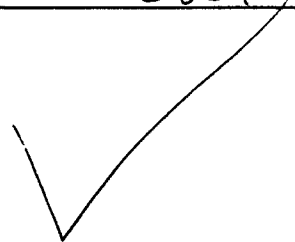


FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 58806

Sch. Imp #292⁰⁰

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2460 Wallington Ct. TAX SCHEDULE NO. 2945-122-26-001
SUBDIVISION Cottages at Wallington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1310
FILING 2 BLK 1 LOT 13 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER CHAPPARAL West Inc. NO. OF DWELLING UNITS BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
(1) ADDRESS P.O. Box 1765
(1) TELEPHONE 970-434-2160 NO. OF BLDGS ON PARCEL BEFORE: N/A AFTER: 1 THIS CONSTRUCTION
(2) APPLICANT CHAPPARAL West Inc. USE OF EXISTING BLDGS N/A
(2) ADDRESS P.O. BOX 1765 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' from property line (PL) Parking Req'mt _____
or _____ from center of ROW, whichever is greater
Special Conditions _____
Side R-10' from PL Rear 3' 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 1-15-97
Department Approval [Signature] Date 1/17/97

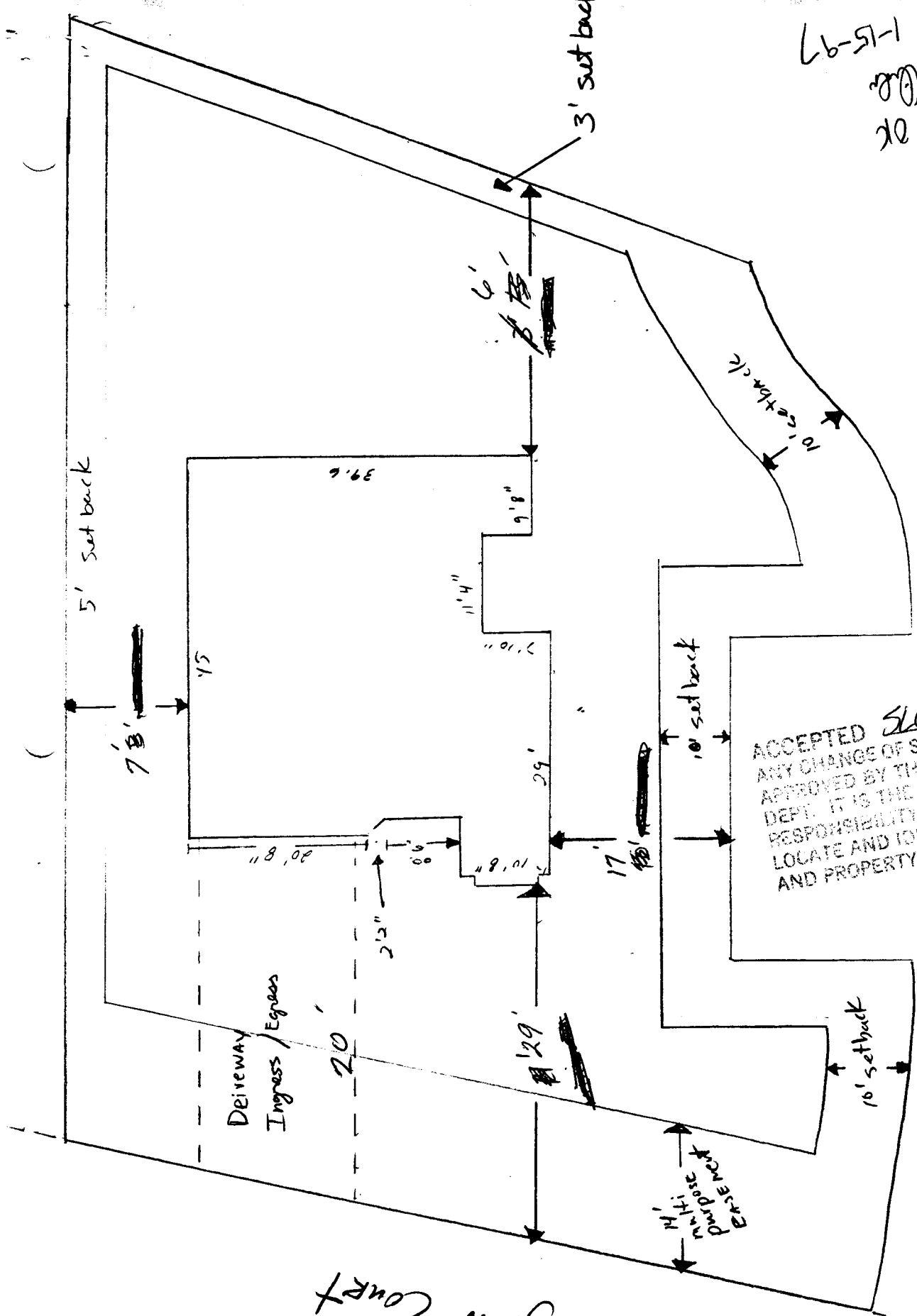
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9801 + 9802
Utility Accounting [Signature] Date 1-17-97

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)

Driveway
LOCATION OK
J. Moore
1-15-97

59
45
14



ACCEPTED SLC 4/17/97
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.

