

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 60137

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

BLDG ADDRESS 2489 Wellington Ct TAX SCHEDULE NO. 2945-122-24-001  
 SUBDIVISION The Cottages at Wellington SQ. FT. OF PROPOSED BLDG(S)/ADDITION 5'-6" x 11'-6"  
 FILING 1 BLK 1 LOT 1 SQ. FT. OF EXISTING BLDG(S) 1265 sq ft  
 (1) OWNER Esther V Jennings NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2489 Wellington Ct NO. OF BLDGS ON PARCEL BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 970/257-9638 USE OF EXISTING BLDGS home  
 (2) APPLICANT Same DESCRIPTION OF WORK AND INTENDED USE: cover  
 (2) ADDRESS \_\_\_\_\_  
 (2) TELEPHONE \_\_\_\_\_ existing patio w/ lattice work for enclosing

**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 PD-8 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 20 from property line (PL) Parking Req't 2  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear - from PL Special Conditions per building envelopes  
 Maximum Height 32' 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 Esther Jennings Date 4/29/97  
 Department Approval Ronnie Edwards Date 4/29/97

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO  W/O No. 3017-4510-02-1  
 Utility Accounting Richardson Date 4/29/97

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  
 ADDRESS

DATE  
 PHONE

SHEET # OF

SALESMAN

SHIP TO

15th Street

88.56.

Block ONE  
 Lot ONE

43'

Wellington  
 AVE

Ronnie 4/29/97

ACCEPTED  
 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.

for covered  
 patio.

patio

GARAGE

ROSE Cottage

Block  
 ONE  
 Lot 06

PRIVATE PAVED DRIVE  
 Ingress + Egress

ACCEPTED SAC 9/13/96  
 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 access OK  
 J. Don Newton  
 9-13-96

