

FEE \$	10.00
TCP \$	—
SIF \$	—

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. _____

Building Address 741 Centauri Drive No. of Existing Bldgs 1 No. Proposed 1

Parcel No. 2701-354-32-011 Sq. Ft. of Existing Bldgs 2633 Sq. Ft. Proposed 187

Subdivision Green Meadows Estates Sq. Ft. of Lot / Parcel 1/2 acre

Filing _____ Block 2 Lot 11 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Dan & Hazel MacKendrick

Address 741 Centauri Drive

City / State / Zip Grand Junction, CO 81506

APPLICANT INFORMATION:

Name Same

Address _____

City / State / Zip _____

Telephone 242-7916

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Addition

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 RSF-2 Maximum coverage of lot by structures 30%

SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES _____ NO _____

Side 15 from PL Rear 30 from PL Parking Requirement _____

Maximum Height of Structure(s) 35 Special Conditions _____

Voting District _____ Driveway Location Approval NA
 (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 [Signature] Date 02/08/05

Department Approval [Signature] Date 2/8/05

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

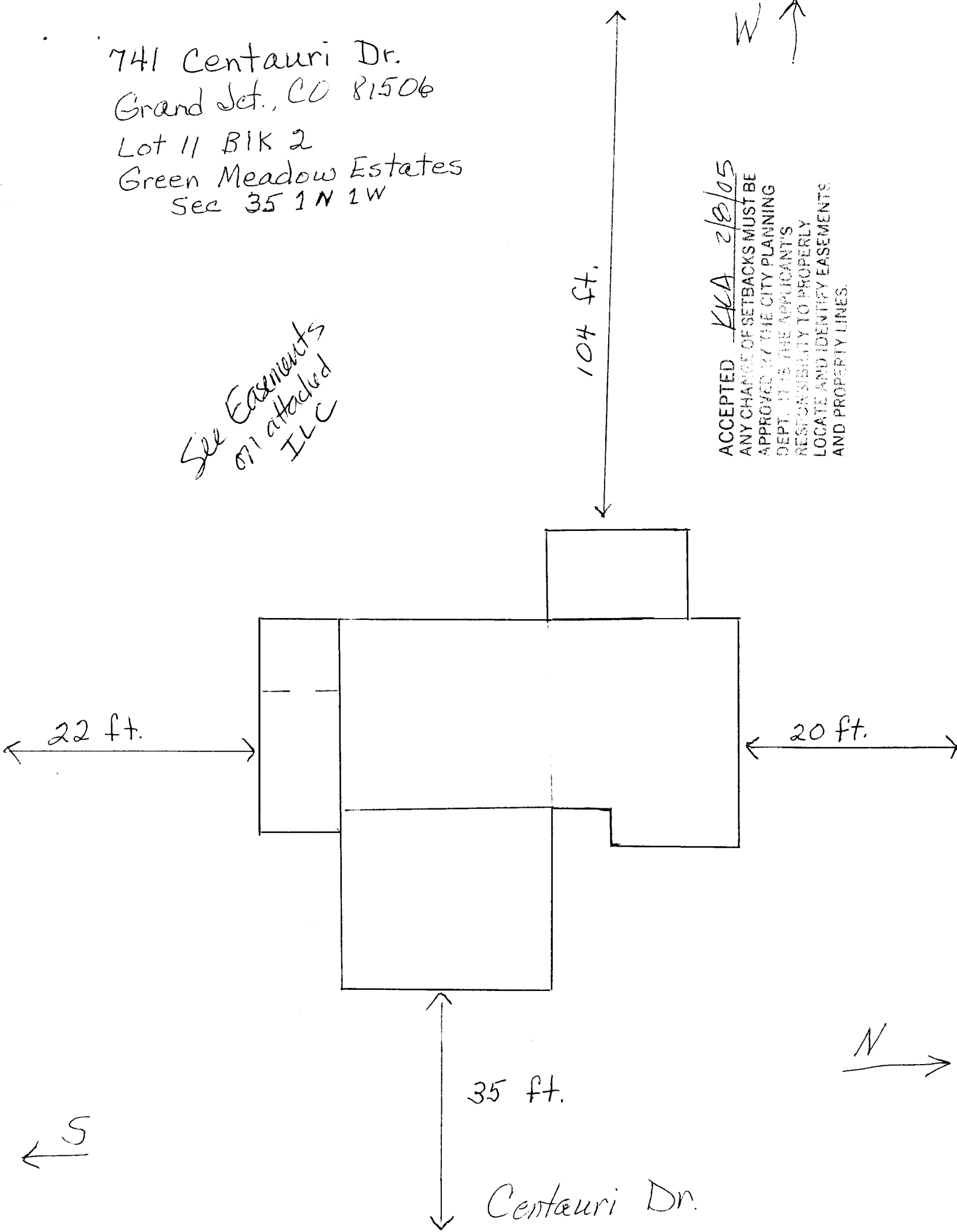
Utility Accounting [Signature] Date 2/8/05

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)

741 Centauri Dr.
Grand Jct., CO 81506
Lot 11 BIK 2
Green Meadow Estates
Sec 35 1N 1W

See Easements
on attached
ILC

ACCEPTED KKA 2/8/05
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.



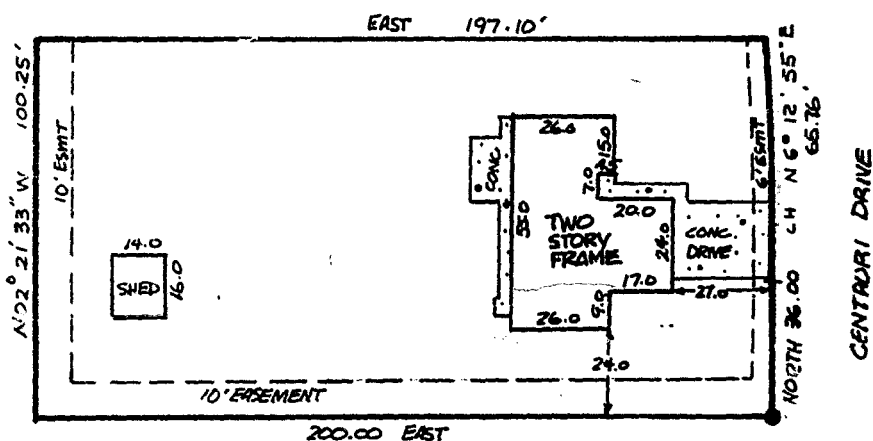
IMPROVEMENT LOCATION CERTIFICATE

741 CENTAURI DRIVE, GRAND JUNCTION,

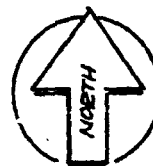
LOT 11, BLOCK 2, GREEN MEADOWS ESTATES, MESA COUNTY, COLORADO.

Western Colorado Title #

McKendrick Acct.



SCALE: 1" = 40'



NOTE: THIS PROPERTY DOES NOT FALL WITHIN ANY 100 YEAR FLOODPLAIN. I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR C.S.E.C.U. 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 1/9/92 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 OF SAID PARCEL, EXCEPT AS NOTED.

● = FOUND PIN

Kenneth L. Glenn
KENNETH L. GLENN R.L.S. 12770



SURVEYIT

PHONE: 303-245-3777

FAX: 241-4847



MAILING:
2004 NORTH 12th.
SUITE 7
GRAND JUNCTION, CO. 81501

SURVEYED BY:

K.G.

DATE SURVEYED:

1-8-92

DRAWN BY:

L.J.

DATE DRAWN:

1-8-92

REVISION:

SCALE:

1" = 40'