

FEE \$ 10⁰⁰
 TCP \$ 500⁰⁰
 SIF \$ 292⁰⁰

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

BLDG PERMIT NO. 91025



Building Address 249 Animas Court
 Parcel No. 2943-30374-003
 Subdivision Durango Acres
 Filing 1 Block 1 Lot 3

No. of Existing Bldgs 0 Proposed _____
 Sq. Ft. of Existing Bldgs 0 Proposed 1420
 Sq. Ft. of Lot / Parcel 8177.8
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____

OWNER INFORMATION:

Name Travis O'Connor
 Address 751 26 1/2 Rd
 City / State / Zip Grand Junction CO. 81506

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name Travis O'Connor
 Address 751 26 1/2 Rd
 City / State / Zip Grand Junction CO. 81506
 Telephone 261-2602 or 243-7400

***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-4 Maximum coverage of lot by structures 50%

SETBACKS: Front 20/25 from property line (PL) Permanent Foundation Required: YES NO _____

Side 7/3 from PL Rear 25/5 from PL Parking Requirement 2

Maximum Height of Structure(s) 35' Special Conditions _____

Voting District E Driveway Location Approval _____
 (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).

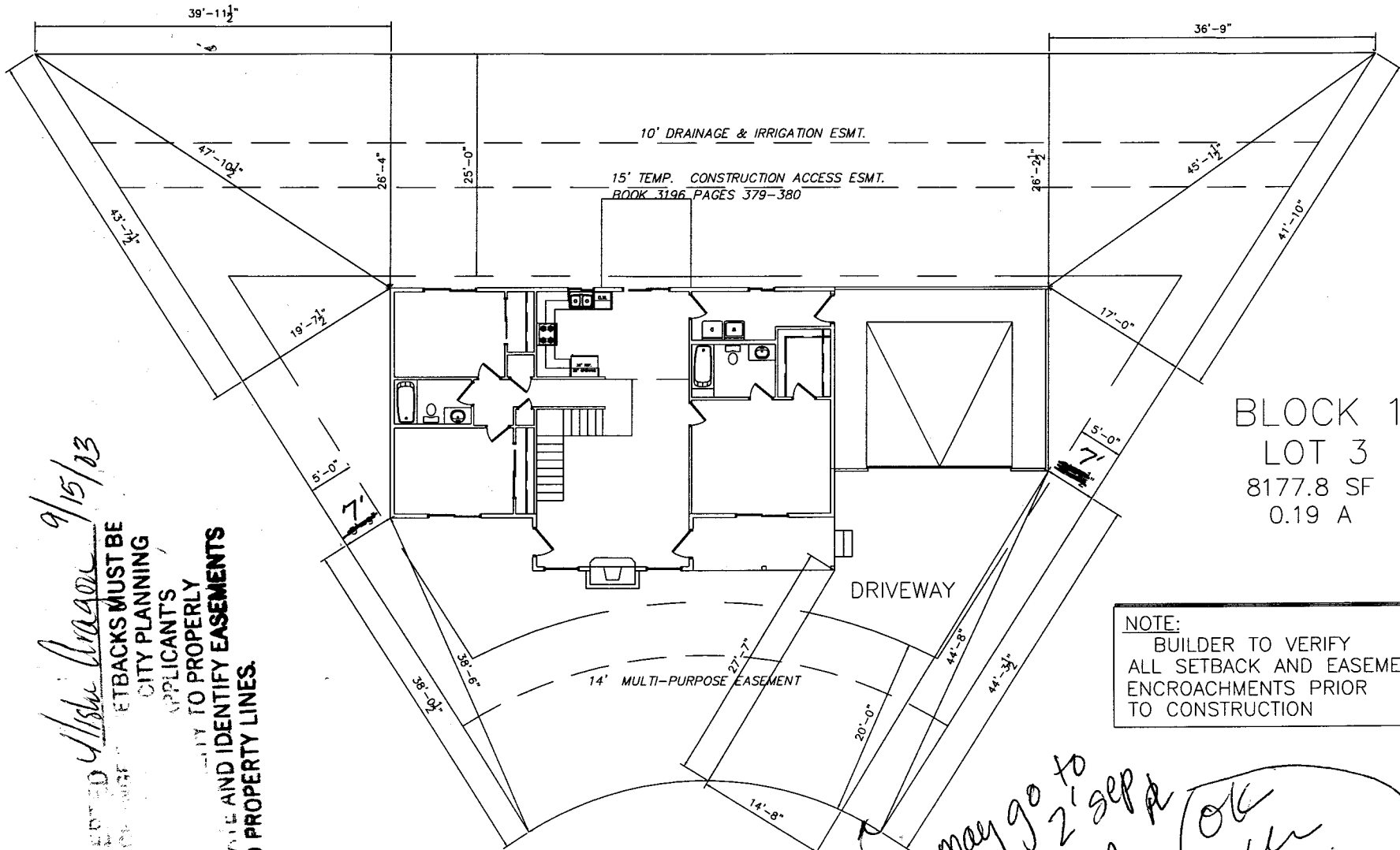
Applicant Signature Travis O'Connor Date 09-12-03

Department Approval Michelle Aragon Date 9/15/03

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

Utility Accounting Debi Overholt Date 9/15/03

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)



BLOCK 1
 LOT 3
 8177.8 SF
 0.19 A

NOTE:
 BUILDER TO VERIFY
 ALL SETBACK AND EASEMENT
 ENCROACHMENTS PRIOR
 TO CONSTRUCTION

ACCEPTED Alaska 9/15/03
**SETBACKS MUST BE
 CITY PLANNING
 APPLICANTS
 TO PROPERLY
 AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.**

*may go to
 2' sep
 from
 to straighten
 driveway*

*OK
 ur
 9/15/03*

ANIMAS CT.