

DATE SUBMITTED 8-13-93

BUILDING PERMIT NO. none req'd  
FEE \$ 500 less than 1200

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

BLDG ADDRESS 756 Tulip Drive SQ. FT. OF PROPOSED BLDG(S)/ADDITION 80'  
SUBDIVISION Terra Del Vista  
FILING \_\_\_\_\_ BLK 2 LOT 4 SQ. FT. OF EXISTING BLDG(S) \_\_\_\_\_  
TAX SCHEDULE NO. 2701-351-04-007 NO. OF FAMILY UNITS 1  
OWNER Brenda Letson NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA  
ADDRESS 756 Tulip Dr. Grand Jct. DESCRIPTION OF WORK AND INTENDED USE:  
TELEPHONE 242-8554 Storage shed

REQUIRED: Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE RSF-2 DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
SETBACKS: Front 20 from property line or \_\_\_\_\_ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
Side 3' from property line CENSUS TRACT 10 TRAFFIC ZONE 17  
Rear 3' from property line PARKING REQ'MT N/A  
Maximum Height 32 SPECIAL CONDITIONS: N/A  
Maximum coverage of lot by structures

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval [Signature] Applicant Signature Brenda Letson  
Date Approved 8/13/93 Date 8-13-93

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2D Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department)

**IMPROVEMENT LOCATION CERTIFICATE**

756 Tulip Drive

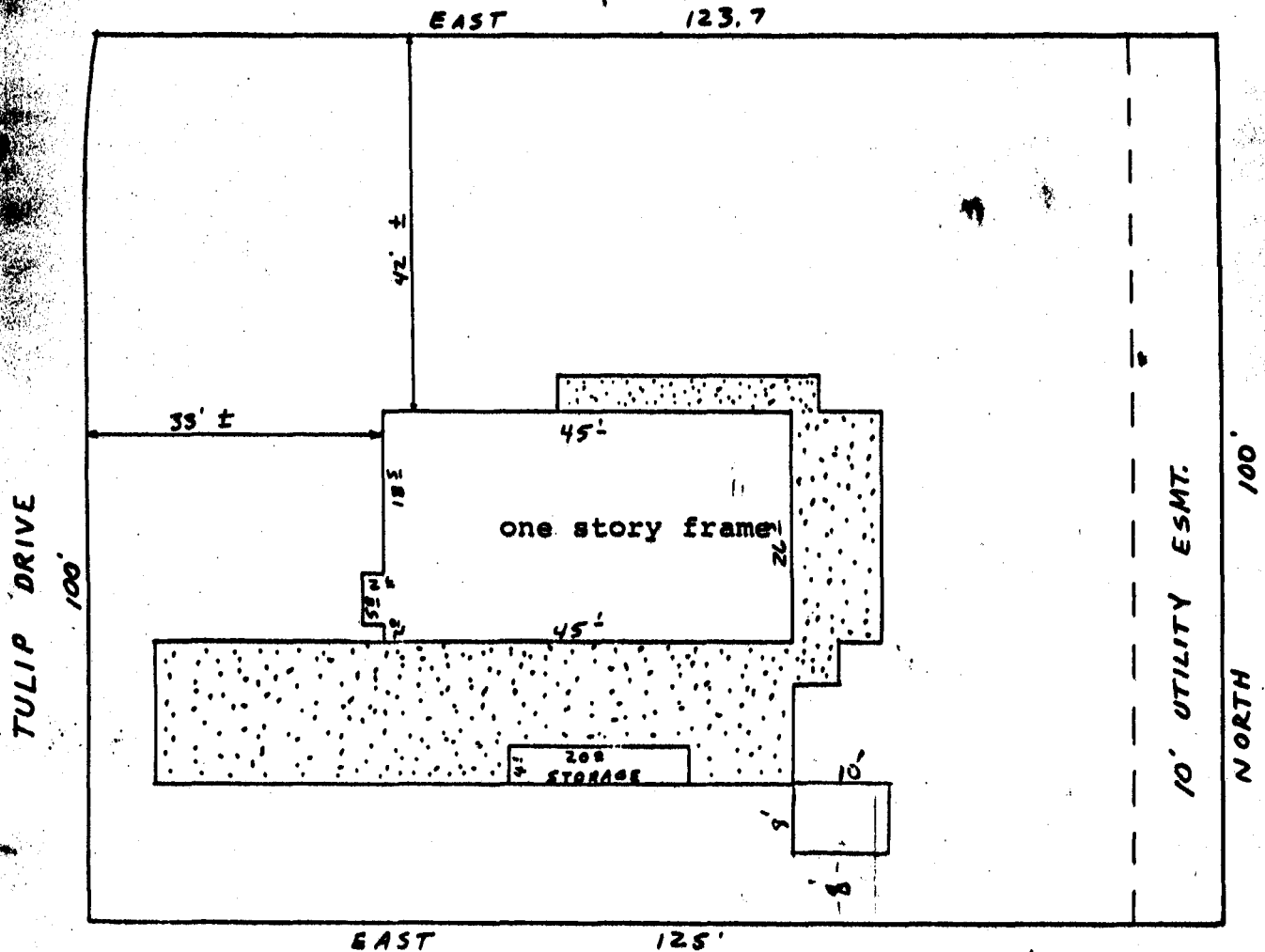
Lot 4, Block 2, Terra Del Vista Subdivision, Mesa County, CO

It is hereby certified that the above-described property is not located within a 100 year Flood Hazard Boundary.

SCALE: 1"=20'

● PINS FOUND

ACCEPTED 8/13/93 *[Signature]*  
 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.



I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR United Bank-Downtown Mtg. Dept. THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT 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, 10-18-87 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.

*[Signature]*  
 WILLIAM O. ROY L.S. 12901

4101



**CENTURY SURVEYING**

P.O. BOX 356 GRAND JUNCTION, COLORADO  
 (303) 241-2667

Surveyed by:	S.L.	Date Surveyed:	10-18-87
Drawn by:	W.O.R.	Date Drawn:	10-20-87
Revision:		Scale:	1"=20'