

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

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

BLDG PERMIT NO. _____

Building Address 770-26 Rd
 Parcel No. 2761-352-00-014
 Subdivision _____
 Filing _____ Block _____ Lot _____

No. of Existing Bldgs 2 No. Proposed 2
 Sq. Ft. of Existing Bldgs 5,400 Sq. Ft. Proposed 5,400
 Sq. Ft. of Lot / Parcel 2.7 Acres
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ron Rucker
 Address 770-26 Rd
 City / State / Zip Grand Jct CO 81506

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Deck

APPLICANT INFORMATION:

Name Same
 Address _____
 City / State / Zip _____
 Telephone _____

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

NOTES: _____

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 <u>RSF-1</u>	Maximum coverage of lot by structures <u>20%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO _____		
Side <u>15'</u> from PL Rear <u>30'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____		
Voting District _____	Driveway Location Approval _____ (Engineer's Initials)		

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 Ron Rucker Date 5-30-05
 Department Approval Y/Isa Magan Date 5-31-05

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting <u>Debi Dewholt</u>	Date <u>5/31/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 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 a
 Note: This Document is warrented for a
 date of certification.

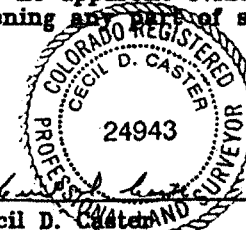
IMPROVEMENT LOCATION C

LEGAL DESCRIPTION: Beginning at a point B 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 sect feet to the lateral ditch; thence Southwest feet to the point of beginning. EXCEPTING conveyed to The Department of Highways, instrument recorded December 12, 1963 in Mesa County, Colorado. Legal Description as provided by Meridian Land Title, File No.

I hereby certify that this IMPROVEMENT L prepared for Unifirst Mortgage Corp., that survey plat or improvement survey plat, relied upon for the establishment of fence 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 of crossing or burdening any part of said of

ACCEPTED
 ANY SETBACKS MUST BE
 CITY PLANNING
 APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

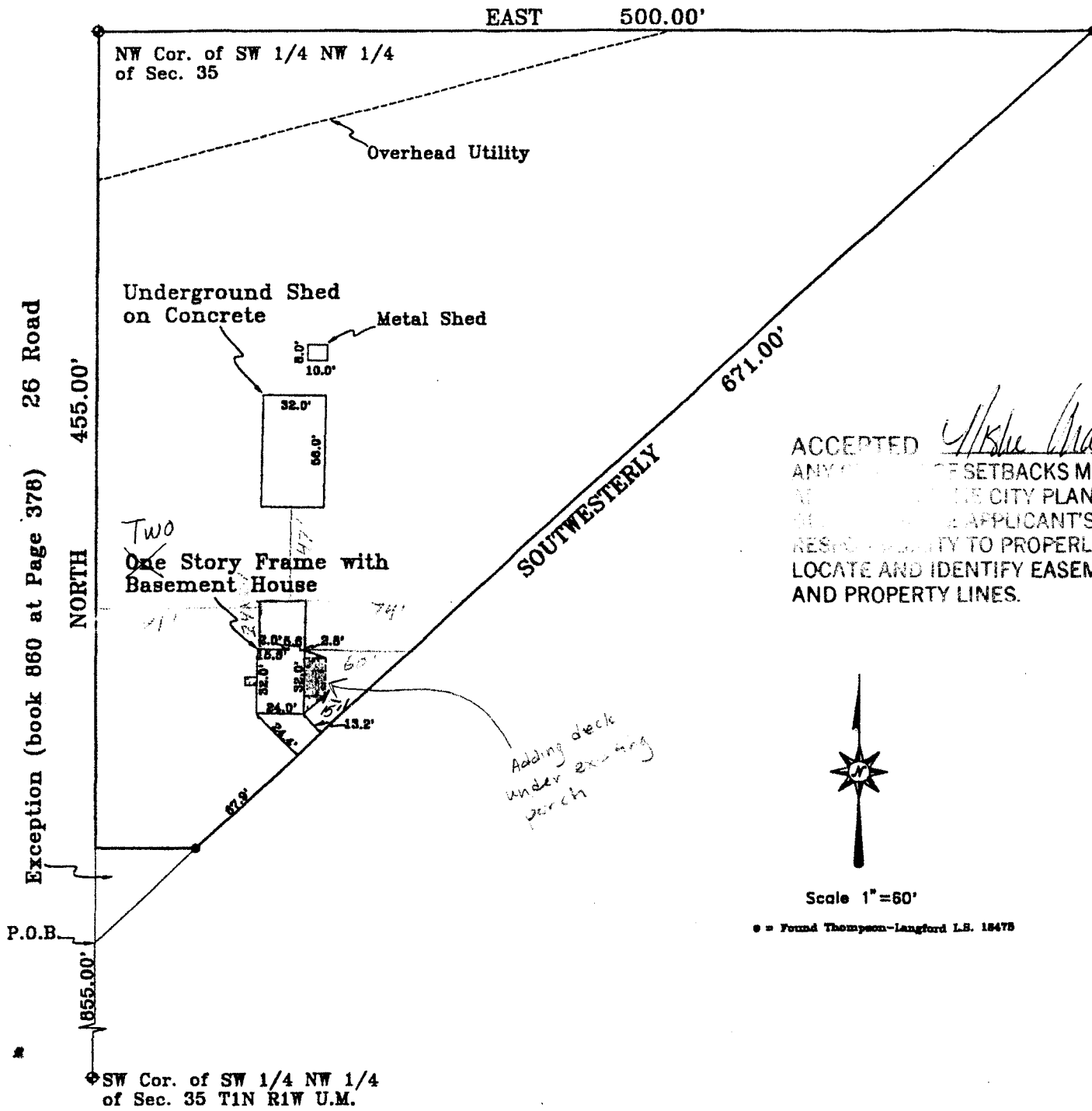


Cecil D. Caster
 Registered Professional Land
 P.L.S. Number 24943



Scale 1"=60'

© = Found Thompson-Langford L.S. 18475



Exception (book 860 at Page 378) 26 Road

1855.00'

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

	Monument Surveying Co.		DESIGNED
	741 Reed Avenue Grand Junction, CO 81501		DRAWN <i>RM & CD</i>
	(970)248-4199 FAX (970) 248-4874		CHECKED <i>CDC</i>
			PREPARED FOR: <i>Unit</i>

IMPROVEMENT
 770 26 Road