FEE\$	1000
TCP\$	0

(White: Planning)

(Yellow: Customer)

BLDG PERMIT NO. 3	215/2
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(Goldenrod: Utility Accounting)

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Grand Junction Community Development Department

Dal - 1350-01- This section to be completed by applicant a		
BLDG ADDRESS 143 W. Wisseline Ct.	TAX SCHEDULE NO. 2701 - 351 - 43 - 004	
SUBDIVISION Ambrioge South	SQ. FT. OF PROPOSED BLDG(S)/ADDITION 55	
FILING BLK 4 LOT 4	SQ. FT. OF EXISTING BLDG(S) 2800	
(1) OWNER JIM U/1000US	NO. OF DWELLING UNITS BEFORE: AFTER: THIS CONSTRUCTION	
(1) ADDRESS 143 W. Wisseine G.		
(1) TELEPHONE <u>242-4648</u>	NO. OF BLDGS ON PARCEL BEFORE: AFTER: THIS CONSTRUCTION	
(2) APPLICANT SIM WINDOWS	USE OF EXISTING BLDGS RESIDENTIAL	
(2) ADDRESS TBW. Who Line G.	DESCRIPTION OF WORK AND INTENDED USE:	
(2) TELEPHONE 242-342/	Remove Socialism & FRAME ZUTO	
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 JO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF 191		
ZONE RSF-2	Maximum coverage of lot by structures	
SETBACKS: Front 20/ from property line (PL)	Parking Req'mt	
or from center of ROW, whichever is greater Side from PL Rear from F	Special Conditions	
Maximum Height32/	CENS.T T.ZONE ANNX#	
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	Date	
////		
Department Approval Connie (Me	vaide Date 5/19/95	
Additional water and/or sewer tap fee(s) are required:	V No chance	
	V No chance	

(Pink: Building Department)

IMPROVEMENT LOCATION CERTIFICATE

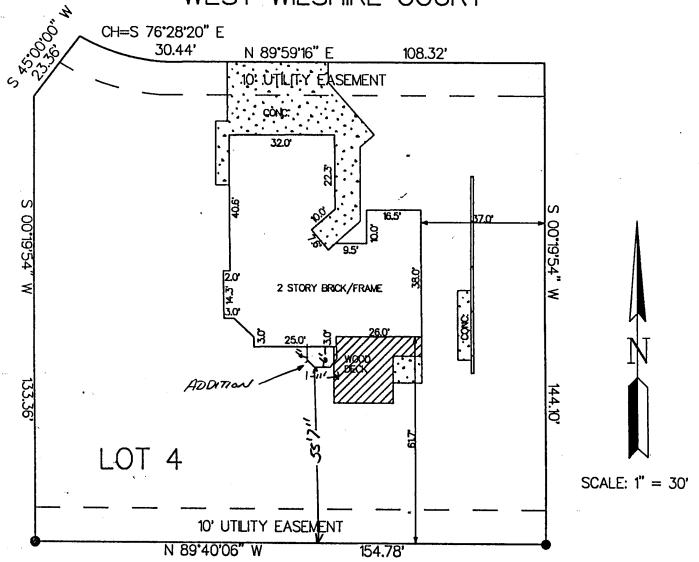
743 WEST WILSHIRE COURT

ABSTRACT TITLE #893828 WIDDOWS ACCT.

LOT 4 IN BLOCK 4 CAMBRIDGE SUBDIVISION, MESA COUNTY, COLORADO ACCEPTED

ACCEPTED Janua Caudata
ACCEPTED Janua Caudata
ANY CHANGE OF SETBACKS MUST BE S
APPROVED BY THE CITY PLANNING
DEPT. IT IS THE APPLICANT'S
RESPONSIBILITY TO PROPERLY
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES.

WEST WILSHIRE COURT



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN.

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED OPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, 9/28/93 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS