

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

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 247 Animas Ct SQ. FT. OF PROPOSED BLDGS/ADDITION 2010'
TAX SCHEDULE NO. 2943-308-74-002 SQ. FT. OF EXISTING BLDGS None
SUBDIVISION Durango Acres TOTAL SQ. FT. OF EXISTING & PROPOSED 2010'
FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:
Before: None After: 1 this Construction
(1) OWNER Opportunity Homes INC NO. OF BUILDINGS ON PARCEL
Before: None After: 1 this Construction
(1) ADDRESS 2485 H Rd USE OF EXISTING BUILDINGS Residential Home
(1) TELEPHONE 241-9569 or 260-9900 DESCRIPTION OF WORK & INTENDED USE Residential Contact
(2) APPLICANT Damon L. Lane TYPE OF HOME PROPOSED:
(2) ADDRESS 2485 H Rd Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
(2) TELEPHONE 241-9569 or 260-9900 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
or _____ from center of ROW, whichever is greater
Side 7'/3' from PL, Rear 25'/5' from PL Parking Req'mt 2
Maximum Height 35' Special Conditions _____
"E" 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 Damon S. Lane Date May 17, 04
Department Approval GH Bayless/Henderson Date 5-18-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No <input checked="" type="checkbox"/>
Utility Accounting <u>Dobi Overholt</u>	Date <u>5/18/04</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

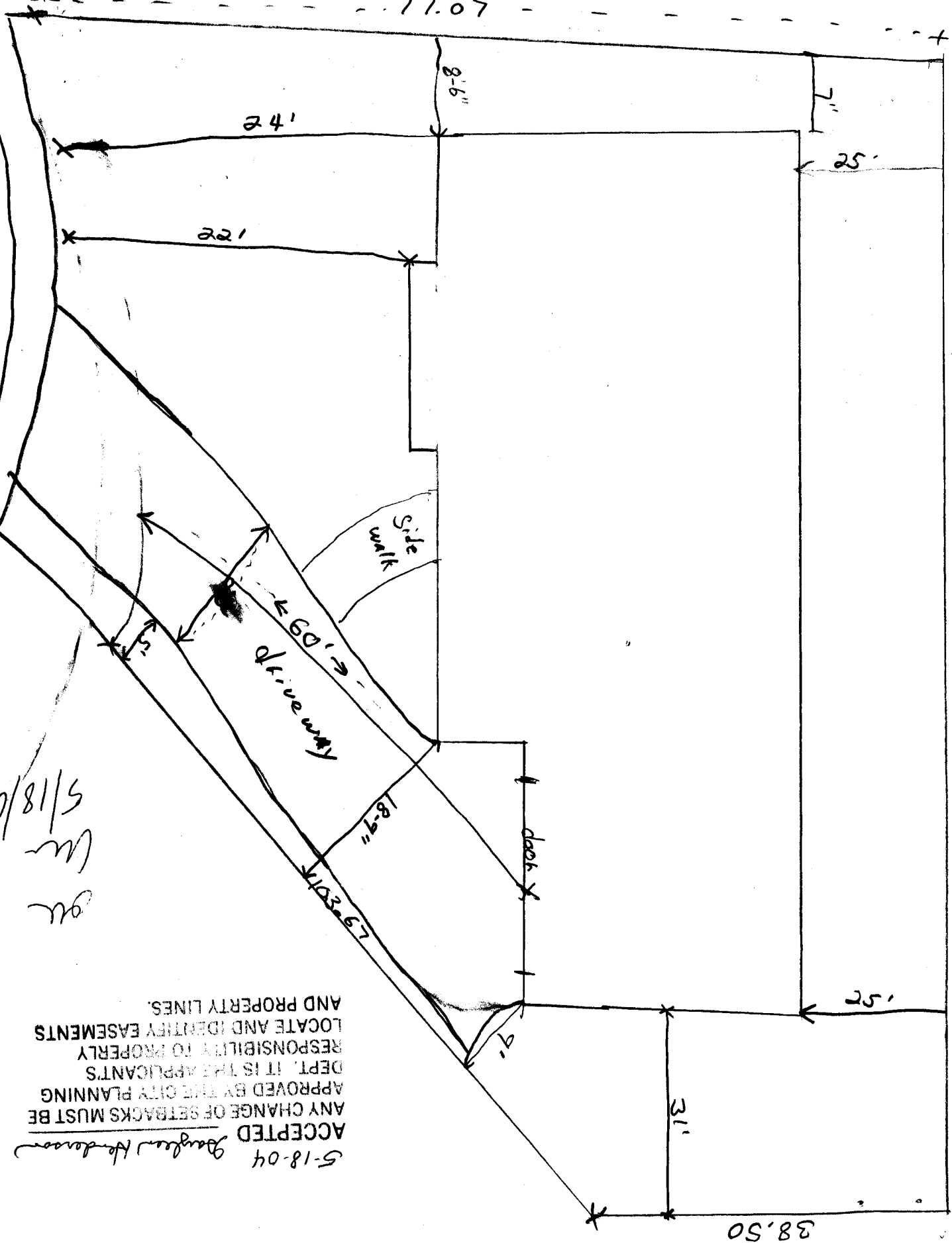
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

Animas CT

77.07

111.74

38.50



5/18/04
W
gk

5-18-04 Douglas Henderson
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANTS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.