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BLDG PERMIT NO. 62553

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 2928 Wellington Ave TAX SCHEDULE NO. 294308231010
 SUBDIVISION New Beginnings SQ. FT. OF PROPOSED BLDG(S)/ADDITION 192
 FILING 1 BLK 1 LOT 10 SQ. FT. OF EXISTING BLDG(S) 1200 ±
 (1) OWNER Don Randall NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2928 Wellington Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 244-2986
 (2) APPLICANT SAME USE OF EXISTING BLDGS HOME
 (2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: Storage
 (2) TELEPHONE SAME

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 X from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater
 Side 5' from PL Rear 5' from PL Special Conditions Storage bldg.
 Maximum Height accessory bldg.
 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 Don Randall Date 10-22-97
 Department Approval Bonnie Edwards Date 10-22-97

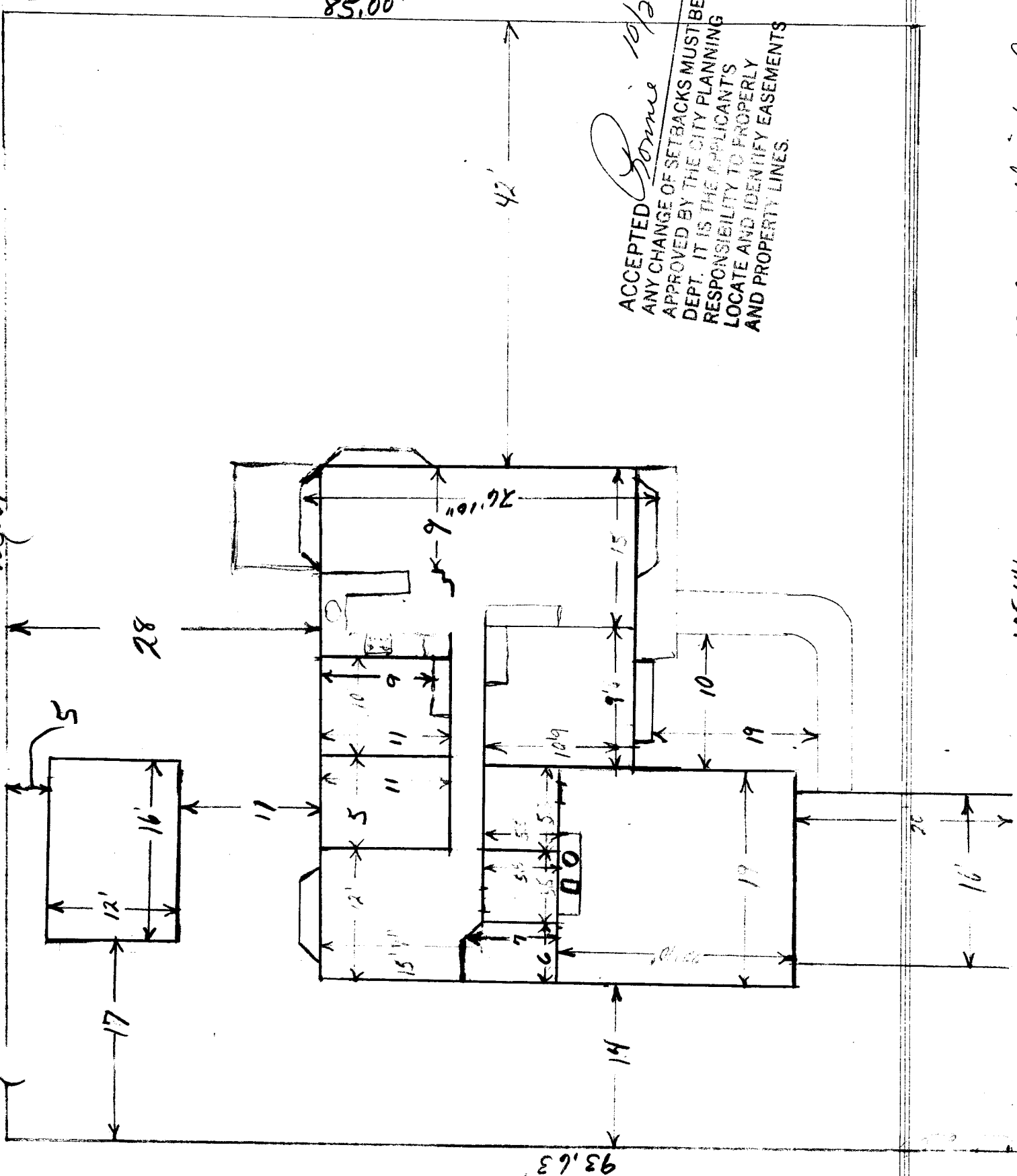
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. _____
 Utility Accounting J. Adams Date 10-22-97

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
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.

Borne
10/22/97



85.00'

42'

26.10''

105.64'

28'

5'

12'

16'

17'

11'

15'

12'

11'

11'

10'

9'

10'

19'

14'

15'

9'

10'

19'

16'

20'

93.63'