

FEE \$	
TCP \$	NA
SIF \$	



BLDG PERMIT NO. 166108

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG ADDRESS 770-26 Rd TAX SCHEDULE NO. 2701-352-00-014

SUBDIVISION _____ SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~152~~

FILING _____ BLK _____ LOT _____ SQ. FT. OF EXISTING BLDG(S) 3330

(1) OWNER Ron Rucker NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(1) ADDRESS 770-26 Rd NO. OF BLDGS ON PARCEL
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION

(1) TELEPHONE 243-6230 USE OF EXISTING BLDGS House: Shed

(2) APPLICANT _____ DESCRIPTION OF WORK AND INTENDED USE: RoT

(2) ADDRESS _____ 3/12 To 5/12 pitched roof over flat roof

(2) TELEPHONE _____

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 40' from center of ROW, whichever is greater

Side 50' from PL Rear 50' from PL

Maximum Height 32'

Parking Req'mt _____

Special Conditions _____

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 7/13/98

Department Approval K. Valdez Date 7-13-98

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

Utility Accounting B. Raymond Date 7/13/98

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

EAST 500.00'

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

IMPROVEMENT LOCATION

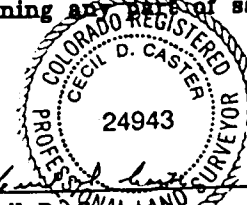
LEGAL DESCRIPTION: Beginning at a point Southwest corner of the SW 1/4 NW 1/4 North, Range 1 West, U.M.; thence North feet to the lateral ditch; thence South feet to the point of beginning. EXCEPTIN conveyed to The Department of Highway instrument recorded December 12, 1983 Mesa County, Colorado. Legal Description provided by Meridian Land Title, File No

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

I further certify that the improvements parcel on this date 2/9/98, except utility entirely within the boundaries of the parcel that there are no encroachments upon by improvements of any adjoining premises and that there is no apparent evidence crossing or burdening any portion of said

ACCEPTED *XV 7-13-98*
 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.

*Previous clearance
 is permitted
 598*

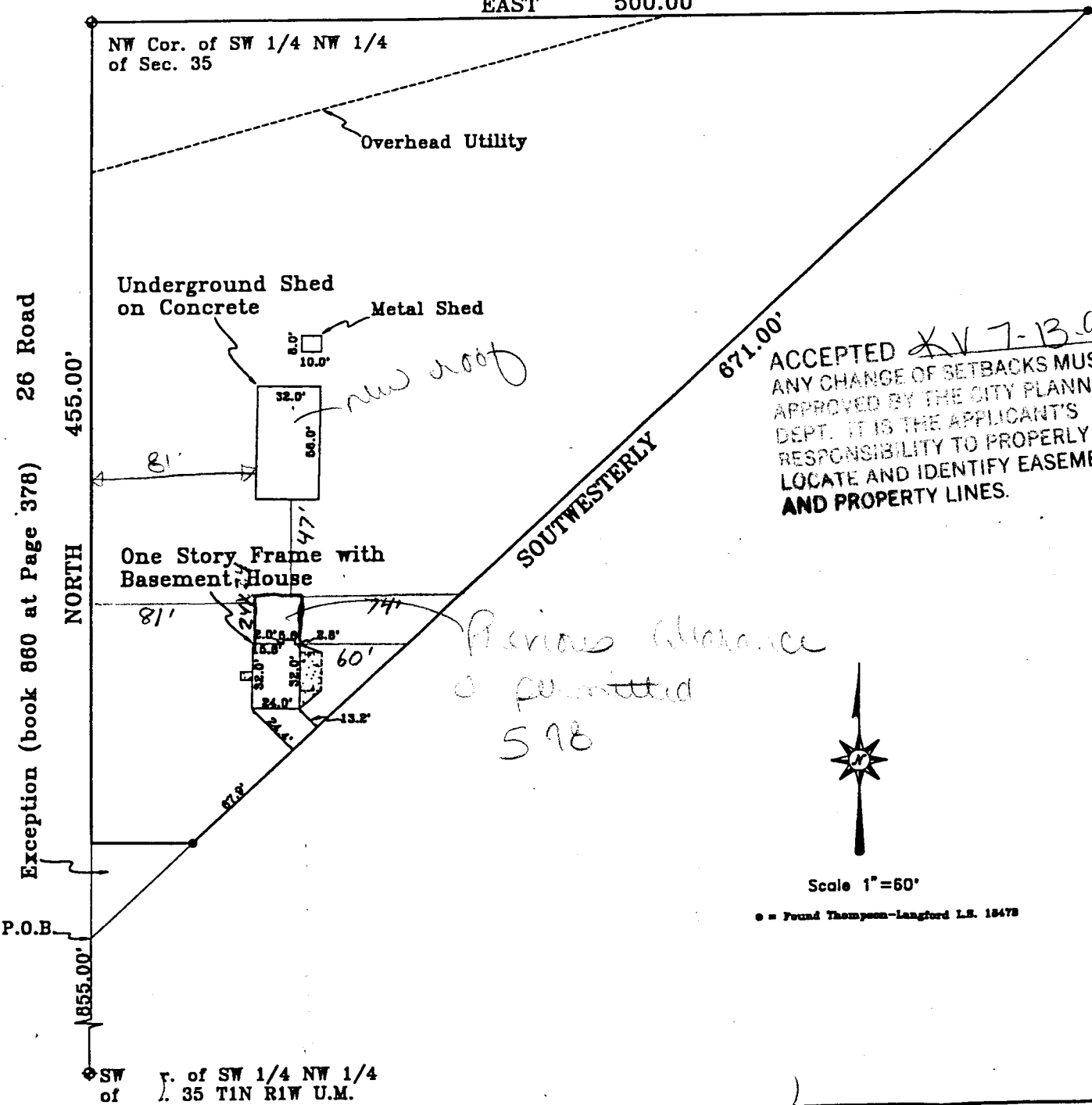


Cecil D. Caster
 Registered Professional Land
 P.L.S. Number 24943



Scale 1"=60'

© = Found Thompson-Langford L.S. 18478



IMPROVEMENT
 770 26 Rd

	Monument Surveying Co. 741 Reed Avenue Grand Junction, CO 81501 (970) 248-4188 FAX (970) 248-4874		DESIGNED _____
			DRAWN <i>RM</i>
			CHECKED <i>CCG</i>
			PREPARED FOR _____