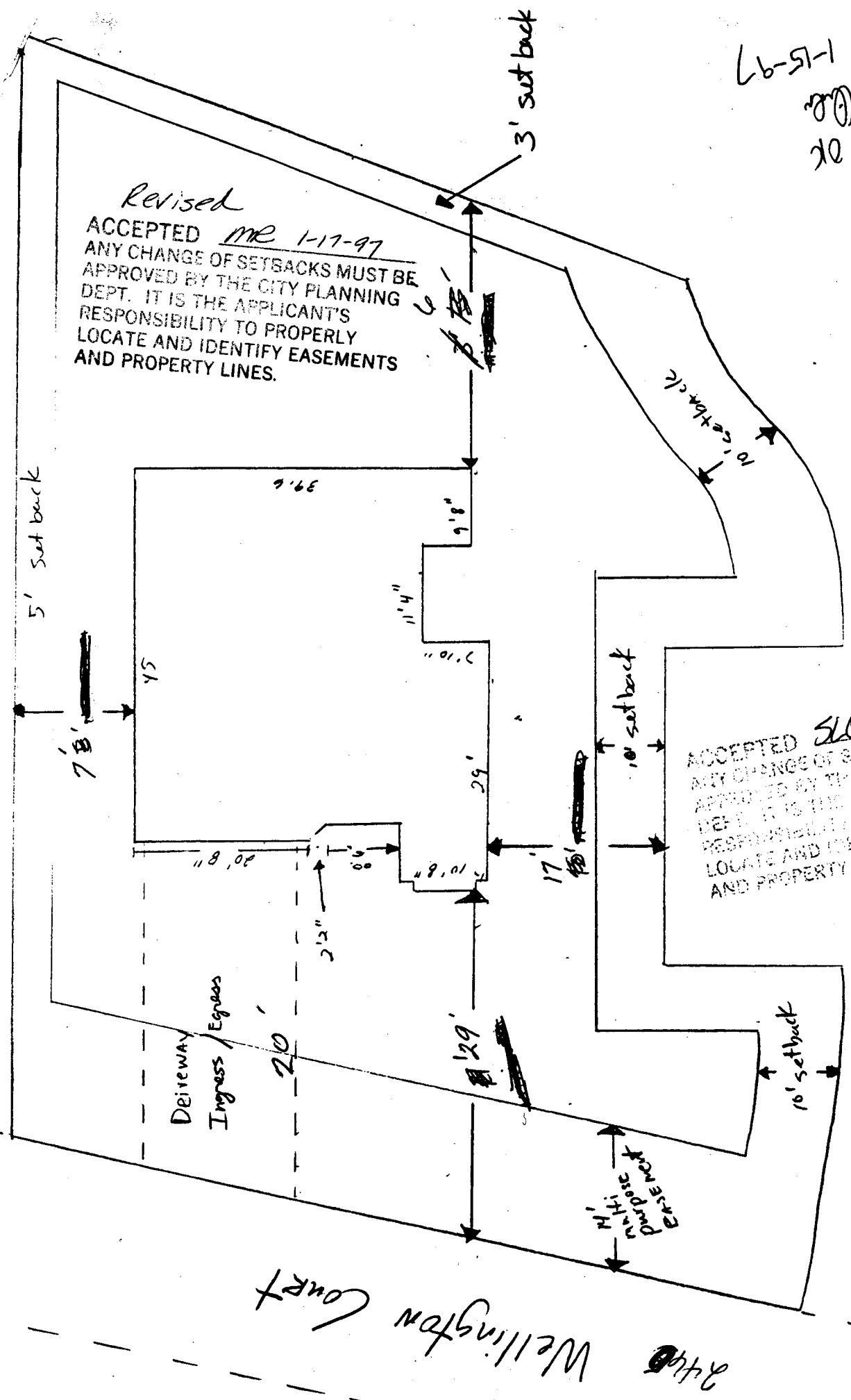
2460 Wellington Court

1-15-97
J. Moore
Location of
Driveway

Revised
ACCEPTED MR 1-17-97
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59
1/15/97

ACCEPTED SIC 1/17/97
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2440 Wellington Court