

FEE \$ 10.00

BLDG PERMIT NO. 50157

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 754 Tulip Dr TAX SCHEDULE NO. 2201355104003
 SUBDIVISION Terra Del Vista SQ. FT. OF PROPOSED BLDG(S)/ADDITION 432
 FILING _____ BLK 2 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER JOHN & JUDITH PUGAN NO. OF DWELLING UNITS BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 754 Tulip Dr NO. OF BLDGS ON PARCEL BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 241-8389 USE OF EXISTING BLDGS FAMILY ROOM
 (2) APPLICANT HOWARD LOGE DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) ADDRESS 3050 N 14th ST. addition
 (2) TELEPHONE 245-9799

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 TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-2 Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) or 45' from center of ROW, whichever is greater Parking Req'mt 2
 Side 15' from PL Rear 30' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 10 TRAFFIC ZONE 20

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).

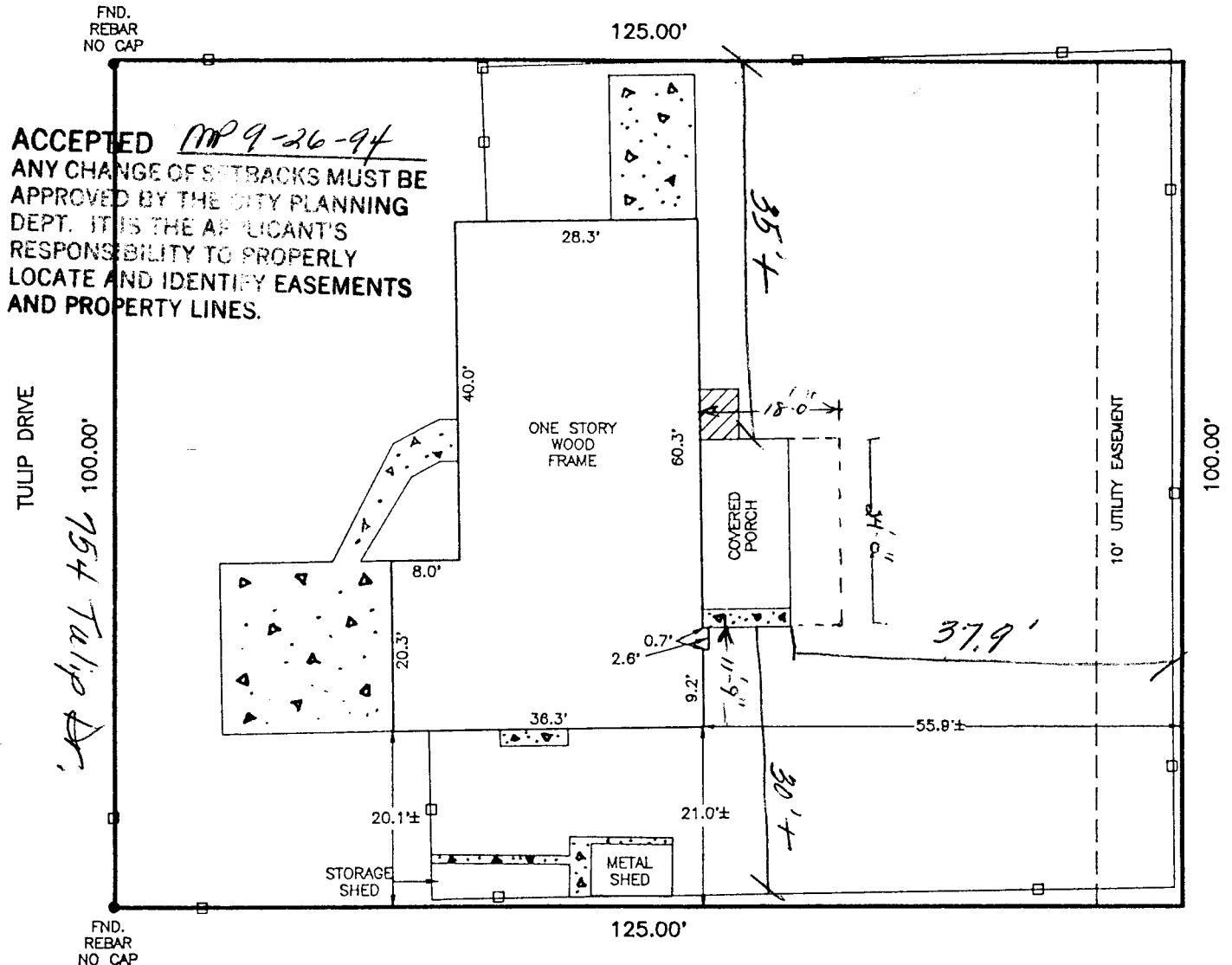
Applicant Signature Howard Loge Date _____
 Department Approval Marcia Pety Date 9-26-94
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3021-8850-03-7 Family room only
 Utility Accounting Richardson Date 9-26-94

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

LEGEND

- FENCES: 1) BOARD/BLOCK  
 2) WIRE/CHAIN LINK  
 CONCRETE/BRICK/ROCK:     
 WOOD DECK:     
 FND. SURVEY MON.  




ACCEPTED *MP 9-26-94*
 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 CENTENNIAL SAVINGS BANK, 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 THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 2-21-92 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.

Lee J. McCutchen
 LEE J. McCUTCHEN, COLORADO L.S. No. 24321





Daggett Surveying, Inc.

2487 Industrial Blvd. Suite 2 Grand Junction, CO 81505
 Ph. (303) 242-0801

SURVEYED BY: C.R., D.M.	DATE SURVEYED: 2-21-92
DRAWN BY: R.T.B.	DATE DRAWN: 2-21-92
REVISION:	SCALE: 1" = 20'