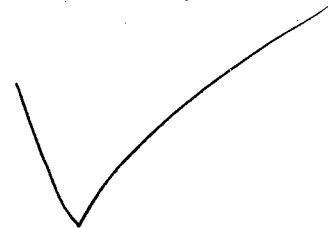


FEE \$	10 ⁰⁰
TCP \$	0
SIF \$	0



BLDG PERMIT NO. 60051

3017-4635-018 **PLANNING CLEARANCE**
 (Single Family Residential and Accessory Structures)
Community Development Department



BLDG ADDRESS 2476 WELLINGTON CT TAX SCHEDULE NO. 2945-122-25-005
 SUBDIVISION COTTAGES AT WELLINGTON SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____
 FILING 1 BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 1104
 (1) OWNER THERESA MARION NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 2476 WELLINGTON CT
 (1) TELEPHONE 242-5079 NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (2) APPLICANT THERESA MARION USE OF EXISTING BLDGS Home
 (2) ADDRESS 2476 WELLINGTON DESCRIPTION OF WORK AND INTENDED USE:
 (2) TELEPHONE 242-5079 Cover patio

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR Maximum coverage of lot by structures _____
 SETBACKS: Front 15' from property line (PL) or _____ from center of ROW, whichever is greater Parking Req'mt _____
 Side 5' from PL Rear 5' from PL Special Conditions per bldg-enu.
 Maximum Height _____
 CENSUS 6 TRAFFIC 28 ANNEX# _____

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).

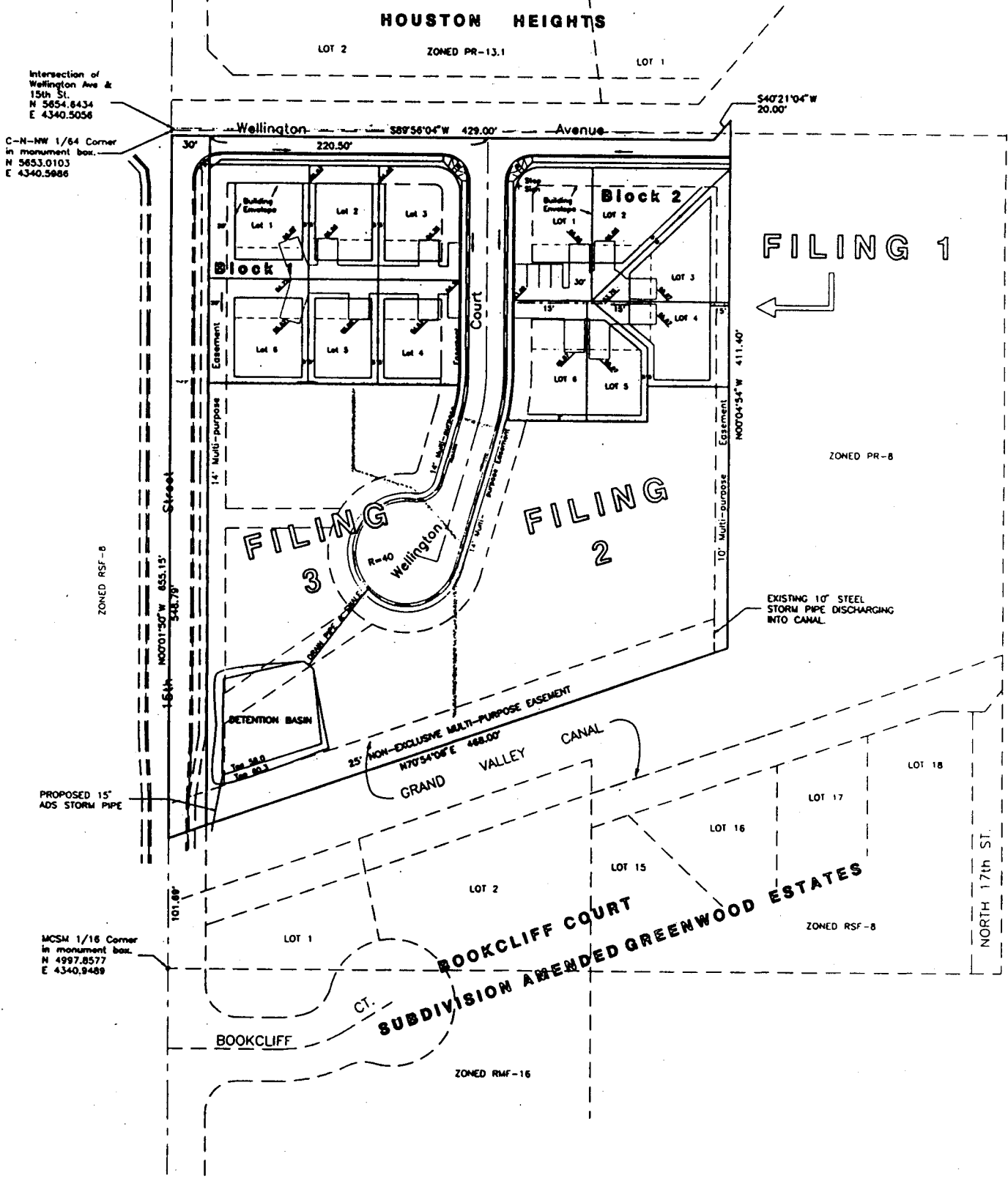
Applicant Signature Theresa Marion Date 4/9/97
 Department Approval Santa Costello Date 4/9/97

