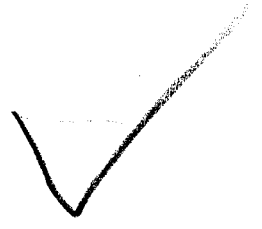


FEE \$ 10.00
TCP \$ 0

BLDG PERMIT NO. 59402

SIF \$292.00

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2410 Wellington Ct TAX SCHEDULE NO. 2945-122-26-001
 SUBDIVISION The Cottages At Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1310
 FILING 2 BLK 1 LOT 08 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, G.S. Colo 81502 NO. OF BLDGS ON PARCEL BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-434-2160 USE OF EXISTING BLDGS N/A
 (2) APPLICANT Chaparral West Inc. DESCRIPTION OF WORK AND INTENDED USE:
 (2) ADDRESS P.O. Box 1765, G.S. Colo, 81502 New Single Family Dwelling
 (2) TELEPHONE 970-434-2160

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 AR-8 Maximum coverage of lot by structures _____
 SETBACKS: Front 10' 20' - driveway Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side R-5' from PL Rear 0' from PL
 Side L-3' from PL
 Maximum Height _____
 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).

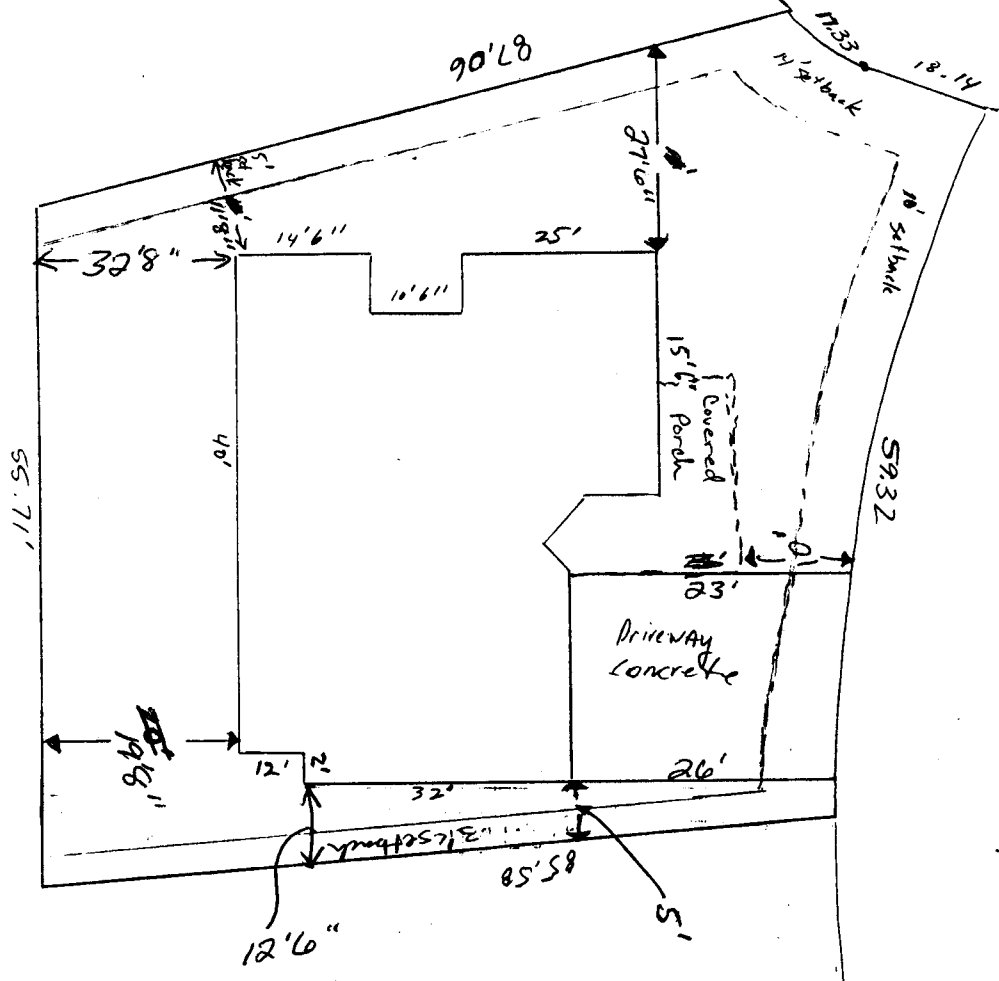
Applicant Signature [Signature] Date 3/06/97
 Department Approval [Signature] Date 3/13/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9980-W-9981
 Utility Accounting [Signature] Date 3-13-97

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)

Wellington Court



Private Asphalt Drive

~~ACCEPTED SLC 3/13/97~~
 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.

Revised
 ACCEPTED SLC 3/17/97
 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 OK
 J. K. [Signature] 3-7-97