

FEE \$	10 ⁰⁰
TCP \$	300.00
SIF \$	300.00

at home

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 76160



et

Your Bridge to a Better Community

BLDG ADDRESS 2644 CENTRAL DR SQ. FT. OF PROPOSED BLDGS/ADDITION 932

TAX SCHEDULE NO. 2701-353-07-060 SQ. FT. OF EXISTING BLDGS 2468

SUBDIVISION Rolling Acres (BINDER MINOR) TOTAL SQ. FT. OF EXISTING & PROPOSED 3400

FILING _____ BLK _____ LOT 1

NO. OF DWELLING UNITS:

Before: 1 After: 1 this Construction

NO. OF BUILDINGS ON PARCEL

Before: 1 After: 1 this Construction

(1) OWNER MATTHEW B. BINDER

(1) ADDRESS 2644 CENTRAL DR.

(1) TELEPHONE (970) 245-7722 (H)

USE OF EXISTING BUILDINGS RESIDENCE

DESCRIPTION OF WORK & INTENDED USE ADD GAME ROOM / RESIDENCE

(2) APPLICANT MATTHEW B. BINDER

(2) ADDRESS 2644 CENTRAL DR.

(2) TELEPHONE (970) 241-1550 (W)

TYPE OF HOME PROPOSED:

Site Built Manufactured Home (UBC)

Manufactured Home (HUD)

Other (please specify) _____

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-2

Maximum coverage of lot by structures 30%

SETBACKS: Front 20' from property line (PL)
or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES _____ NO _____

Side 15' from PL, Rear 30' from PL

Parking Req't 2

Maximum Height _____

Special Conditions _____

CENSUS 10 TRAFFIC 17 ANNEX# _____

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 Matthew B. Binder

Date 7-18-00

Department Approval C. Fay Johnson

Date 7-17-00

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. _____
Utility Accounting	<u>[Signature]</u>		Date <u>7/17/00</u>

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

2701-353-07-060

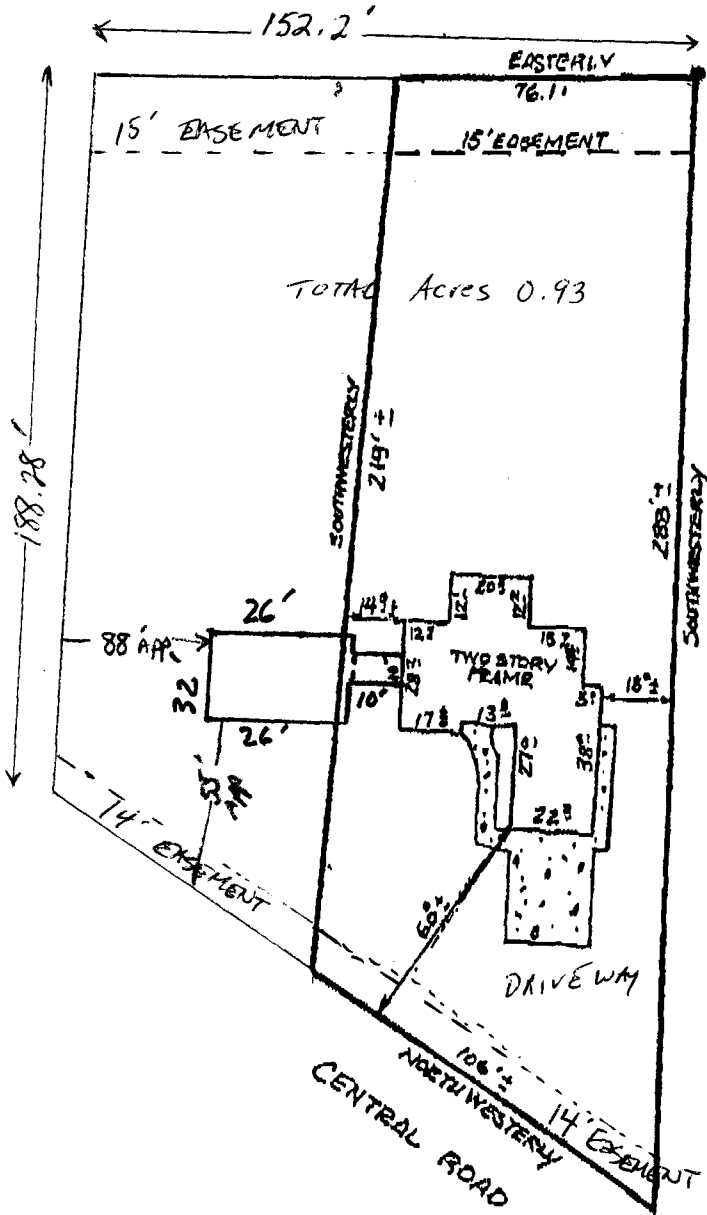
2644 CENTRAL DRIVE, GRAND JUNCTION,

BINDER MINOR SUBDIVISION

AND LOT 27 OF ROLLING ACRES SUBDIVISION, MESA COUNTY, COLORADO.

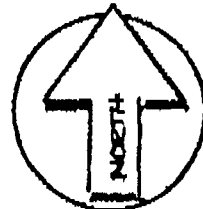
Meridian Land Title #10930

Binder Acct.



NOTE: The plat of Rolling Acres Subdivision Does not give any Bearing or distance for the side lot lines. All setback distances are approximate.

ACCEPTED *Faye Gibson*
 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.



SCALE: 1 INCH = 50 FEET

NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR F.B.S.Mortgage Corp. THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT, AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENT LINES. I FURTHER CERTIFY THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE 8/13/91 EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS SHOWN, THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES, EXCEPT AS INDICATED, AND THAT THERE IS NO EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART