

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	0



BLDG PERMIT NO. _____

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
 NO. OF BLDGS ON PARCEL
 BEFORE: _____ AFTER: _____ THIS CONSTRUCTION
 (1) TELEPHONE 245-9316
 USE OF EXISTING BLDGS _____
 (2) APPLICANT Ed Lenhart
 DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 826 2 1/2 Road
 (2) TELEPHONE 245-9316 Single Family detached 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' for Wellington from property line (PL)
 or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 10 from PL Rear 25' from PL Special Conditions _____
 Maximum Height _____
 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 Andrea Rowland for Just Co Date 4-21-97

Department Approval Bonnie Edwards Date 4-21-97

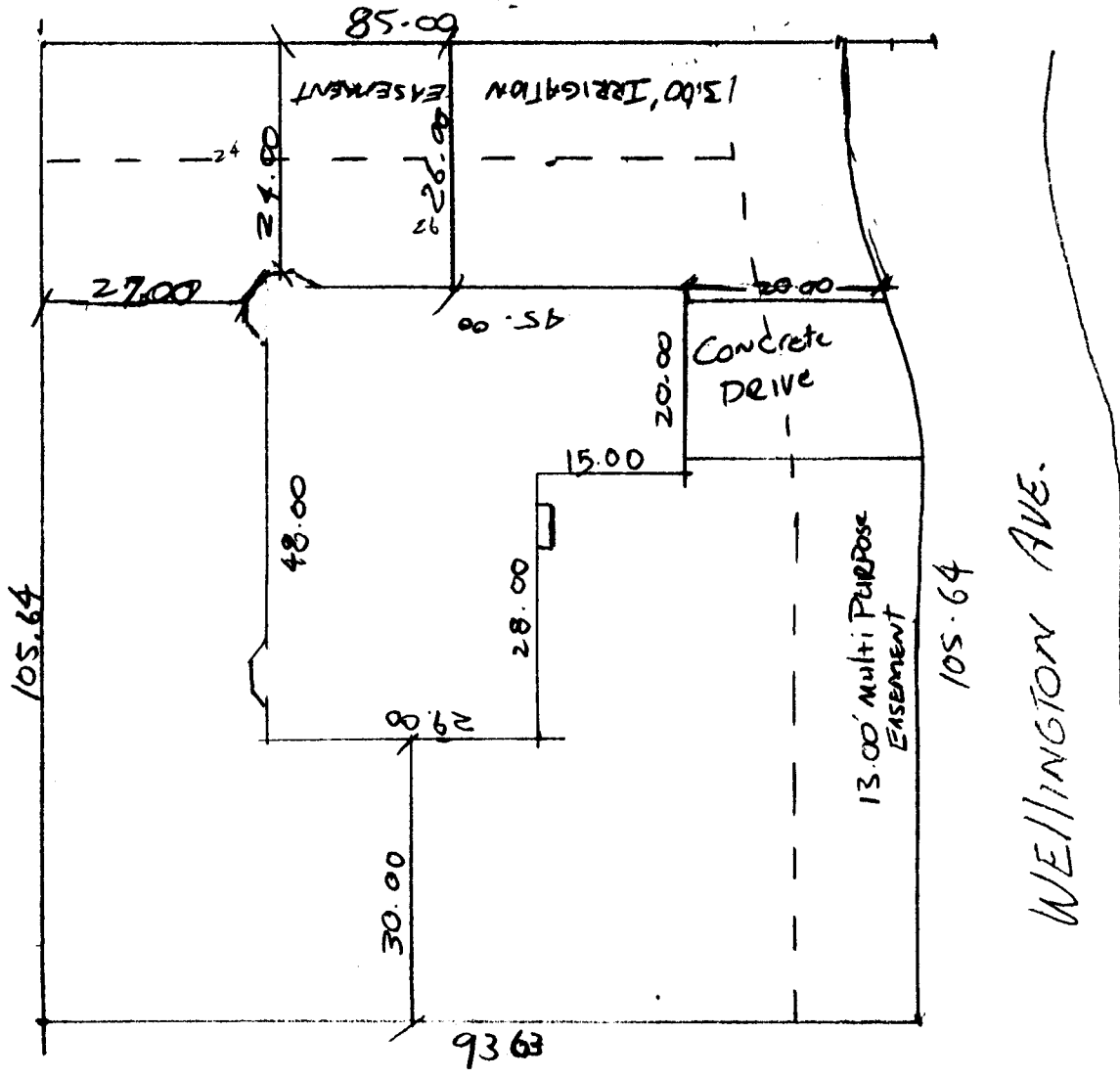
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10104

Utility Accounting Tracy Shaffer 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)

ACCEPTED *Ronnie* 4/21/97
 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.



Driveway location
 O.K.
Ronnie Ashbeck
 4/21/97

2928 WELLINGTON AVE
 Lot 10 Block One
 New Beginnings Subdiv.