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TCP \$	-
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BLDG PERMIT NO. 105204

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

BLDG ADDRESS 770-26 Road TAX SCHEDULE NO. 2701-352-00-014
 SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1,152
 FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3,336
 (1) OWNER Ron & Kammie Rucker NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 770-26 Road NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION
 (1) TELEPHONE 970-243-6230 USE OF EXISTING BLDGS House: LiveStock Bld.
 (2) APPLICANT Owner DESCRIPTION OF WORK AND INTENDED USE: Addition
 (2) ADDRESS _____
 (2) TELEPHONE _____ To house

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-R Maximum coverage of lot by structures 25%
 SETBACKS: Front _____ from property line (PL)
 or 60' from center of ROW, whichever is greater Parking Req'mt _____
 Side 50' from PL Rear 50' from PL Special Conditions _____
 Maximum Height 32' CENSUS 16 TRAFFIC 13 ANNEX# _____

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 5-12-98

Department Approval Ronnie Edwards Date 5-13-98

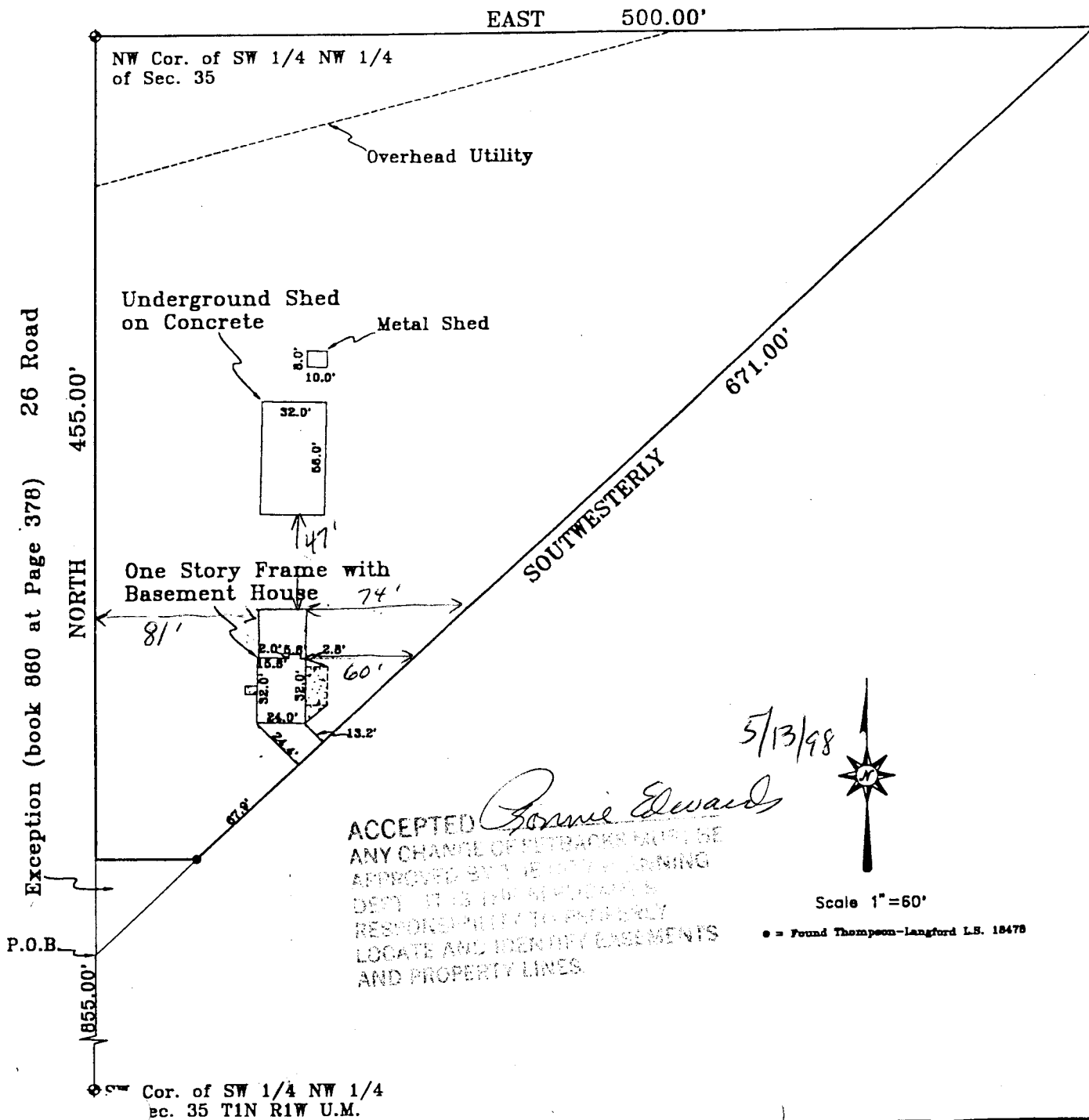
Additional water (and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11295

Utility Accounting Debi Overholt Date 5-13-98

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



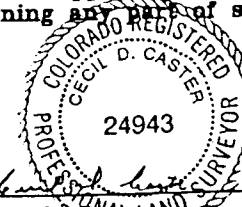
This property does not fall within any
 Note: This Document is warranted for
 date of certification.

IMPROVEMENT LOCATION

LEGAL DESCRIPTION: Beginning at a point Southwest corner of the SW 1/4 NW 1/4 North, Range 1 West, U.M.; thence North corner of said SW 1/4 NW1/4 of said s feet to the lateral ditch; thence South feet to the point of beginning. EXCEPTI conveyed to The Department of Highway instrument recorded December 12, 1968 Mesa County, Colorado. Legal Description provided by Meridian Land Title, File N

I hereby certify that this IMPROVEMENT prepared for Unifirst Mortgage Corp., th survey plat or improvement survey plat relied upon for the establishment of fe future improvements.

I further certify that the improvement parcel on this date 2/9/98, except uti entirely within the boundaries of the I that there are no encroachments up by improvements of any adjoining prei and that there is no apparent evidenc crossing or burdening any part of said



Cecil D. Caster
 Registered Professional I
 P.L.S. Number 24943

ACCEPTED *Gornie Edwards*
 ANY CHANGE OF EUTRACKS MUST BE APPROVED BY THE PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



Scale 1" = 60'

© = Found Thompson-Langford L.S. 18478

Monument Surveying Co.
 741 Reed Avenue
 Grand Junction, CO 81501
 (970) 245-4180 FAX (970) 245-4874

IMPROVEMENT	770 26 1
DESIGNED	
DRAWN	RM
CHECKED	GGC
PREPARED FOR	

Exception (book 860 at Page 378) 26 Road 455.00' NORTH

SW Cor. of SW 1/4 NW 1/4
 ec. 35 T1N R1W U.M.

Old roof to be changed or replaced after addition is up.

Addition 24' X 24'

Roof 6/12

35' 8" total length

