

FEE \$	10 <sup>00</sup>
TCP \$	—
SIF \$	—



BLDG PERMIT NO. 11274

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

15107-9565

BLDG ADDRESS 758 TULIP DR. TAX SCHEDULE NO. 2701-351-04-010

SUBDIVISION TERRA DEL VISTA SQ. FT. OF PROPOSED BLDG(S)/ADDITION 324 SQ FT

FILING BLK 2 LOT 5 SQ. FT. OF EXISTING BLDG(S) 1020 SF HOUSE  
480 SF GARAGE

(1) OWNER GLEN & LINDA ROSE NO. OF DWELLING UNITS  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 758 TULIP DR NO. OF BLDGS ON PARCEL  
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 243-1318 USE OF EXISTING BLDGS SINGLE FAM. RESIDENCE

(2) APPLICANT LINDA ROSE DESCRIPTION OF WORK AND INTENDED USE:  
ROOM ADDITION

(2) ADDRESS 758 TULIP DR.

(2) TELEPHONE 243-1318 OR 245-6191

**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-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 \_\_\_\_\_

Side 15' from PL Rear 30' from PL Special Conditions \_\_\_\_\_

Maximum Height 32' CENSUS 10 TRAFFIC 17 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 [Signature] Date 6/15/1999

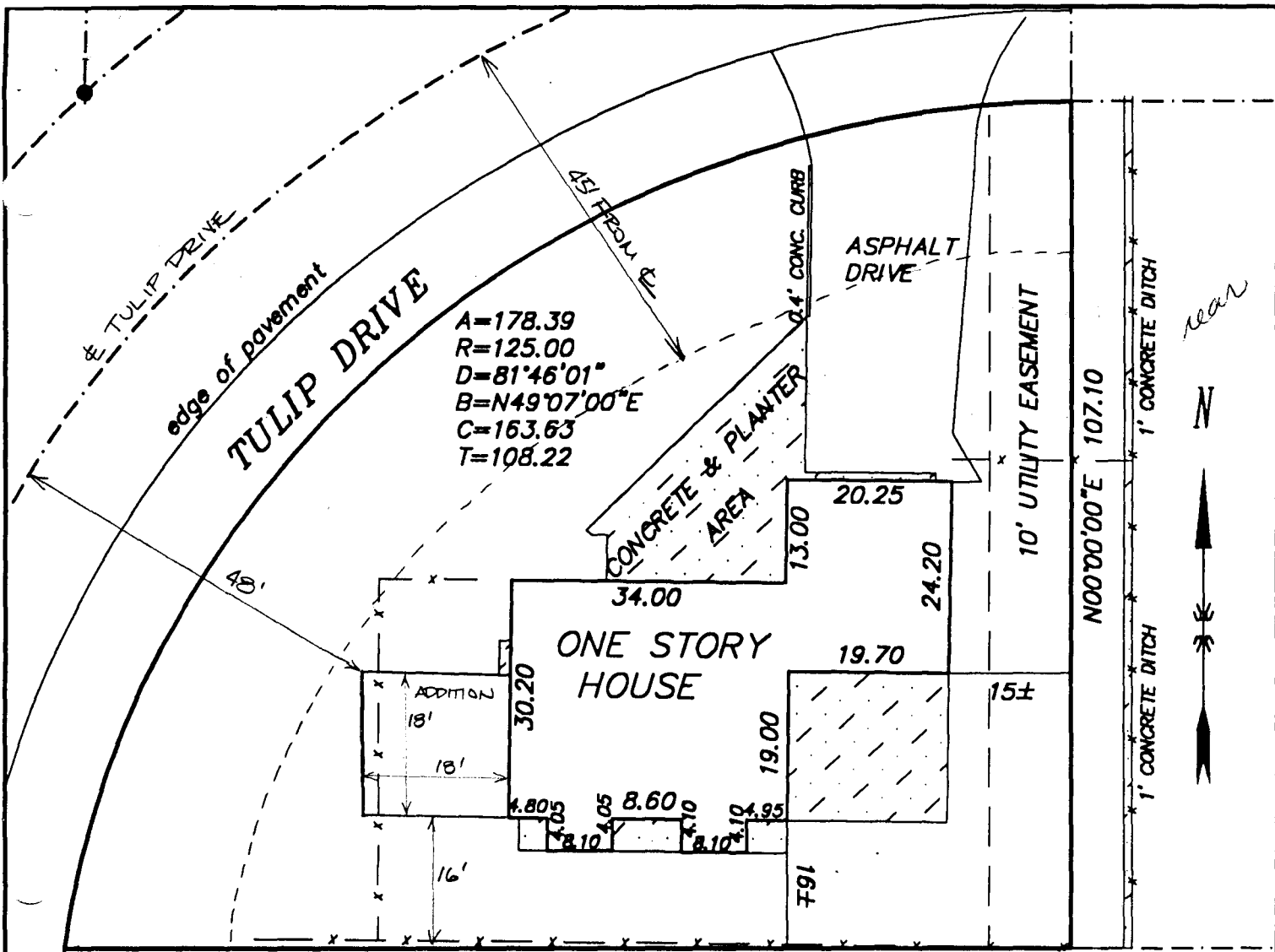
Department Approval Ronnie Edwards Date 6/15/99

Additional water and/or sewer tap fee(s) are required: YES \_\_\_\_\_ NO X W/O No. \_\_\_\_\_

Utility Accounting [Signature] Date 4/15/99

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)



N90°00'00"E 123.70

*side 758 Tulip Drive*

**LEGEND & NOTES**

- FOUND SURVEY MONUMENTS SET BY OTHERS
- THIS PROPERTY DOES NOT FALL WITHIN THE 100 YEAR FLOOD PLAIN

**DESCRIPTION**

LOT 5, BLOCK 2, TERRA DEL VISTA, MESA COUNTY, COLORADO  
 TAX ID. NO. 2701-351-04-010  
*Ronnie 6/15/99*

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for LINDA ROSE; 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, 4/09/99, except utility connections, are entirely within the boundaries of the parcel, except as shown, and that there are no encroachments upon the described premises by improvements or 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.

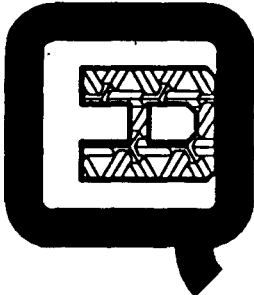


*Max E. Morris 4/14/99*  
 Max E. Morris, Registered Colorado Land Surveyor #16413

Revised 4/14/99

**IMPROVEMENT LOCATION CERTIFICATE**

758 TULIP DRIVE

FOR: ROSE	 <p>Q.E.D. SURVEYING SYSTEMS Inc.          1018 COLO. AVE.          GRAND JUNCTION COLORADO 81501          464-7568          241-2370</p>	SURVEYED BY: RM
SCALE: 1 IN = 20 FT		DRAWN BY: VM
DATE: 4/09/99		ACAD ID: ROSE
		SHEET NO.
		FILE: 99095