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 TOP \$ 500. -
 SIF \$

pd 11/8/95



BLDG PERMIT NO. 102177

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2926 Wellington Ave TAX SCHEDULE NO. 2943-082-31-009
 SUBDIVISION New Beginnings SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1885
 FILING BLK 1 LOT 9 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Great New Homes NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 3032 I-70 B. Loop
 (1) TELEPHONE 970-434-4014 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT Great New Homes USE OF EXISTING BLDGS Single Fam. Res.
 (2) ADDRESS 5032 I-70 B Loop DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 970-434-4014 New Construction for Residence

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & 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
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 22' from center of ROW, whichever is greater
 Side 10' from PL Rear 25' from PL Special Conditions
 Maximum Height 35'
 CENSUS 11 TRAFFIC 51 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 Ashley Brougher Date October 1, 1997

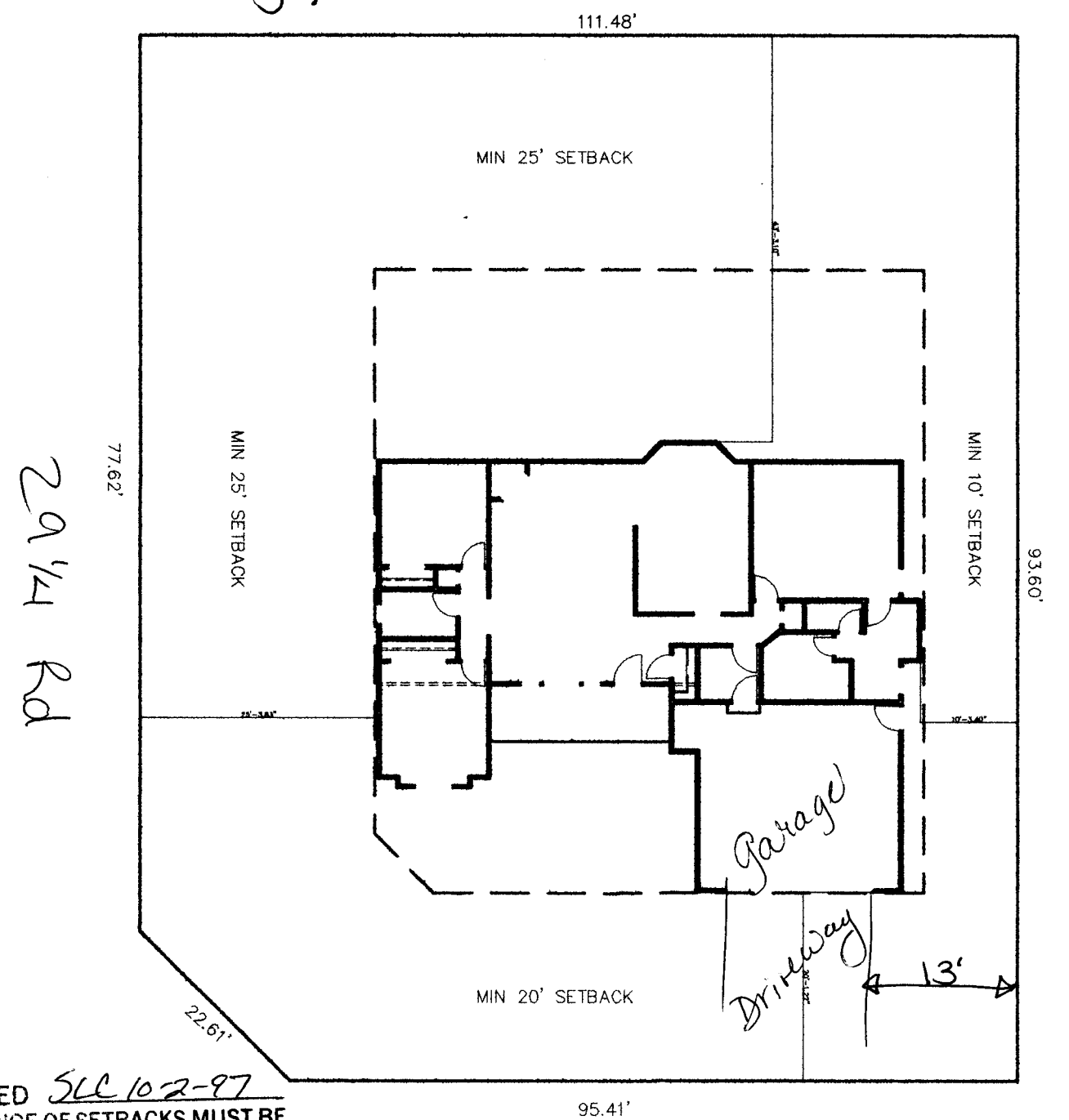
Department Approval Lenta J. Castella Date 10-2-97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 8735 pd 11/8/95
 Utility Accounting Date 10-2-97

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)

City Planning
 New Beginnings Sub
 Map Schedule # 2943-062-31-009
 lot 9 BIK 1 Filing



ACCEPTED SLC 102-97
 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.

F-12

Wellington

DRIVEWAY LOCATION O.K.
 re Ashbeck 10/1/97
 1885 square feet