

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	0



BLDG PERMIT NO. 59946

Revised Paper Site Plan

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

BLDG ADDRESS 2928 Wellington TAX SCHEDULE NO. 2943-082-31-010

SUBDIVISION New Beginnings SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1200 #

FILING _____ BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER Just Companies Inc. NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS 826 2 1/2 Road

(1) TELEPHONE 245-9316 NO. OF BLDGS ON PARCEL
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(2) APPLICANT Ed Lenhart USE OF EXISTING BLDGS _____

(2) ADDRESS 826 2 1/2 Road DESCRIPTION OF WORK AND INTENDED USE:
Single family detached residence

(2) TELEPHONE 245-9316

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' for Wellington from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater

Side 10' from PL Rear 25' from PL Special Conditions _____

Maximum Height _____

CENSUS 11 TRAFFIC 51 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 Landia Rowland for Just Date 4-21-97

Department Approval Bonnie Edwards Date 4-21-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10106

Utility Accounting [Signature] Date 4/21/97

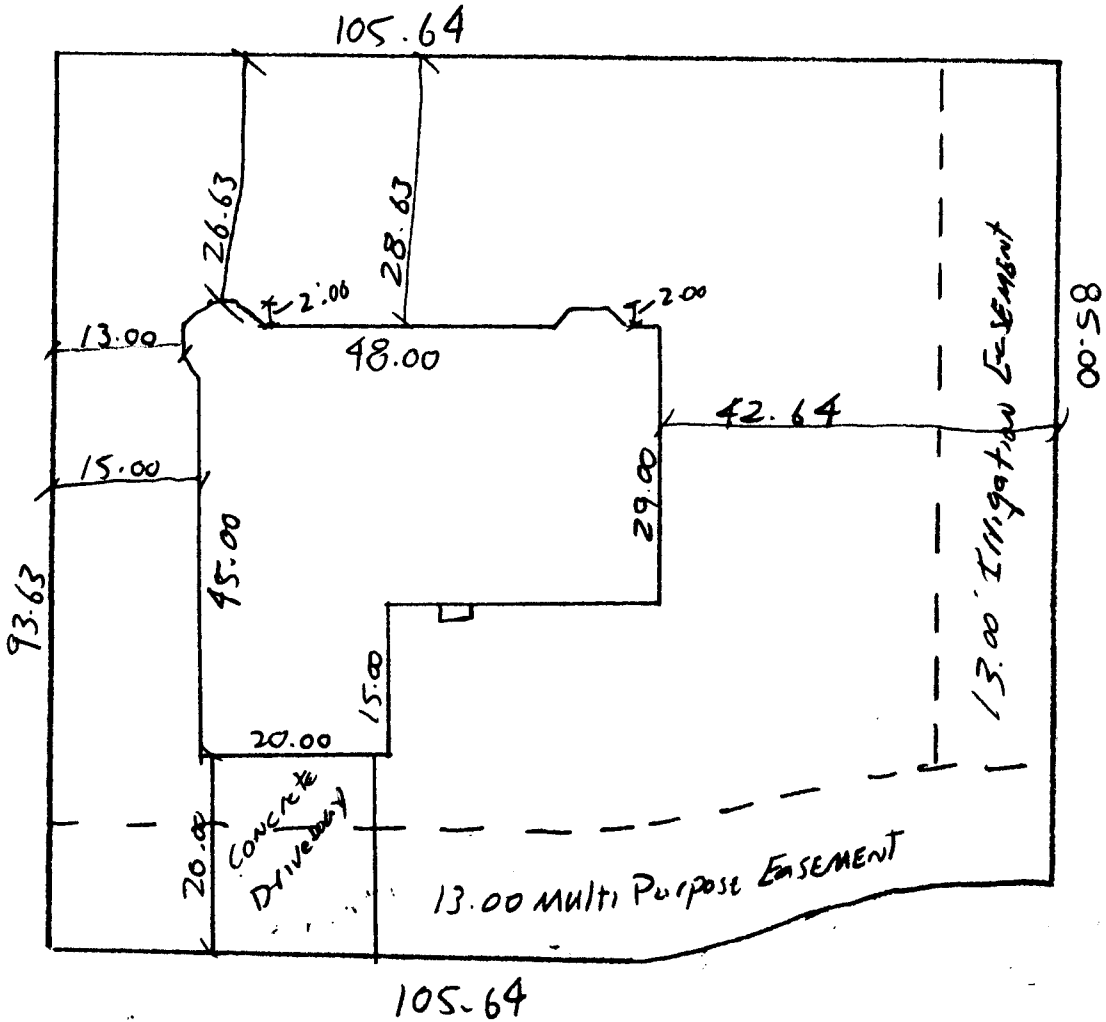
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

4/23/97

Revised

ACCEPTED *Ronnie* 4/23/97
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.



WELLINGTON AVE.

Driveway location →

O.K.

W. Ashbeck

4/23/97

2928 WELLINGTON AVE.

Lot 10 Block One

NEW BEGINNINGS Subdivision