

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

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

E  
BLDG PERMIT NO. 89542



Your Bridge to a Better Community

BLDG ADDRESS 246 ANIMAS COURT SQ. FT. OF PROPOSED BLDGS/ADDITION 1567  
TAX SCHEDULE NO. 2043-303-74-005 SQ. FT. OF EXISTING BLDGS 0  
SUBDIVISION PURANGO ACRES TOTAL SQ. FT. OF EXISTING & PROPOSED 1567  
FILING 1 BLK 1 LOT 5 NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction  
(1) OWNER MOGENSEN & ASSOCIATES NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction  
(1) ADDRESS 2475 PHEASANT TRAIL CT. USE OF EXISTING BUILDINGS SP  
(1) TELEPHONE 241-7067 DESCRIPTION OF WORK & INTENDED USE SFR  
(2) APPLICANT MOGENSEN & ASSOC. TYPE OF HOME PROPOSED:  
(2) ADDRESS 2475 PHEASANT TRAIL CT.  Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
(2) TELEPHONE 241-7067  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-4 Maximum coverage of lot by structures 50%  
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES \_\_\_\_\_ NO \_\_\_\_\_  
or \_\_\_\_\_ from center of ROW, whichever is greater  
Side 7' from PL, Rear 25' from PL Parking Req'mt \_\_\_\_\_  
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 [Signature] Date 5/19/03  
Department Approval [Signature] Date 5/27/03

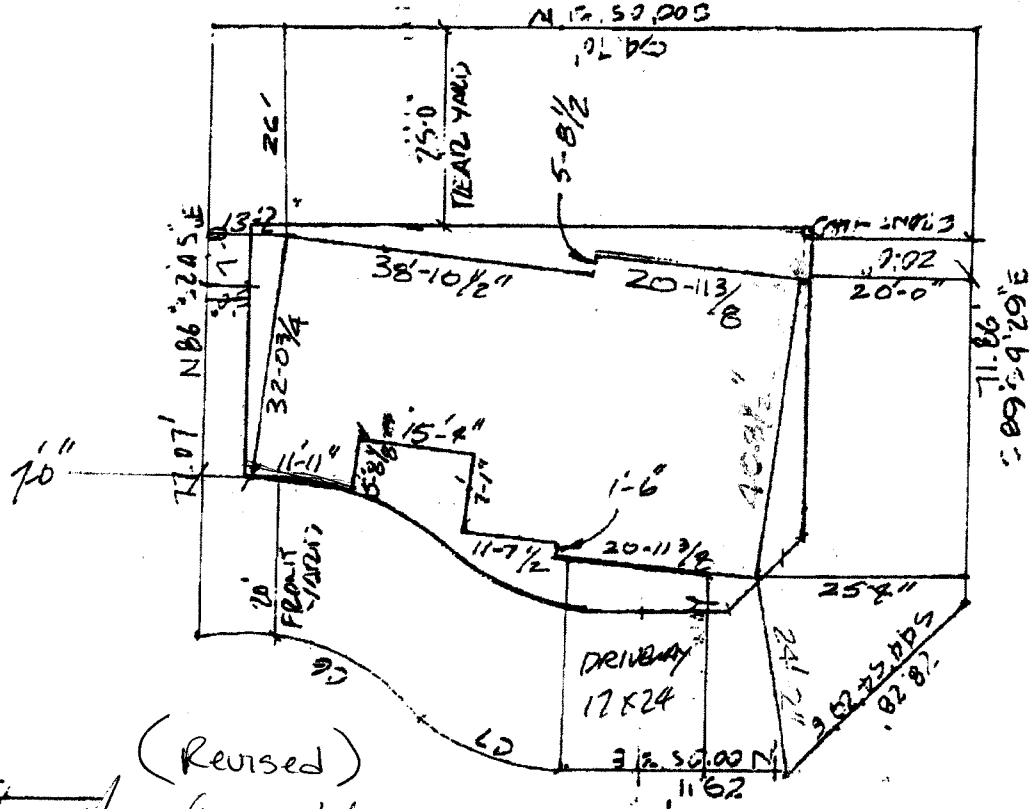
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>Om Tap # 4489</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>5/27/03</u>

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)



246 ANIMAS COURT  
 LOT 5, BLOCK 1, FILING 1  
 DURANGO ACRES  
 2043-203-74-005



(Revised)

ACCEPTED *W. Asha Aragon 4/10/03*  
 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.

ACCIN AVE.

**B&G**  
 Excavation  
 & Concrete  
 Johnnie Evans  
 Date: 06/03/03

MORGENSEN & ASSOCIATES  
 7475 PLEASANT TRAIL CT.  
 GRAND JUNCTION, CO. 81506  
 241-7067