

FEE \$ 10<sup>00</sup>  
TCP \$ 0

BLDG PERMIT NO. 60857

SIF \$ 292<sup>00</sup>

### PLANNING CLEARANCE

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

**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2401 Wellington Ct. TAX SCHEDULE NO. 2945-122-26-001

SUBDIVISION The Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1263 ~~1~~

FILING II BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) N/A

(1) OWNER Chaparral West Inc. NO. OF DWELLING UNITS BEFORE: 0 AFTER: \_\_\_\_\_ THIS CONSTRUCTION

(1) ADDRESS P.O. Box 1765, b.J., Colo NO. OF BLDGS ON PARCEL BEFORE: \_\_\_\_\_ AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 970-244-9986 USE OF EXISTING BLDGS N/A

(2) APPLICANT Chaparral West Inc. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_

(2) ADDRESS P.O. Box 1765, b.J., Colo 81509 New Single Family Dwelling

(2) TELEPHONE 970-244-9986

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-8 Maximum coverage of lot by structures \_\_\_\_\_

SETBACKS: Front 14' from property line (PL) or \_\_\_\_\_ from center of ROW, whichever is greater Parking Req'mt \_\_\_\_\_

Side 5' from PL Rear 0' from PL Special Conditions \_\_\_\_\_

Maximum Height \_\_\_\_\_

CENSUS TRACT 6 TRAFFIC ZONE 28

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 7/9/97

Department Approval [Signature] Date 7/9/97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 10330 & 10331

Utility Accounting [Signature] Date 7-9-97

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)

All Weather Protection - Always!

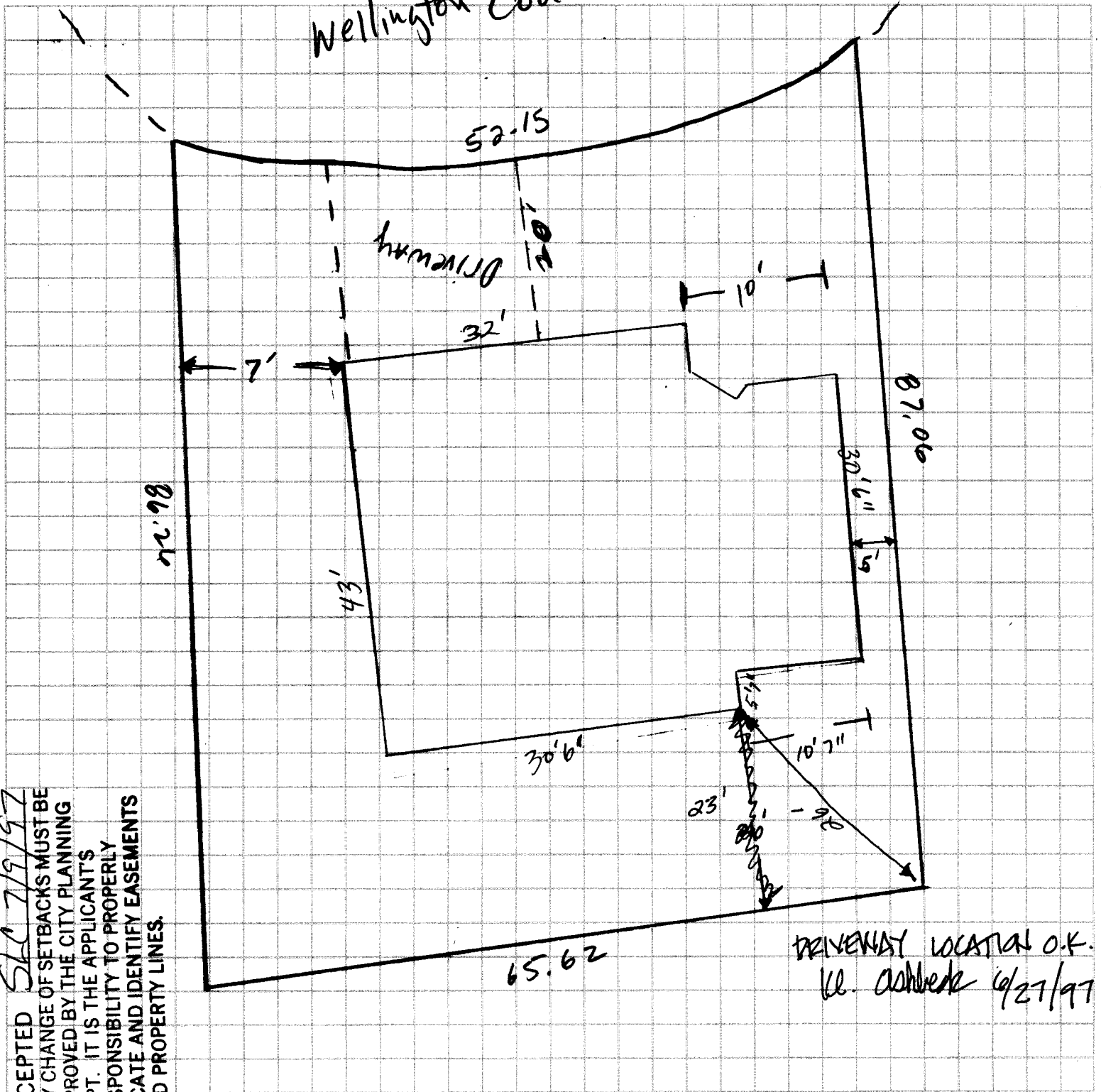


# WEATHER SHIELD WINDOWS & DOORS

2401  
Wellington  
CT.

THERE'S MORE TO SEE IN A WEATHER SHIELD WINDOW.

Wellington Court



ACCEPTED  
 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.