FEE \$	10	2 -
TCP \$	 0	

BLDG	PERMIT NO	59098
DLDO	I FIZIALL LAC	. 17010

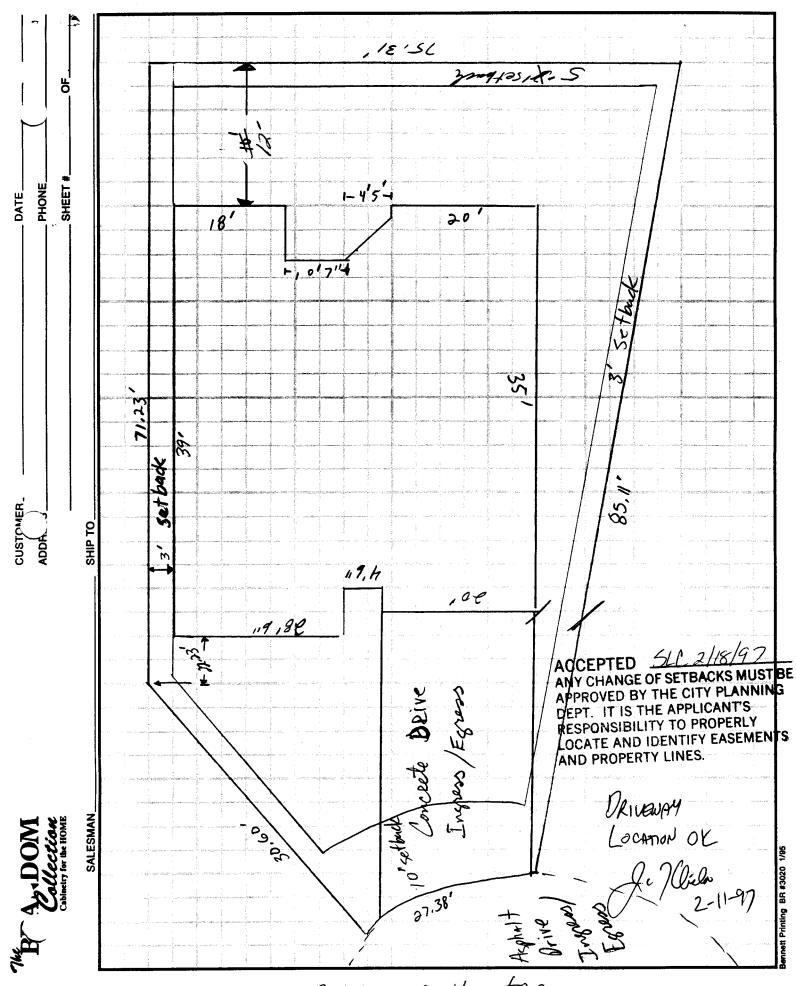
PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

THIS SECTION TO BE COMPLETED BY APPLICANT 1821

BLDG ADDRESS 2140 Willington (TAX SCHEDULE NO. 2945 = 122-26 -601			
SUBDIVISION The Cottages at Wellington	SQ. FT. OF PROPOSED BLDG(S)/ADDITION /150			
FILING 2 BLK / LOT //	SQ. FT. OF EXISTING BLDG(S)			
(1) OWNER Chapaers WEST Inc.	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION			
(1) ADDRESS P.O. Box 1765, 6.J., 6/0 8/1	NO. OF BLDGS ON PARCEL			
(1) TELEPHONE 970 -434-2160	BEFORE: 6 AFTER: / THIS CONSTRUCTION			
(2) APPLICANT Chapcepal West Inc.	USE OF EXISTING BLDGS N/A			
	DESCRIPTION OF WORK AND INTENDED USE:			
(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, erty, and all easements and rights-of-way which abut the parcel.			
THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 1901				
ZONE	Maximum coverage of lot by structures			
SETBACKS: Front from property line (PL) or from center of ROW, whichever is greater	Parking Req'mt			
Side 3 from PL Rear 16 from P	Special Conditions <u>Rear Setback revised</u>			
Maximum Height	per 1/10 96-001			
	CENSUS TRACT $\underline{\mathcal{C}}$ TRAFFIC ZONE $\underline{\mathcal{J}}$			
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).				
	the information is correct; I agree to comply with any and all codes, the project. I understand that failure to comply shall result in legal to fon-use of the building(s).			
Applicant Signature 1994	Date 2/11/97			
Department Approval	Date 2/14/97			
_Additional water and/or sewer tap fee(s) are required: YI	ES NO WO No. W-9896/5-9895			
Utility Accounting Gelevidards	Date 27897			
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)			



2440 Wellington