

FEE \$	10 <sup>-</sup>
TCP \$	-
SIF \$	-



BLDG PERMIT NO. 70520

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

31015 - 7950

BLDG ADDRESS 2401 Wellington Ct TAX SCHEDULE NO. 2945-122-27-007  
 SUBDIVISION THE COTTAGES AT WELLINGTON SQ. FT. OF PROPOSED BLDG(S)/ADDITION -  
 FILING BLK 1 LOT 7 SQ. FT. OF EXISTING BLDG(S) 1243  
 (1) OWNER PETE CORST NO. OF DWELLING UNITS  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 2401 WELLINGTON CT. NO. OF BLDGS ON PARCEL  
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION  
 (1) TELEPHONE 263-0184 USE OF EXISTING BLDGS \_\_\_\_\_  
 (2) APPLICANT LEITER CONSTR, INC DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) ADDRESS 355 25<sup>1</sup>/<sub>4</sub> RD \_\_\_\_\_  
 (2) TELEPHONE 242-3571 11' x 10' PATIO COVER

**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 PR16.5 Maximum coverage of lot by structures \_\_\_\_\_  
 SETBACKS: Front 14' from property line (PL) Parking Req'mt \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 5' from PL Rear 0' from PL Special Conditions existing patio - cover only  
 Maximum Height \_\_\_\_\_ CENSUS 6 TRAFFIC 28 ANNEX# \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by 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, if applicable, 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 Keith Leiter Date June 7, 1999  
 Department Approval Bonnie Edwards Date 6-8-99

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

Utility Accounting [Signature] Date 6/8/99

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)

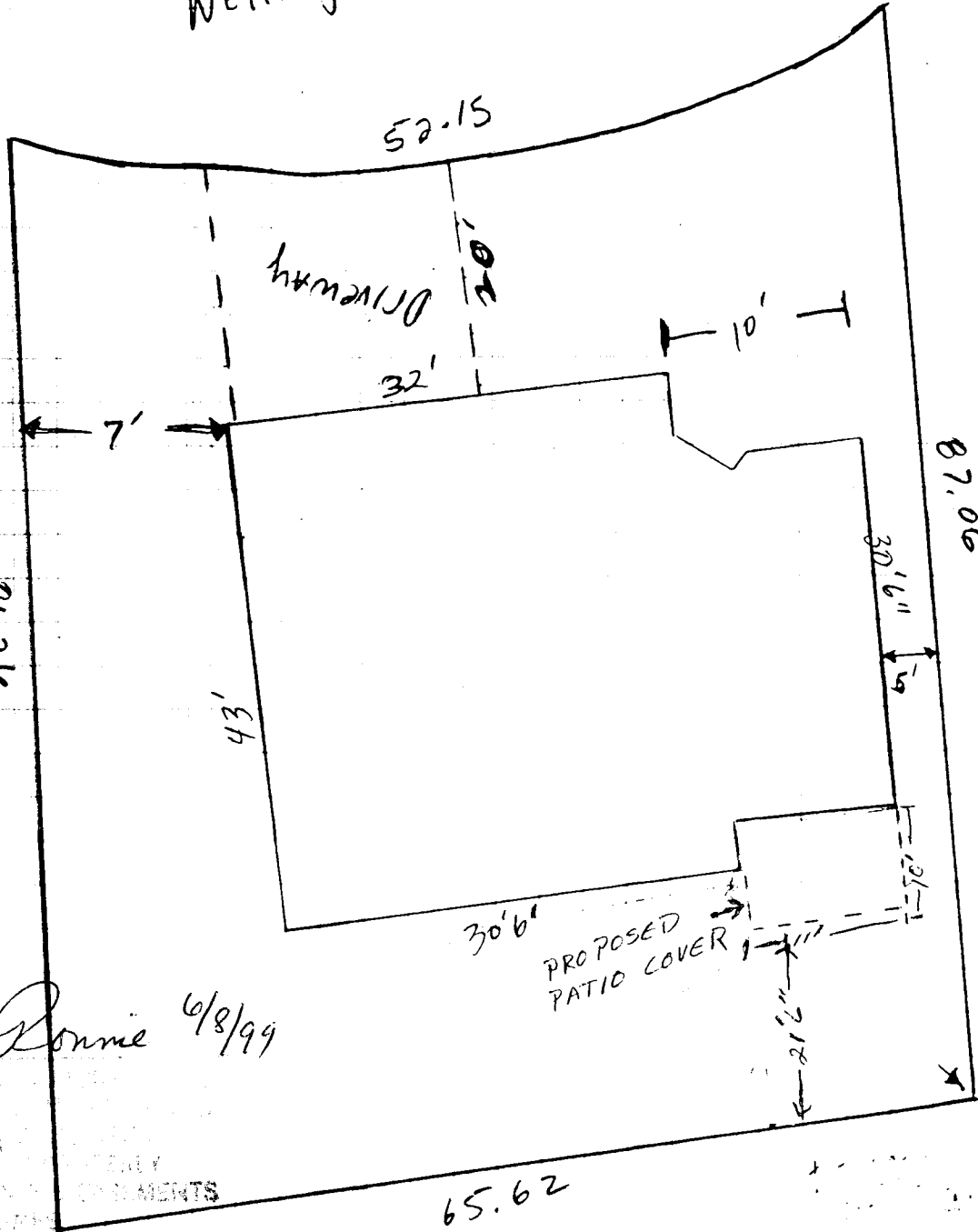


# WEATHER SHIELD WINDOWS & DOORS

2401  
Wellington  
CT.

THERE'S MORE TO SEE IN A WEATHER SHIELD WINDOW.

Wellington Court



PROPERTY

PROJECT

PROPOSED

CONSTRUCTION

PERMIT

APPROVAL

DATE

BY

PROJECT