

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 89166



Your Bridge to a Better Community

BLDG ADDRESS 2644 CENTRAL DR. SQ. FT. OF PROPOSED BLDGS/ADDITION 1536 (GARAGE)
 TAX SCHEDULE NO. 2701-353-07-060 SQ. FT. OF EXISTING BLDGS 2535
 SUBDIVISION Rolling Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 4071
 FILING _____ BLK _____ LOT 1 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER MATT BINDER NO. OF BUILDINGS ON PARCEL
 Before: 1 After: 2 this Construction
 (1) ADDRESS 2644 CENTRAL DRIVE USE OF EXISTING BUILDINGS RESIDENCE
 (1) TELEPHONE (970) 245-7722 (H) 1550 (W) DESCRIPTION OF WORK & INTENDED USE DETACHED GARAGE
 (2) APPLICANT MATT BINDER TYPE OF HOME PROPOSED:
 (2) ADDRESS 2644 CENTRAL DR _____ Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE (970) 245-7722 _____ 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'/25' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater
 Side 15'/3' from PL, Rear 30'/5' from PL Parking Req'mt 2
 Maximum Height 35' Special Conditions _____
 CENSUS _____ TRAFFIC _____ ANN# _____

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 Matt Binder Date 4-23-03
 Department Approval [Signature] Date 4/24/03

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No. <u>no dig in lot</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4/24/03</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

BINDER MINOR SUBDIVISION 2644 CENTRAL DRIVE, GRAND JUNCTION, COLORADO

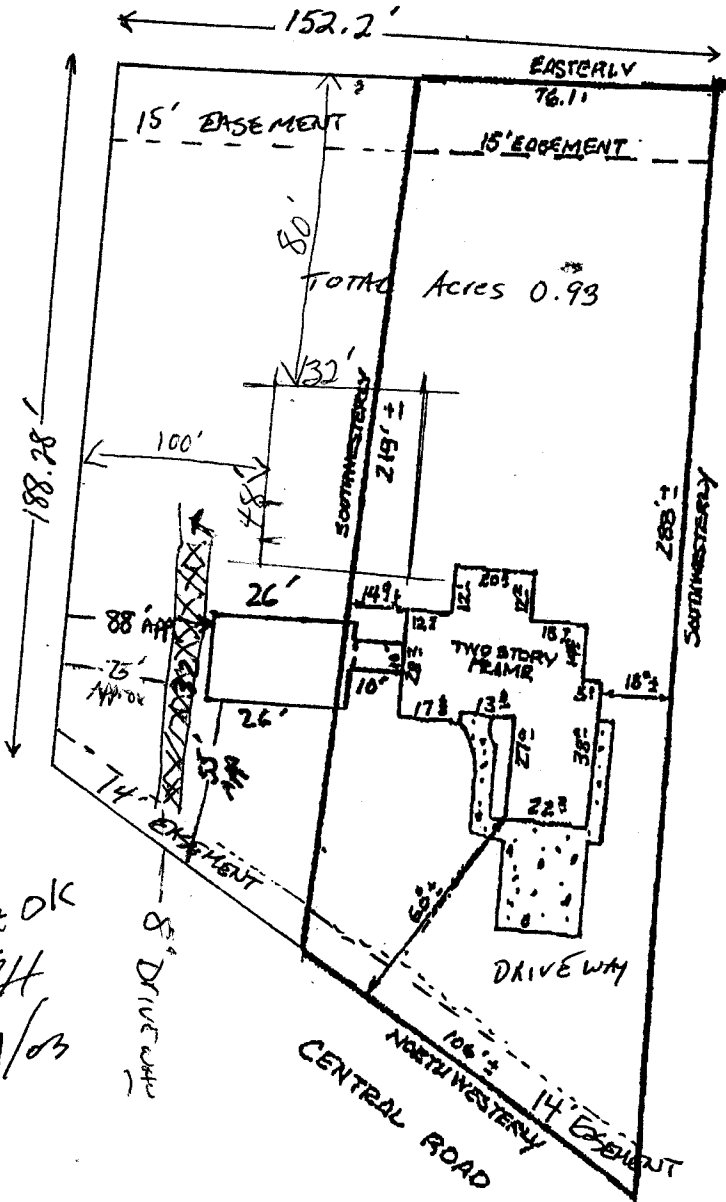
2701-353-07-060

AND LOT 27 OF ROLLING ACRES SUBDIVISION, MESA COUNTY, COLORADO.
 Meridian Land Title #10930 LOT 1 BINDER MINOR SUBDIVISION
 Binder Acct.

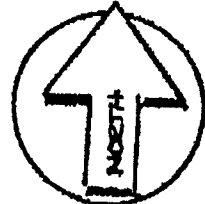
ACCEPTED *Ashley Pragon 4/24/03*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

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 *C. Gary 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.



Drive OK
 GH
 4/24/03



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 ENCROACHMENT.