

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57786

PLANNING CLEARANCE

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

No Act.



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 770-26 Rd TAX SCHEDULE NO. 2701-352-00-014
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 18
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 1536/1800
 (1) OWNER Ron Rucker NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 770-26 Rd
 (1) TELEPHONE 243-6230 NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (2) APPLICANT same USE OF EXISTING BLDGS House & Chin Barn
 (2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: add
 (2) TELEPHONE _____ wood burning fireplace To house

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-R Maximum coverage of lot by structures 25%
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or _____ from center of ROW, whichever is greater
 Side 50' from PL Rear 50' from PL Special Conditions _____
 Maximum Height 32' CENSUS TRACT 16 TRAFFIC ZONE 13

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 Ron Rucker Date 10-4-96
 Department Approval Santa Costello Date 10-4-96

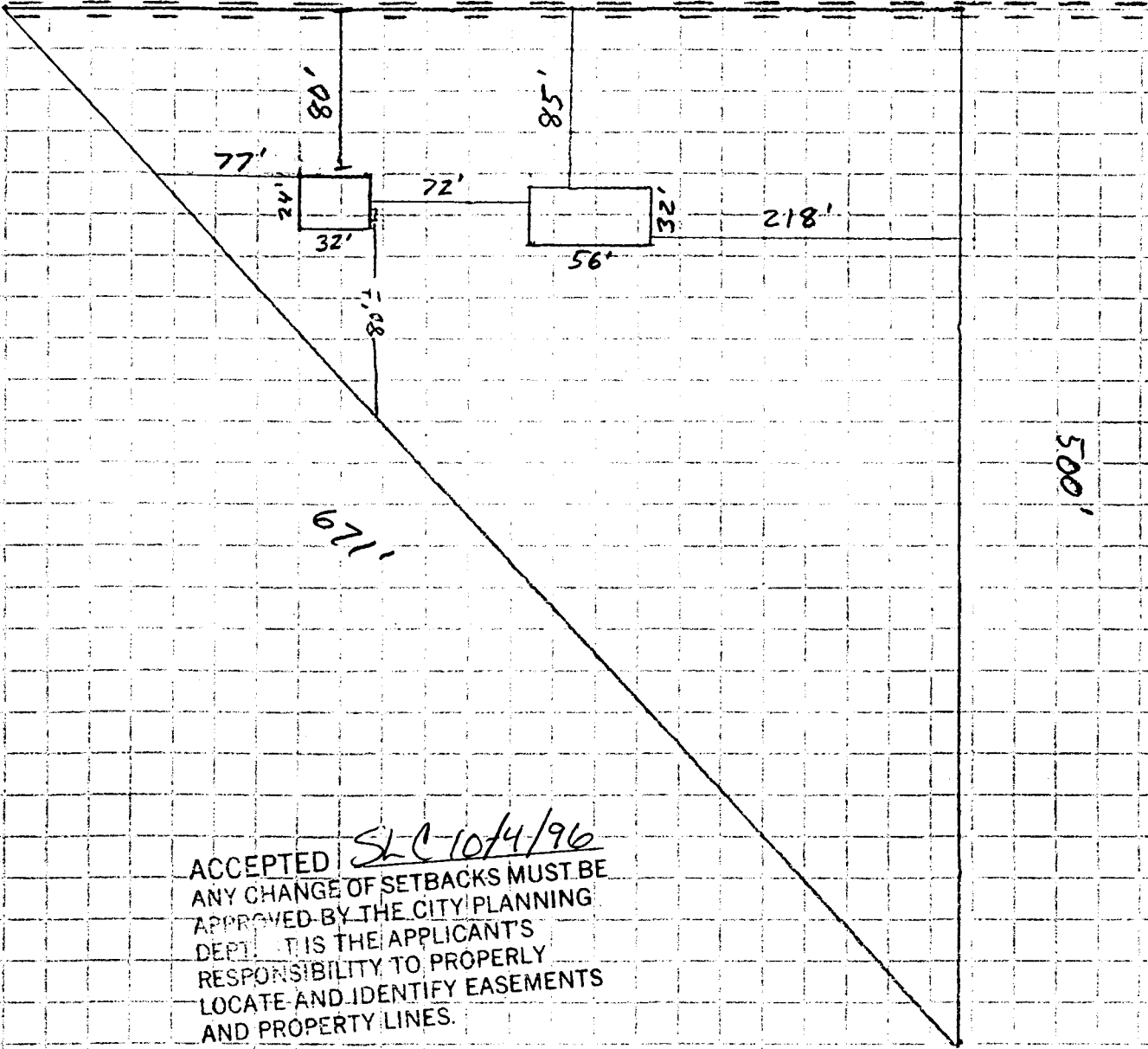
Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. on septic
 Utility Accounting attend Date 10-4-96

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)

26 Rd.

455'



ACCEPTED *SLC-10/4/96*
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.