

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 91521



Your Bridge to a Better Community

Building Address 2688 WILSHIRE CT
 Parcel No. 2701-354-36-016
 Subdivision COUNTRY CLUB HEIGHTS
 Filing 1 Block 2 Lot 6

No. of Existing Bldgs 1 Proposed _____
 Sq. Ft. of Existing Bldgs 2790 Proposed 690
 Sq. Ft. of Lot / Parcel 19,500 SQ FT
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 6700 SQ FT

OWNER INFORMATION:

Name SUZANNE LIVES
 Address 2688 WILSHIRE CT.
 City / State / Zip GRAND JCT, COLO 81501

DESCRIPTION OF WORK & INTENDED USE:

- New Single Family Home (*check type below)
- Interior Remodel Addition
- Other (please specify): _____

APPLICANT INFORMATION:

Name JIM WEST
 Address 759 HORIZON DR #E
 City / State / Zip GRAND JCT, COLO 81506
 Telephone 242-4310

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: redo master bathroom +
Den addition

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 <u>RSF-2</u>	Maximum coverage of lot by structures <u>30%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)

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).

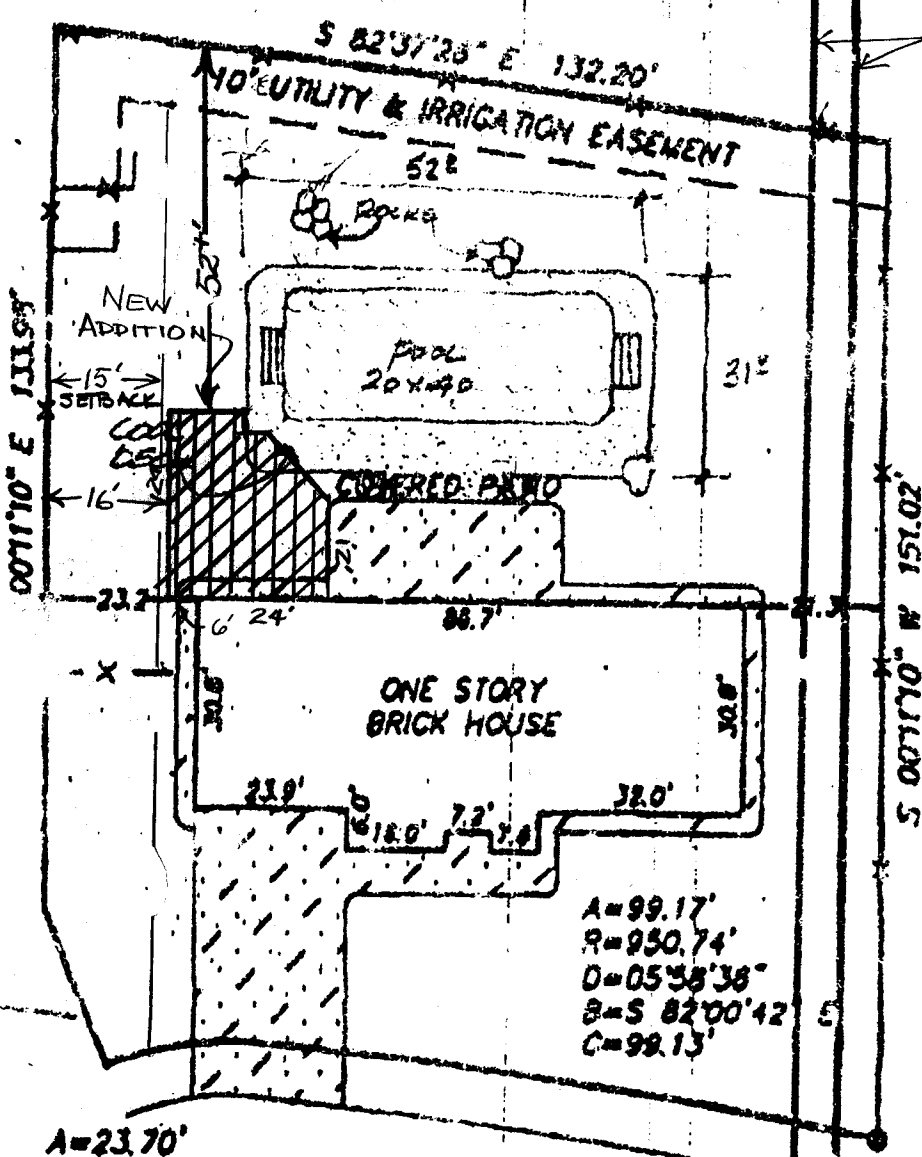
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James D West Date 29 SEP 2003
 Department Approval [Signature] Date 9/29/03

Additional water and/or sewer tap fee(s) are required:	YES	<input checked="" type="checkbox"/> NO	W/O No. _____
Utility Accounting	<u>[Signature]</u>	Date	<u>9/30/03</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

9/29/03
 ACCEPTED BY CITY
 APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



A=23.70'
 R=50.00'
 D=27°09'30"
 B=N 81°23'43" E
 C=23.48'

A=99.17'
 R=950.74'
 D=05°58'36"
 B=S 82°00'42" E
 C=99.13'

WILSHIRE COURT

DESCRIPTION:

LOT 6 IN BLOCK 2 OF COUNTRY CLUB HEIGHTS, MESA COUNTY, COLORADO

TAX SCHED. NO. 2701-354-36-016

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for NORWEST MORTGAGE; the improvement location being based on monuments as shown hereon, and is not to be relied upon for the establishment of fence, building or other future improvement lines. I further certify that the improvements on the above described parcel on this date, 1/15/93, except utility connections, are entirely within the boundaries of the parcel, except as shown and that there are no

LEGEND & NOTES

- FOUND SURVEY MONUMENTS SET BY OTH.
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN
- TITLE CO. WESTERN COLO. TITLE 92-9-9.

