

FEE \$ <u>10.00</u>
TCP \$ <u>—</u>
SIF \$ <u>—</u>



*No permit # shows up @ Mesa Co*  
 BLDG PERMIT NO. \_\_\_\_\_

*(Handwritten initials)*

**PLANNING CLEARANCE**

(Single Family Residential and Accessory Structures)

**Community Development Department**

*Expired*  
*per Ronnie 10/10/99*

BLDG ADDRESS 770-26 Rd TAX SCHEDULE NO. 2701-352-00-014  
 SUBDIVISION — SQ. FT. OF PROPOSED BLDG(S)/ADDITION 4152  
 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 Rd  
 NO. OF BLDGS ON PARCEL  
 BEFORE: 2 AFTER: 2 THIS CONSTRUCTION  
 (1) TELEPHONE 970-243-6230  
 (2) APPLICANT Owner USE OF EXISTING BLDGS House & Livestock Bld.  
 (2) ADDRESS \_\_\_\_\_ DESCRIPTION OF WORK AND INTENDED USE: Addition  
 (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) Parking Req'mt As per ZDC  
 or Soft from center of ROW, whichever is greater Special Conditions ✓  
 Side Soft from PL Rear Soft from PL  
 Maximum Height 32 ft (to highest point on roof from ground level - as per ZDC)  
 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 [Signature] Date 1-12-99  
 Department Approval [Signature] Date 1-12-99

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

Utility Accounting [Signature] Date 1/12/99

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)

# IMPROVEMENT LOCATION CERTIFICATE

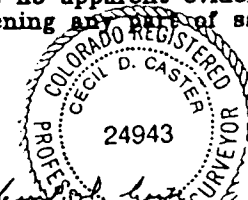
This property does not fall within any  
 Note: This Document is warranted for  
 date of certification.

## IMPROVEMENT LOCATION

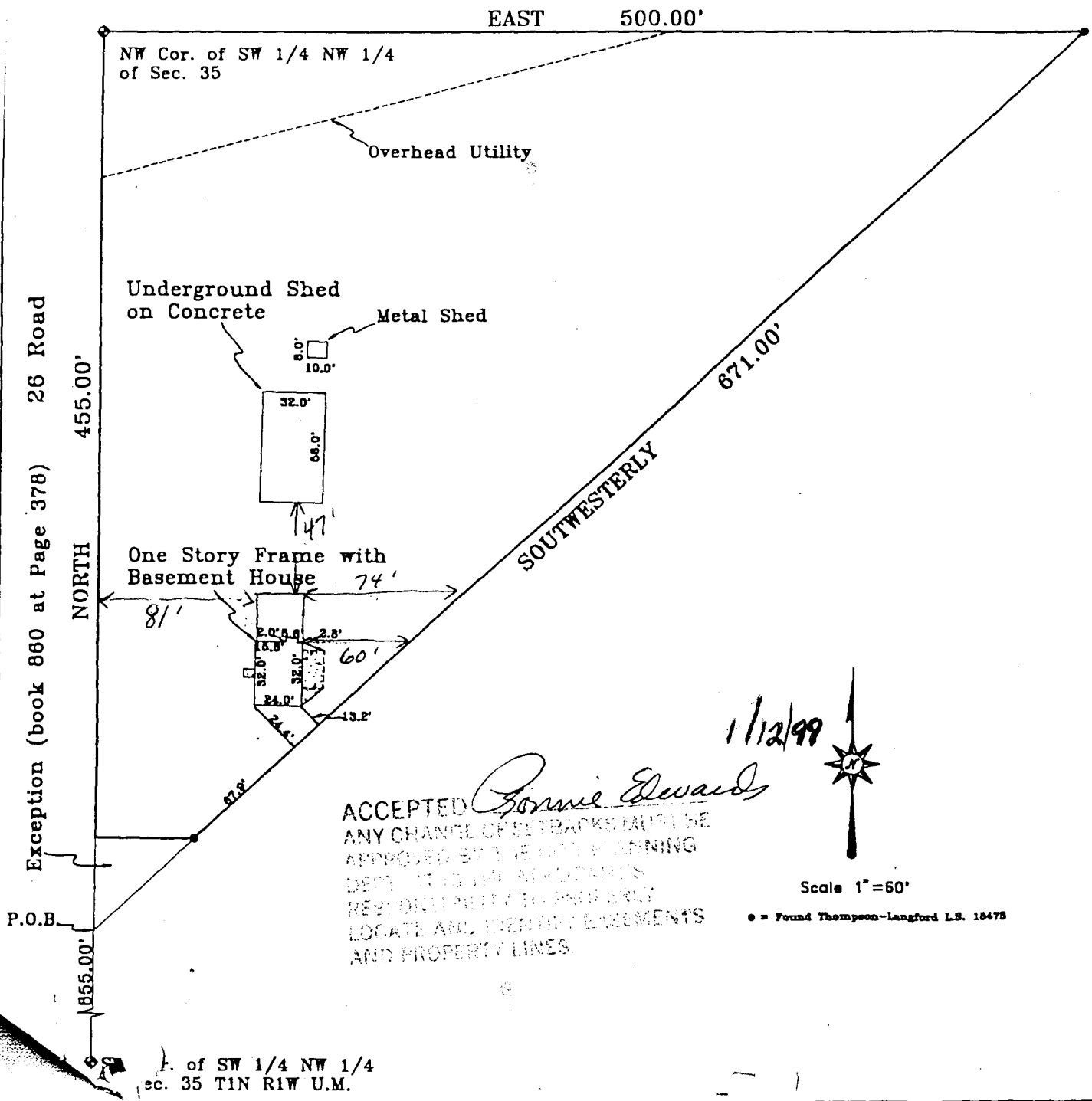
LEGAL DESCRIPTION: Beginning at a point  
 Southwest corner of the SW 1/4 NW 1/  
 North, Range 1 West, U.M.; thence North  
 corner of said SW 1/4 NW1/4 of said s  
 feet to the lateral ditch; thence South  
 feet to the point of beginning. EXCEPT  
 conveyed to The Department of Highway  
 instrument recorded December 12, 1965  
 Mesa County, Colorado. Legal Description  
 provided by Meridian Land Title, File No

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 p  
 that there are no encroachments up  
 by improvements of any adjoining pre  
 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 *Bonnie Edwards*  
 ANY CHANGE OF SETBACKS MUST BE  
 APPROVED BY THE CITY PLANNING  
 DEPT. IT IS THE SURVEYOR'S  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY ENCROACHMENTS  
 AND PROPERTY LINES.

1/12/99



Scale 1"=60'

● = Found Thompson-Longford L.S. 10478

IMPROVEMENT	770 26 1
DESIGNED	
DRAWN	RM
CHECKED	GGC
PREPARED FOR	

**Monument Surveying Co.**  
 741 Road Avenue  
 Grand Junction, CO 81501  
 (970) 246-4188 FAX (970) 246-4874

SW 1/4 NW 1/4  
 Sec. 35 T1N R1W U.M.