

FEE \$	10 ⁻
TCP \$	0

BLDG PERMIT NO. 61232

SIF- 292⁻

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2425 Wellington Ct. TAX SCHEDULE NO. 2945-122-27-004
 SUBDIVISION The Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1310 sq ft
 FILING 2 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Chaparral West Inc NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS P.O. Box 1765
 (1) TELEPHONE 244-9986 NO. OF BLDGS ON PARCEL BEFORE: 0 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: _____
 (2) TELEPHONE 244-9986 New 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 14' for bldg from property line (PL) Parking Req'mt _____
7.5' - Rt side from center of ROW, whichever is greater Special Conditions 20' front setback
 Side 3' - Left side from PL Rear 20' from PL for driveway
 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 7/24/97
 Department Approval [Signature] Date 7/24/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10388 + 10389

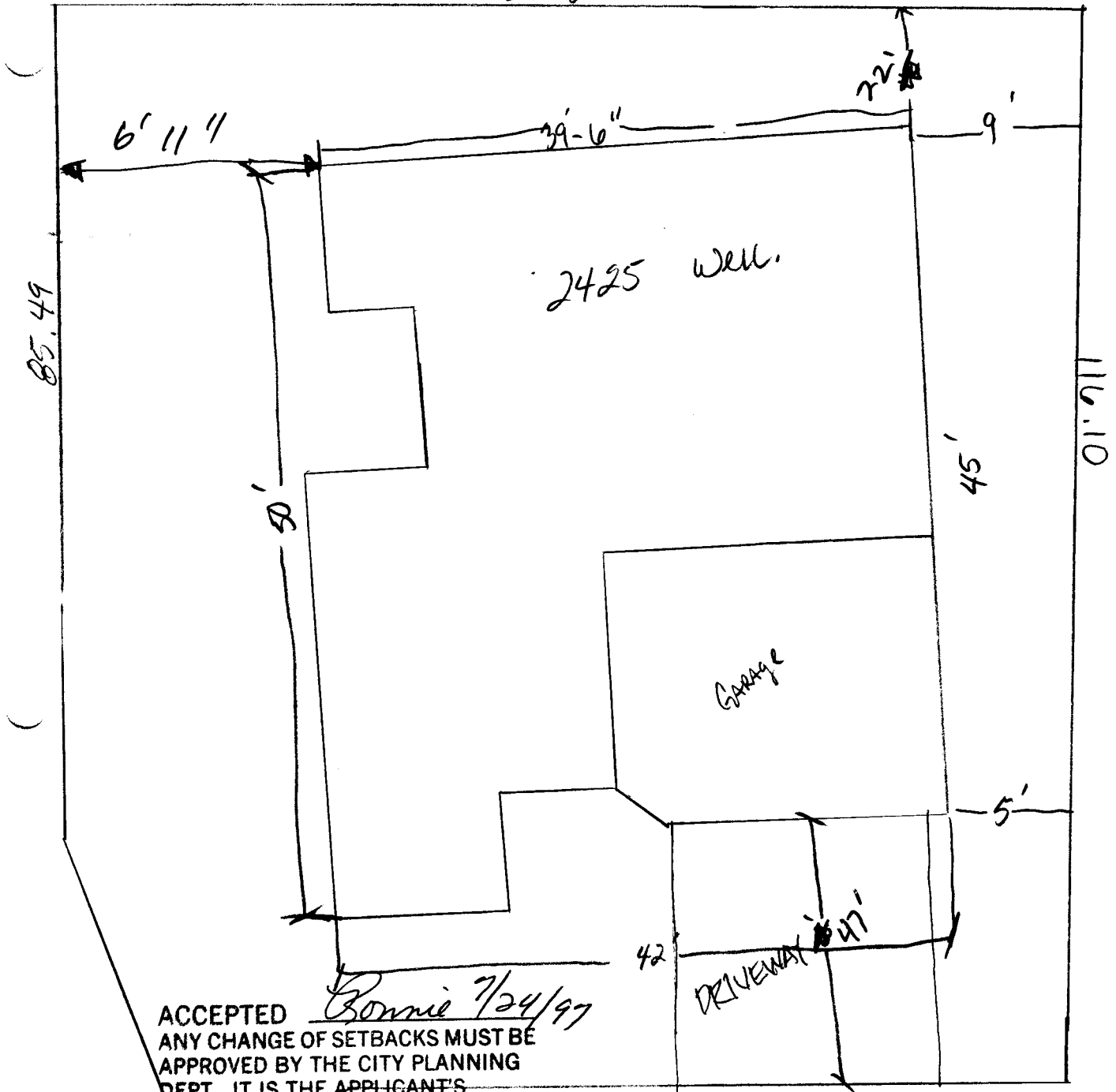
Utility Accounting [Signature] Date 7-24-97

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)

15th ST

55'00



ACCEPTED *Bonnie 7/24/97*
 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 16'07'

DRIVEWAY LOCATION
 O.K. *Al Ashbed*
 7/18/97

2425 WELLINGTON CRT

