

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

BLDG PERMIT NO. 60103

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

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

3017-4685-

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2405 Wellington Ct. TAX SCHEDULE NO. 2945-122-26-001  
SUBDIVISION The Cottages At Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1263  
FILING 2 BLK 1 LOT 6 SQ. FT. OF EXISTING BLDG(S) N/A  
(1) OWNER Chaparral West Inc NO. OF DWELLING UNITS BEFORE: N/A AFTER: 1 THIS CONSTRUCTION  
(1) ADDRESS P.O. Box 1765  
(1) TELEPHONE 970-434-2160 NO. OF BLDGS ON PARCEL BEFORE: N/A AFTER: 1 THIS CONSTRUCTION  
(2) APPLICANT Chaparral West Inc. USE OF EXISTING BLDGS N/A  
(2) ADDRESS P.O. Box 1765 DESCRIPTION OF WORK AND INTENDED USE: New  
(2) TELEPHONE 970-434-2160 Single Family Dwelling

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 20' from property line (PL) Parking Req'mt \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 0' from PL ~~\_\_\_\_\_~~ Special Conditions \_\_\_\_\_  
Maximum Height \_\_\_\_\_ Per Bldg. Envelopes  
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 5-1-97  
Department Approval Ronnie Edwards Date 5-1-97

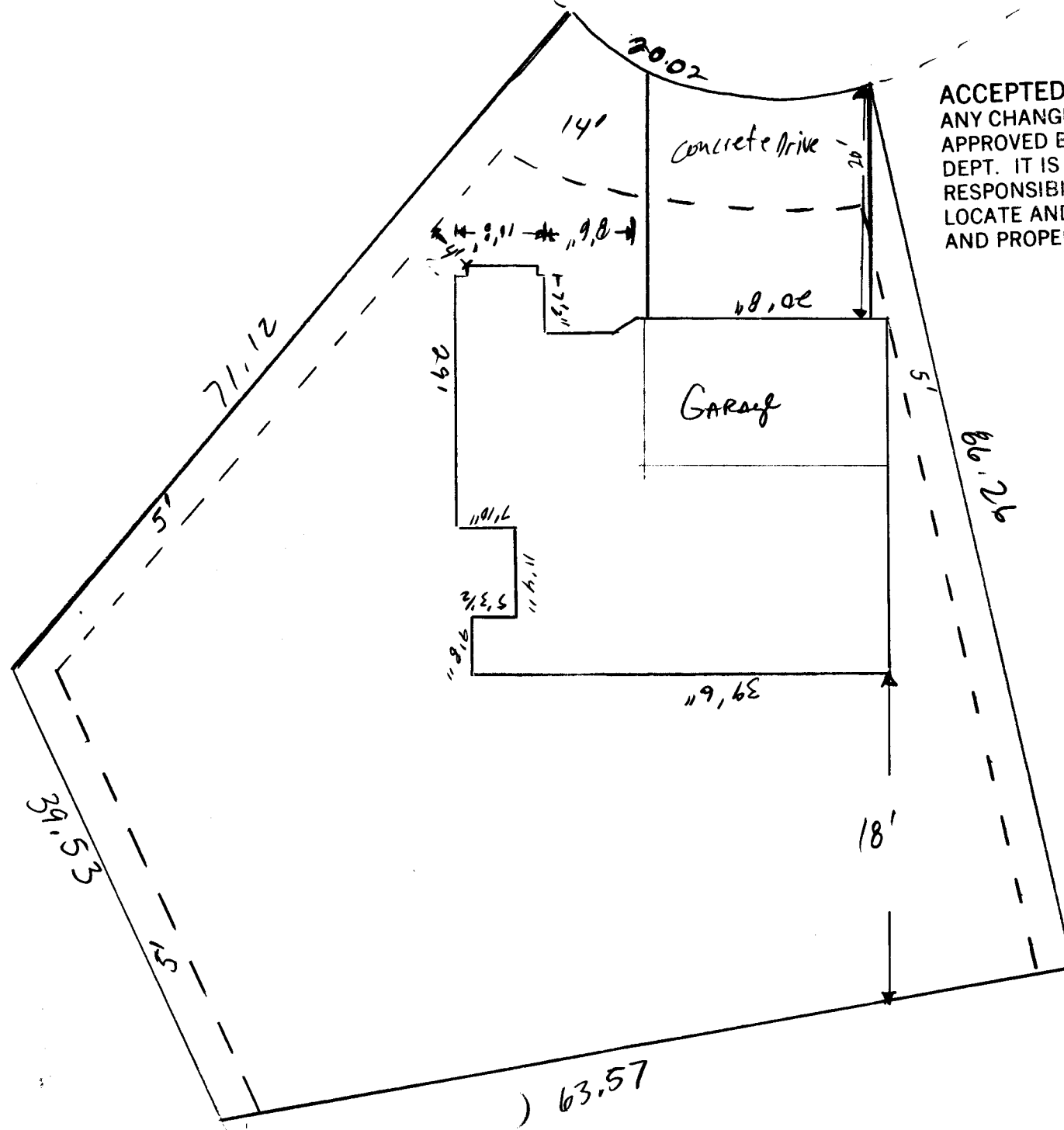
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 10135  
Utility Accounting [Signature] Date 5-1-97

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)

2405 Wellington Ct.

Wellington Ct.



