

FEE \$ 10⁰⁰
TCP \$ 500⁰⁰

BLDG PERMIT NO. 56941

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

108

9008-1405-01

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2925 WELLINGTON TAX SCHEDULE NO. 2943 082 32 002
 SUBDIVISION NEW BEGINNINGS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1417
 FILING ~~3~~ BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) None
 (1) OWNER MARGARET SWEANGEN NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2205 LYN
 (1) TELEPHONE 256 9055 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT SAME USE OF EXISTING BLDGS NA
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE _____ Build RANCH STYLE 3 BDRM HOUSE
3/F

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-3 Maximum coverage of lot by structures _____
29'4"-25' 20"-Wellington
 SETBACKS: Front _____ from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 10' from PL Rear 25' from PL Special Conditions _____
 Maximum Height 35'
 CENSUS TRACT 11 TRAFFIC ZONE 51

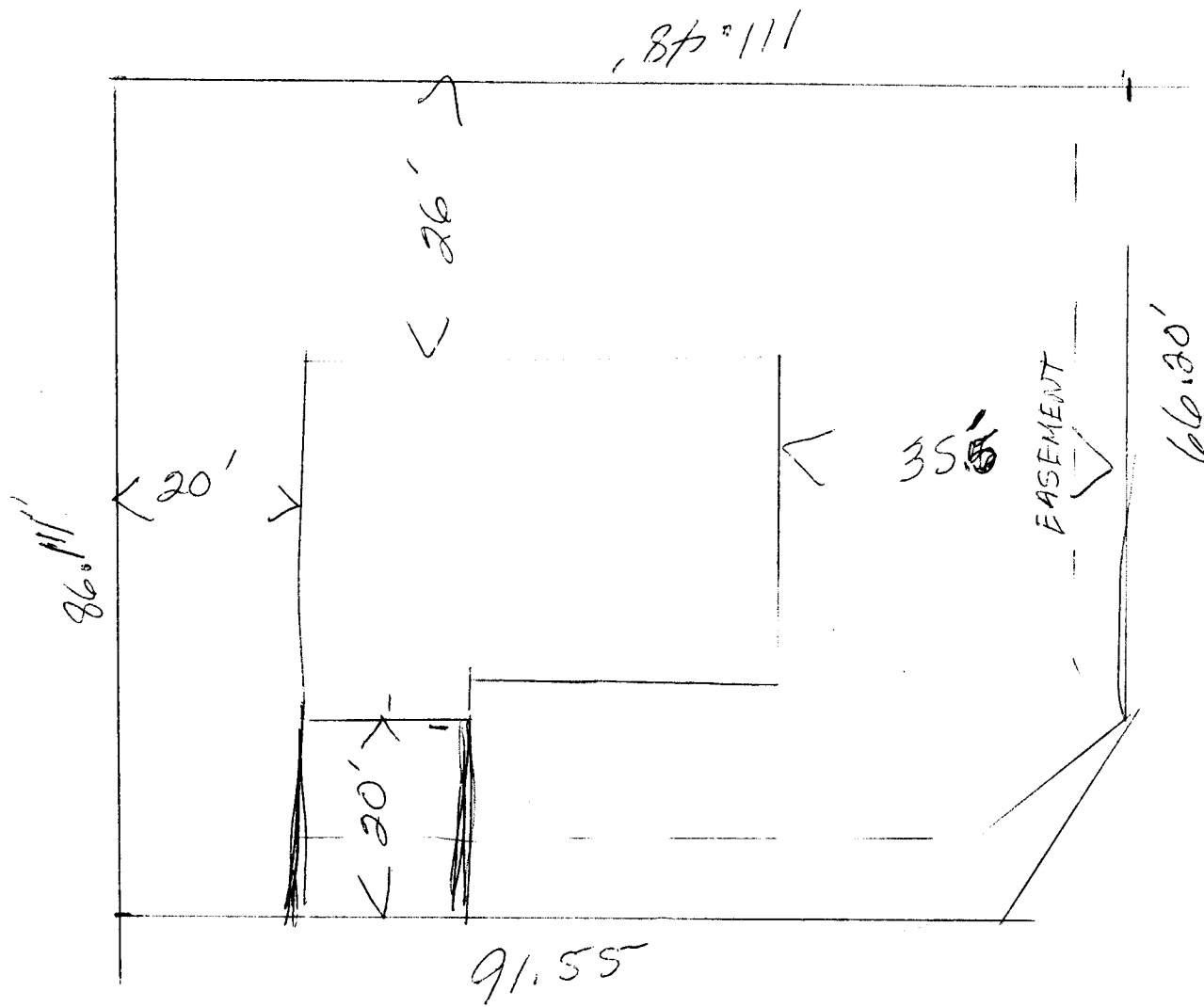
Modifications to this Planning Clearance must be approved, in writing, by the Director of the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued by the Building Department (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 Margaret Sweangen Date 7-19-96
 Department Approval Gromie Edwards Date 7-23-96

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9362 - S/F
 Utility Accounting Millie Fowler Date 7-23-96

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)



25'
20'

29/14

DRIVEWAY
LOCATION OK
Di. Thibault
7-19-96



ACCEPTED Lonnie 7/23/96
 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.