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. No Chg in use
 Utility Accounting Marshall Cole Date 4-8-97

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)

WELLINGTON

SITE
Located in Section 1
Grand Junction, Me



Intersection of Wellington Ave & 15th St. in monument box. N 5654.8434 E 4340.5056

C-N-NW 1/4 Corner in monument box. N 5653.0103 E 4340.5086

PROPOSED 15" ADS STORM PIPE

MCSM 1/16 Corner in monument box. N 4997.8577 E 4340.9489

FILING 1

FILING 3

FILING 2

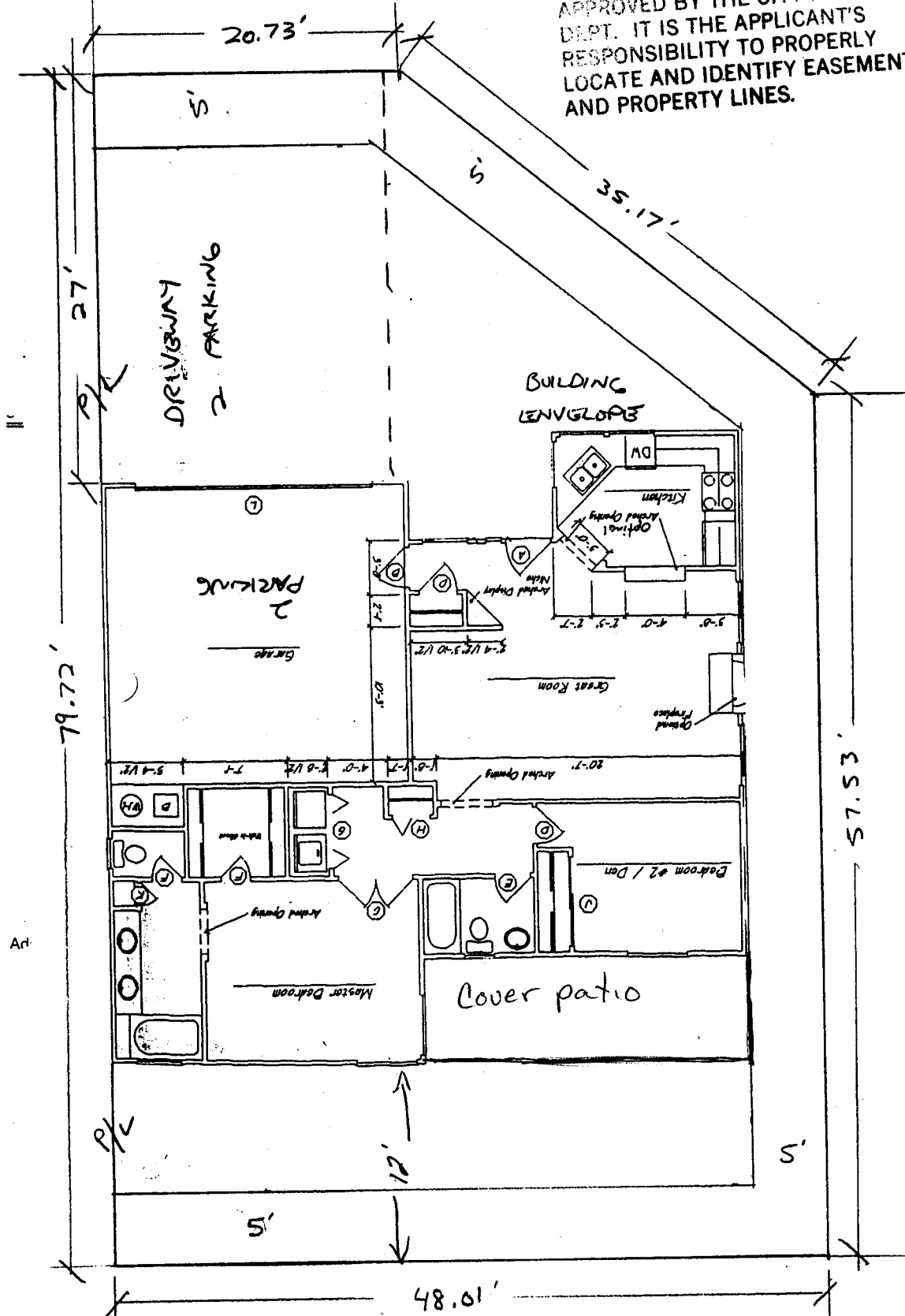
EXISTING 10" STEEL STORM PIPE DISCHARGING INTO CANAL

BOOKCLIFF COURT
SUBDIVISION AMENDED GREENWOOD ESTATES

C:\USER\PROJECTS\3200\SITEPLAN.TXD Aug 8 08:10:17 1995 MICHOIS ASSOCIATES, INC.

2476 Wellington Ct.

ACCEPTED SLC 4/9/97
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 JP Newton
4-24-96