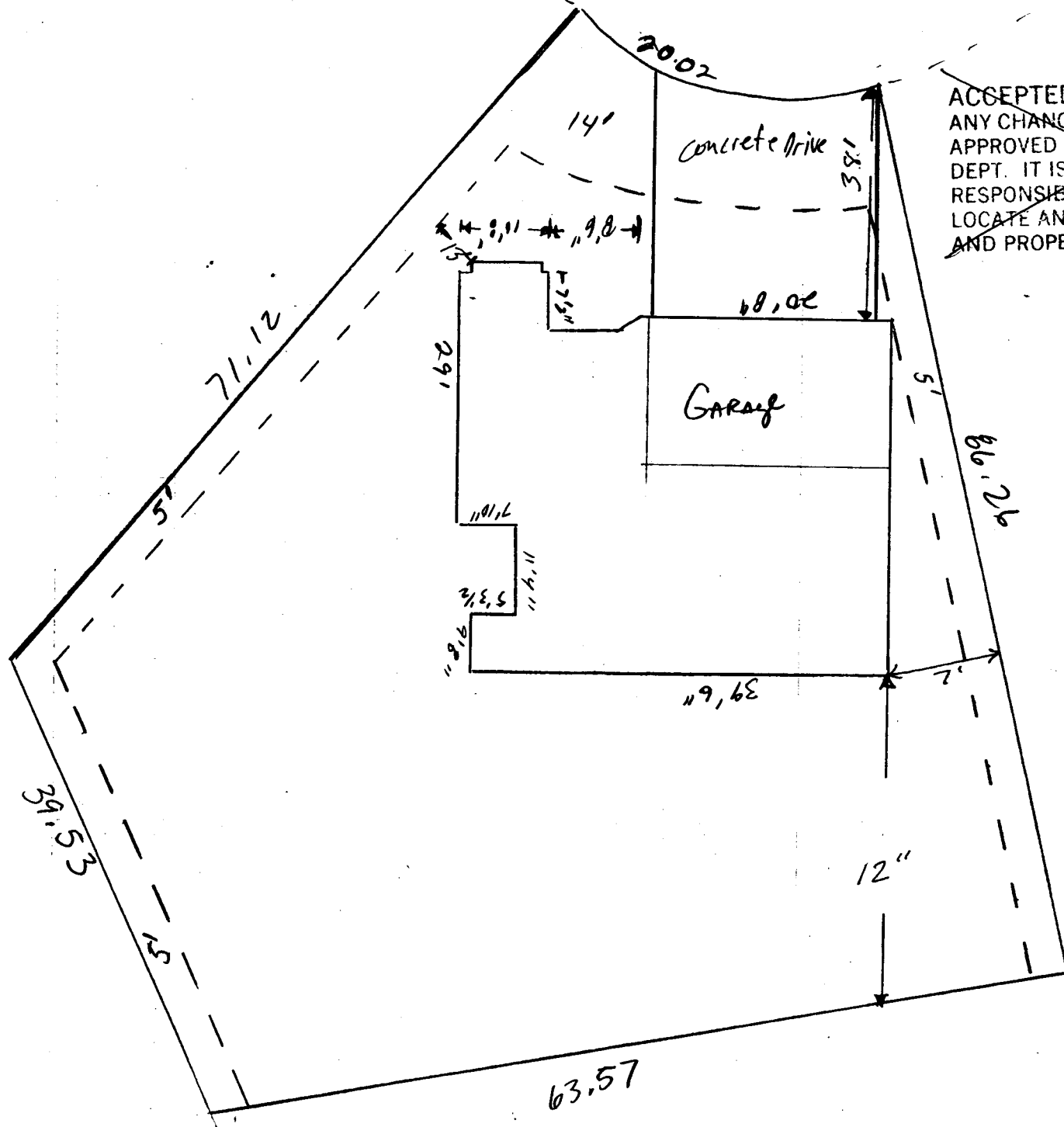
ACCEPTED *Ronnie* 5/1/97  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

DEVIANTY  
 LOCATION O.K.  
 K. Suback 4/24/97

North

2405 Wellington Ct.

Wellington Ct.



ACCEPTED Ronnie 5/1/97  
 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.  
 W. ASHBACK 4/24/97



Revised  
 ACCEPTED SLC 5/13/97  
 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.