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BLDG PERMIT NO 60954

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

<u>Community Development Department</u>

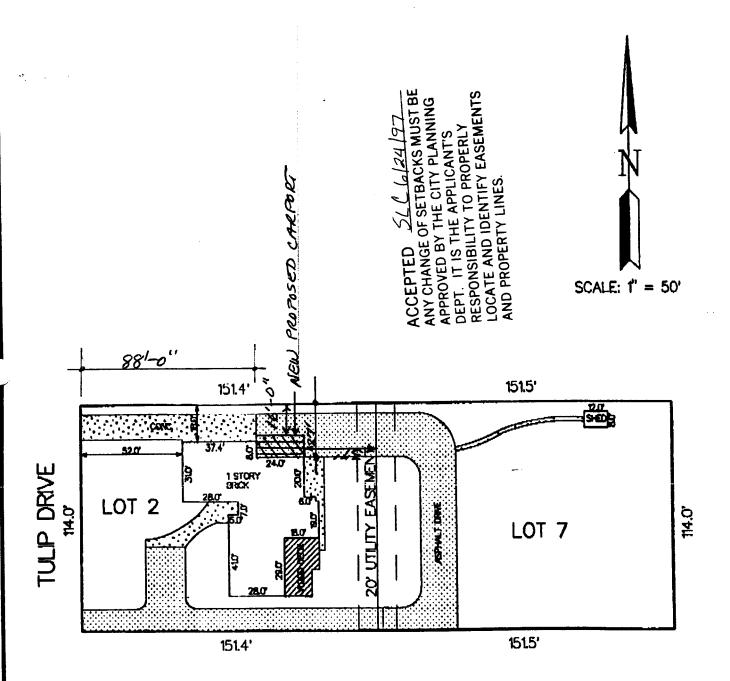
BLDG ADDRESS 734 TULID DRIVE TAX SCHEDULE NO. 2701-354-09-002
SUBDIVISION MELO DY PARK SQ. FT. OF PROPOSED BLDG(S)/ADDITION & 40 CARPORT
FILINGBLK 2 LOTS 247 . SQ. FT. OF EXISTING BLDG(S) 32604
(1) OWNER JOHN JUSSEP NO. OF DWELLING UNITS (1) ADDRESS 134 TULIP DR. G.J. (1) ADDRESS 134 TULIP DR. G.J.
"TELEPHONE 257 - 7/8/ "THIS CONSTRUCTION
(2) APPLICANT JAMES M. HAAS CONST USE OF EXISTING BLDGS 5. FAM. RES.
(2) ADDRESS 3947 WHITE AV. #1 CHANDESCRIPTION OF WORK AND INTENDED USE: CARROLT
(2) TELEPHONE 434-7527 261-0420 ROOF STRUTT. ONLY.
REQUIRED: One plot plan, on 8 ½" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all a 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 S
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 Anns Molage Date 6-24-97
Department Approval Seuta Hostella Date 6-24-97
Additional water and/or sewer tap fee(s) are regrained: YES NO W/O No. 3021-86/0-03-5
Utility Accounting Date 6-24-87
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

734 TULIP DRIVE

ABSTRACT TITLE #896240 JESSUP ACCT.

LOTS 2 AND 7 IN BLOCK 2 OF MELODY PARK SUBDIVISION, MESA COUNTY, COLORADO.



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

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR FIDELITY MORTGAGE,

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, $\frac{7/6/95}{2}$ 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

NDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS

NOTED.