

FEE \$	10.00
TCP \$	500.00
SIF \$	292.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG PERMIT NO. 89543



Your Bridge to a Better Community

BLDG ADDRESS 245 ANIMOS Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1500 sf

TAX SCHEDULE NO. 2943-303-74-001 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION DURANGO ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1500

FILING 1 BLK 1 LOT 1 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER MOGENSEN & ASSOC. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 2475 PLEASANT TRAIL Ct USE OF EXISTING BUILDINGS 0

(1) TELEPHONE 241-7067 DESCRIPTION OF WORK & INTENDED USE SFR

(2) APPLICANT MOGENSEN & ASSOC. TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2475 PLEASANT TRAIL Ct

(2) TELEPHONE 241-7067

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-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO _____
 or _____ from center of ROW, whichever is greater

Side 7' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 35' Special Conditions _____

CENSUS _____ TRAFFIC _____ 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 [Signature] Date 5/19/03

Department Approval [Signature] Date 5/27/03

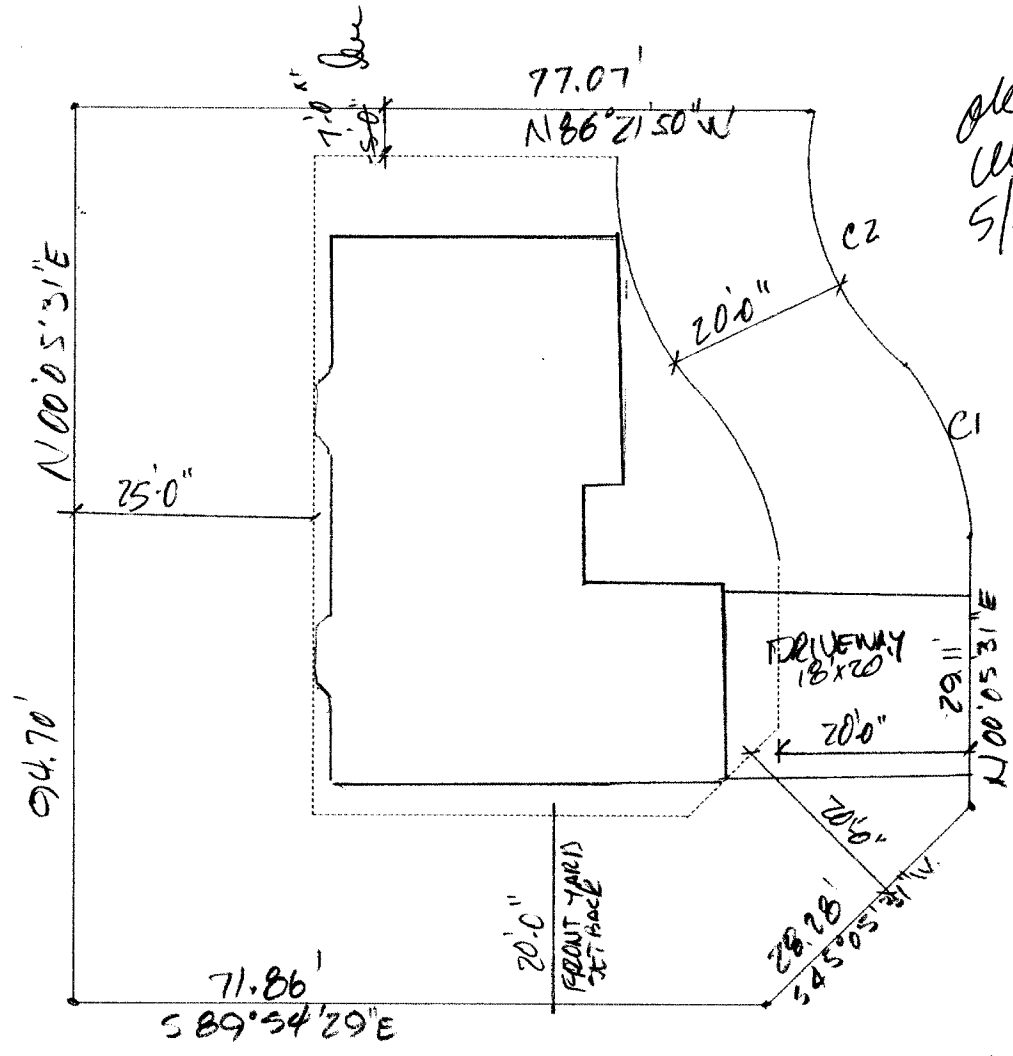
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <u>Om Sap # 44488</u>
Utility Accounting <u>[Signature]</u>	Date <u>5/27/03</u>		

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)

245 ANIMAS COURT
 LOT 1, BLOCK 1, FILING 1.
 DURANGO ACRES
 2943-303-74-001

ACCEPTED *Alisa Magdon 5/27/03*
 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.



*pl
 ll
 5/19/03*

ANIMAS COURT

MCGENTEN + ASSOCIATES
 2475 PLEASANT TRAIL CT
 GRAND JUNCTION, CO. 81506
 241-7067