

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 59596

SIF \$ 292⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2430 Wellington Ct. TAX SCHEDULE NO. 2945-122-26-001
SUBDIVISION The Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1263 sq ft
FILING 2 BLK 1 LOT 10 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, G.J., CO, 81502 NO. OF BLDGS ON PARCEL
BEFORE: -0- 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: New
(2) ADDRESS P.O. Box 1765, G.J., CO, 81502 Simple 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 PR-S Maximum coverage of lot by structures _____
SETBACKS: Front 10' ~~10'~~ Garage 20' Parking Req'mt _____
or _____ from center of ROW, whichever is greater
R-5' Side L-3' from PL Rear S-0' Special Conditions _____
E-10' 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).

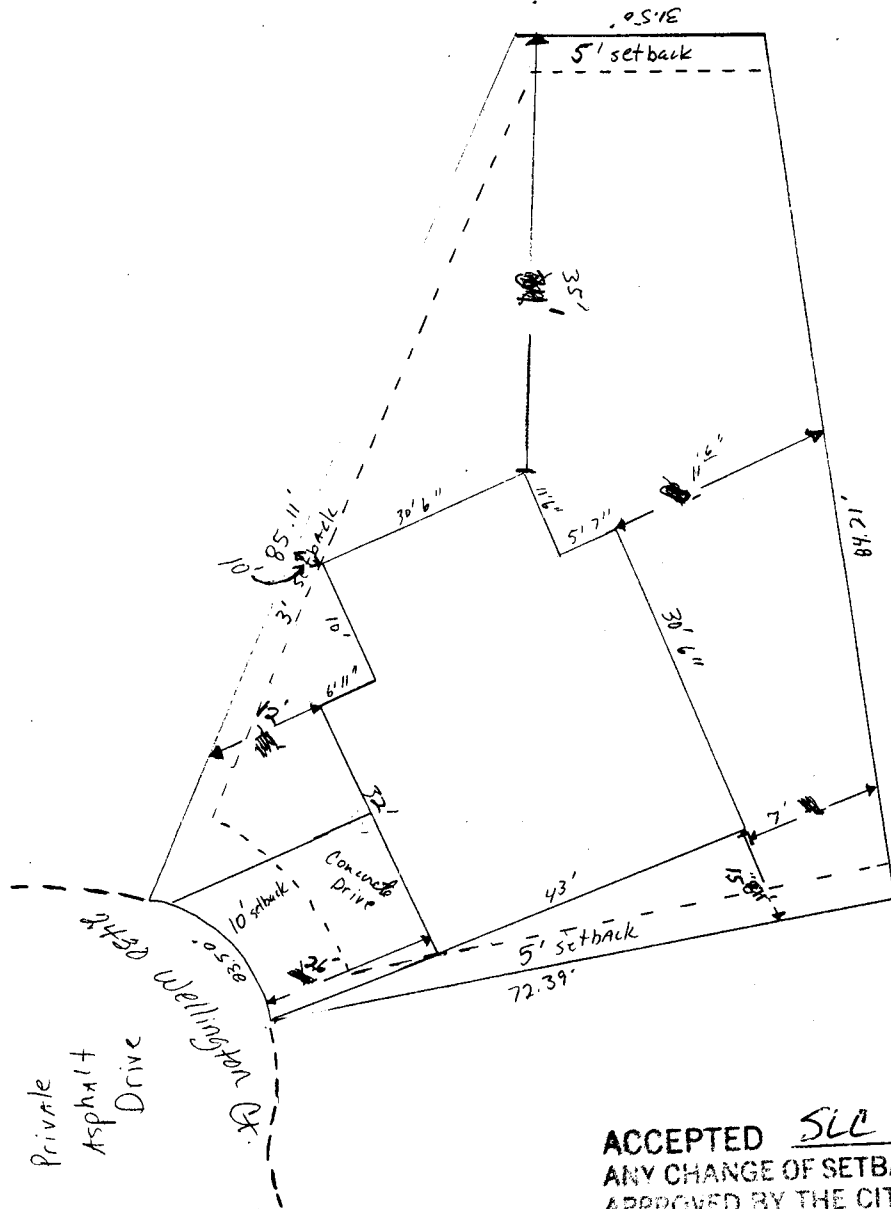
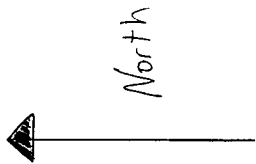
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3/19/97
Department Approval [Signature] Date 3/25/97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10013
Utility Accounting [Signature] Date 3-25-97

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)



Private Asphalt Drive

Concrete Drive

Wellington St.

ACCEPTED SLC 3/25/97
 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.

Drawn by
 Located OK
 3-12-97