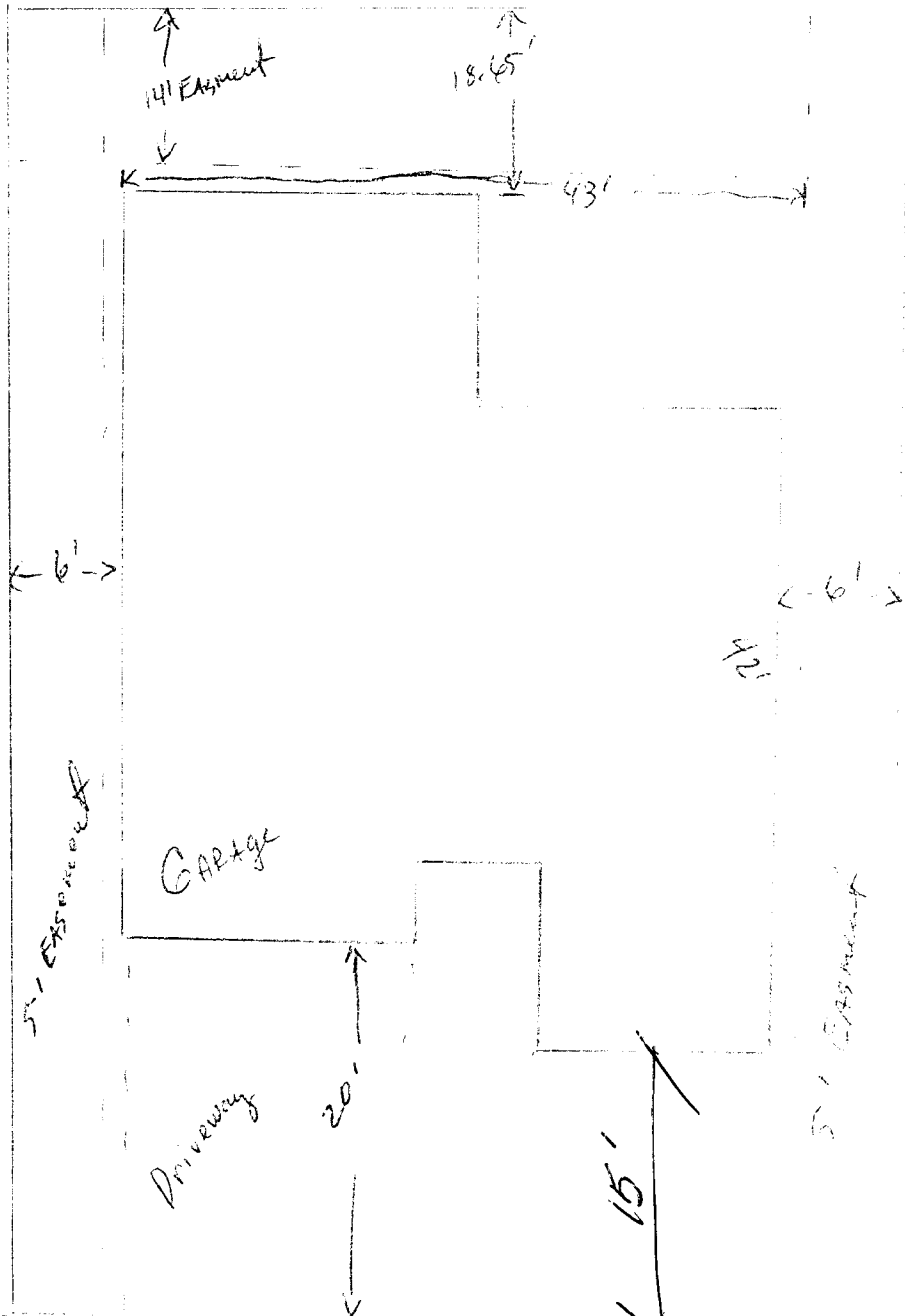
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. W-#9422
S-#9423

Utility Accounting Jaime Lopez Date 8/15/96

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)

2493 Wellington Avenue



RECEIVED
 LOCATION OK
 P. Keller
 8-15-96

Lot 3
 2497 Wellington

ACCEPTED MWC 8-15-96
 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.

Wellington Court

Private Paved Drive