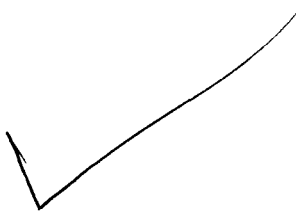


FEE \$ 10 -  
TCP \$ -0 -

BLDG PERMIT NO. 59075

School 292 -

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



**THIS SECTION TO BE COMPLETED BY APPLICANT**

BLDG ADDRESS 2450 Wellington Court 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 12 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, b.T., 616  
(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, b.T., 616 DESCRIPTION OF WORK AND INTENDED USE:  
(2) TELEPHONE 970-434-2160 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 10' from property line (PL) Parking Req'mt 2  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 5' from PL Rear 10' from PL Special Conditions Rear yard setback changed per MC 96-101  
Maximum Height \_\_\_\_\_ CENSUS TRACT 6 TRAFFIC ZONE 31

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 Patricia Mellone Date \_\_\_\_\_

Department Approval Marcia Babideaux Date 2-13-97

Additional water and/or sewer tap fee(s) are required: YES  NO \_\_\_\_\_ W/O No. 9888 + 9889

Utility Accounting Chick Anderson Date 2-13-97

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)

CUSTOMER ( )

DATE

ADDRESS

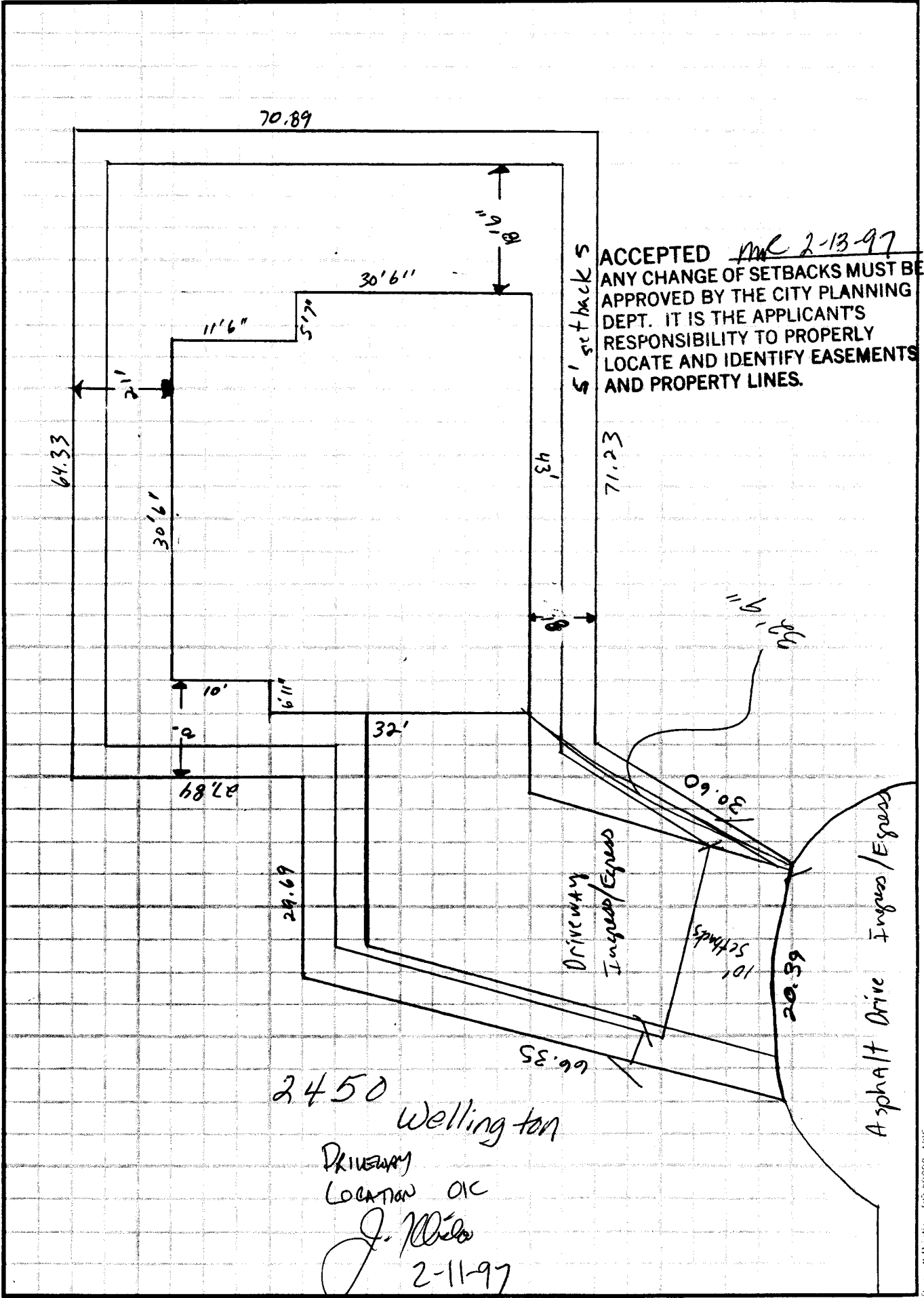
PHONE

SHEET #

OF

SALESMAN

SHIP TO



ACCEPTED MC 2-13-97  
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.

2450 Wellington  
DRIVEWAY  
LOCATION OK  
J. Wilson  
2-11-97