

FEE \$	10.00
TCP \$	—
SIF \$	—

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

BLDG PERMIT NO. 73137



Your Bridge to a Better Community

BLDG ADDRESS 420 MESA COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 517 405  
 TAX SCHEDULE NO. 2945-113-09-009 SQ. FT. OF EXISTING BLDGS 1818  
 SUBDIVISION SHERWOOD ADDITION TOTAL SQ. FT. OF EXISTING & PROPOSED 2335  
 FILING \_\_\_\_\_ BLK 5 LOT 9 2223  
 NO. OF DWELLING UNITS:  
 Before: 2 After: 2 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: 1 After: 1 this Construction  
 (1) OWNER CATHERINE FENSKE  
 (1) ADDRESS 420 MESA COURT  
 (1) TELEPHONE 243-3941  
 (2) APPLICANT PETER WIRTH  
 (2) ADDRESS 420 MESA COURT  
 (2) TELEPHONE 256-7024  
 USE OF EXISTING BUILDINGS RESIDENCE  
 DESCRIPTION OF WORK & INTENDED USE RE-MODEL/ADDITION  
RESIDENCE  
 TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (CBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

**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 RSF 5 Maximum coverage of lot by structures 35%  
 SETBACKS: Front 45' 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
 or 45' from center of ROW, whichever is greater  
 Side 5' from PL, Rear 20' from PL Parking Req't \_\_\_\_\_  
 Maximum Height 37% Special Conditions \_\_\_\_\_  
 CENSUS 5 TRAFFIC 34 ANN# \_\_\_\_\_

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 Peter Wirth Date NOV 30, 1999  
 Department Approval [Signature] Date 12/1/99

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>NO CHANGE IN USE</u>
Utility Accounting <u>[Signature]</u>		Date <u># 12/1/99</u>	

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)

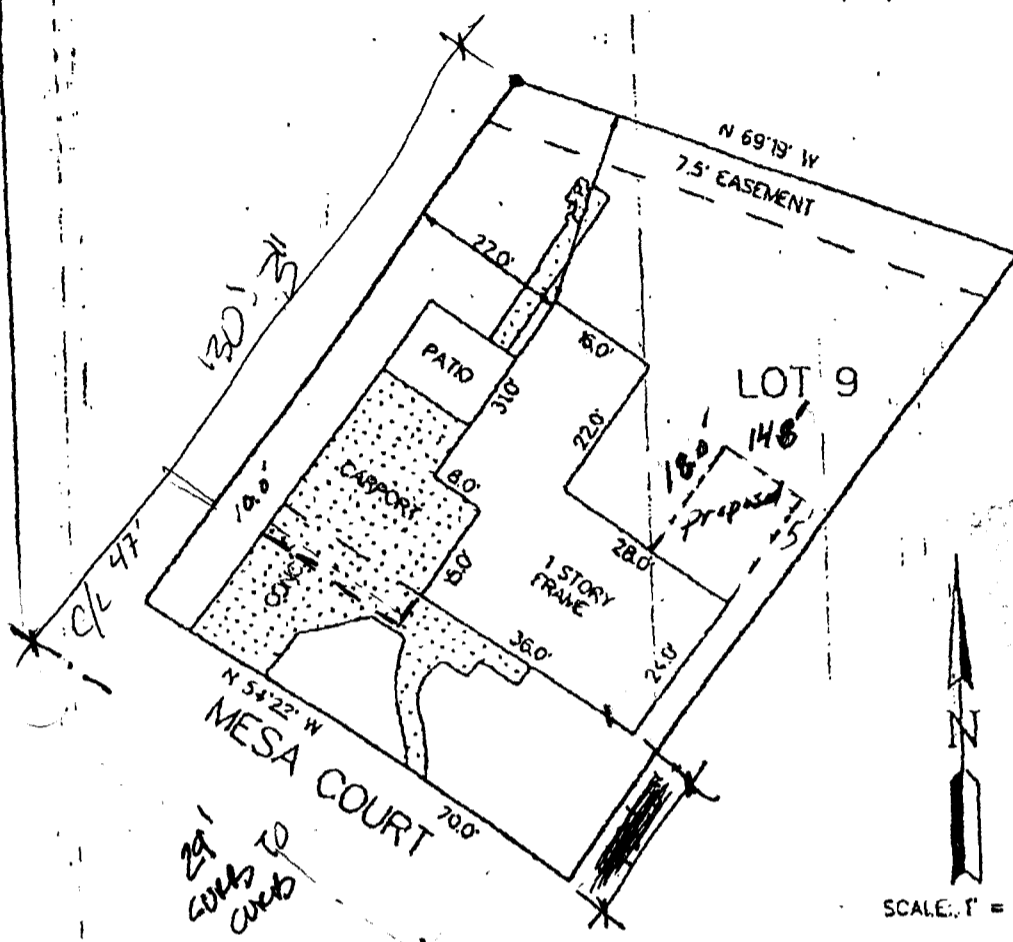
# IMPROVEMENT LOCATION CERTIFICATE

420 MESA COURT

MERIDIAN LAND TITLE #S-16758  
 FENSKE ACCT.

LOT 9 IN BLOCK 5 OF SHERWOOD ADDITION, MESA COUNTY, COLORADO.

*Proposed:*



*[Handwritten Signature]*  
 I HEREBY CERTIFY THAT THE ABOVE DIMENSIONS AND PROPERTY LINES ARE CORRECT.

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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR DENVER MORTGAGE THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 9/27/94 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

*[Handwritten Signature]*  
 KENNETH L. GLENN R.L.S. 12770



## SURVEYIT

PHONE: 303-245-3777 FAX: 241-4847

MAILING: 2004 NORTH 12TH, SUITE 17, GRAND JUNCTION, CO. 81501

SURVEYED BY:	BH	DATE SURVEYED:	9/27/94
DRAWN BY:	J.C.	DATE DRAWN:	9/27/94
REVISION:		SCALE:	1" = 20'