

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 59693

SIF \$ 292⁰⁰

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2455 Wellington Ct. 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 2 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, 6.T, Colo
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 970-434-2160
 (2) APPLICANT Chaparral West Inc USE OF EXISTING BLDGS NA
 (2) ADDRESS P.O. Box 1765, 6.T, Colo 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 14' Drive 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater Special Conditions _____
 Side R-3 from PL Rear 5 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).

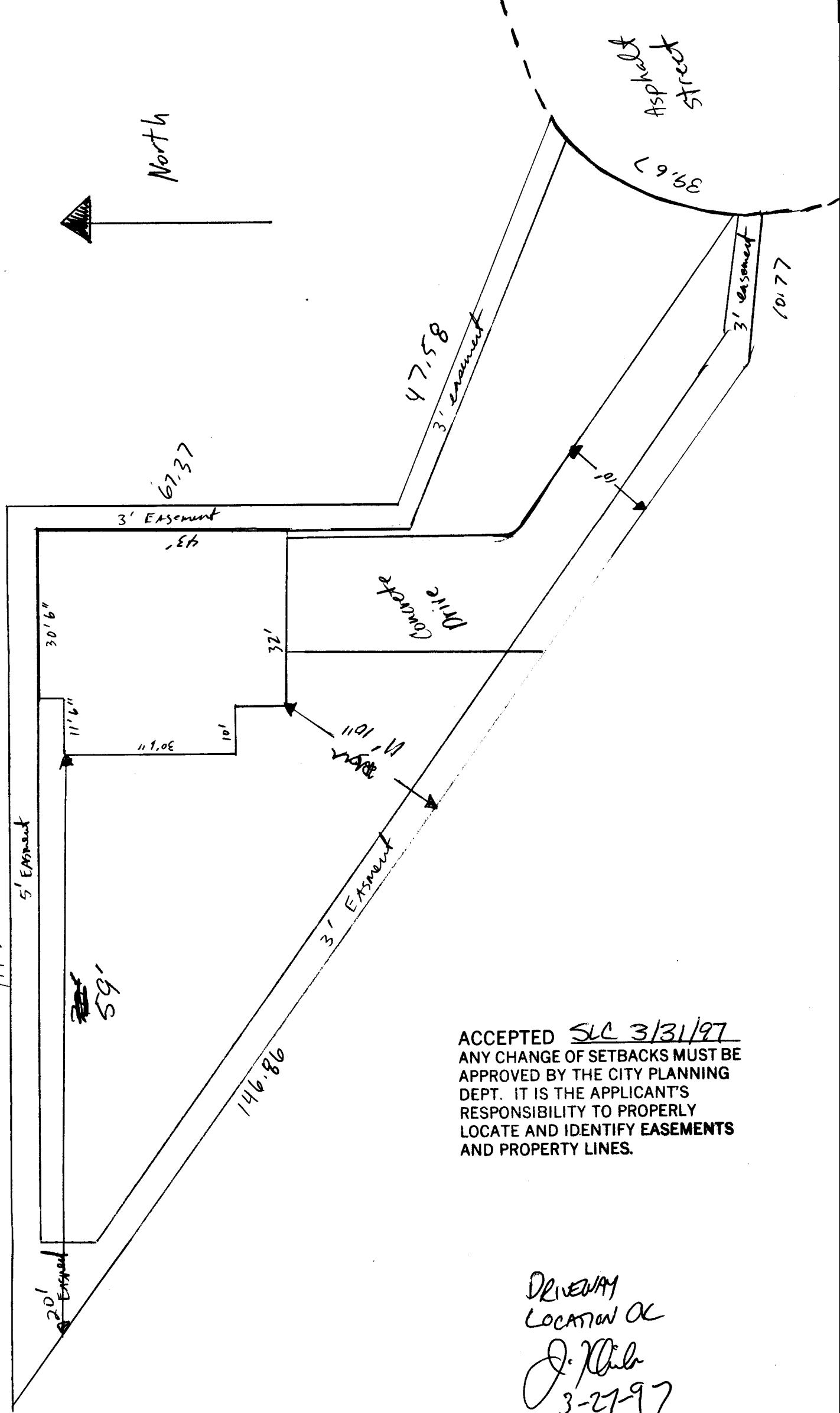
Applicant Signature [Signature] Date 3/31/97
 Department Approval [Signature] Date 3/31/97

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 10040 & 10041
 Utility Accounting [Signature] Date 3-31-97

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)

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ACCEPTED SLL 3/31/97
 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. Kline
 3-27-97