

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

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

BLDG PERMIT NO. 86141



Your Bridge to a Better Community

BLDG ADDRESS 2851 FENEL ST. SQ. FT. OF PROPOSED BLDGS/ADDITION 1655
 TAX SCHEDULE NO. 2943-191-00-006 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION WHITE KILLOWS TOTAL SQ. FT. OF EXISTING & PROPOSED 1655
 FILING 1 BLK 7 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) OWNER 775 LLC USE OF EXISTING BUILDINGS N/A
 (1) ADDRESS 775 S. SEDONA COURT
GRAND JUNCTION, CO DESCRIPTION OF WORK & INTENDED USE SFR
 (1) TELEPHONE _____ TYPE OF HOME PROPOSED:
 (2) APPLICANT MOGENSEN + ASSOC. Site Built _____ Manufactured Home (UBC)
 (2) ADDRESS 2475 PHEASANT TRAIL G. _____ 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 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 Foundation design req'd by eng.
 CENSUS 8 TRAFFIC 60 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).

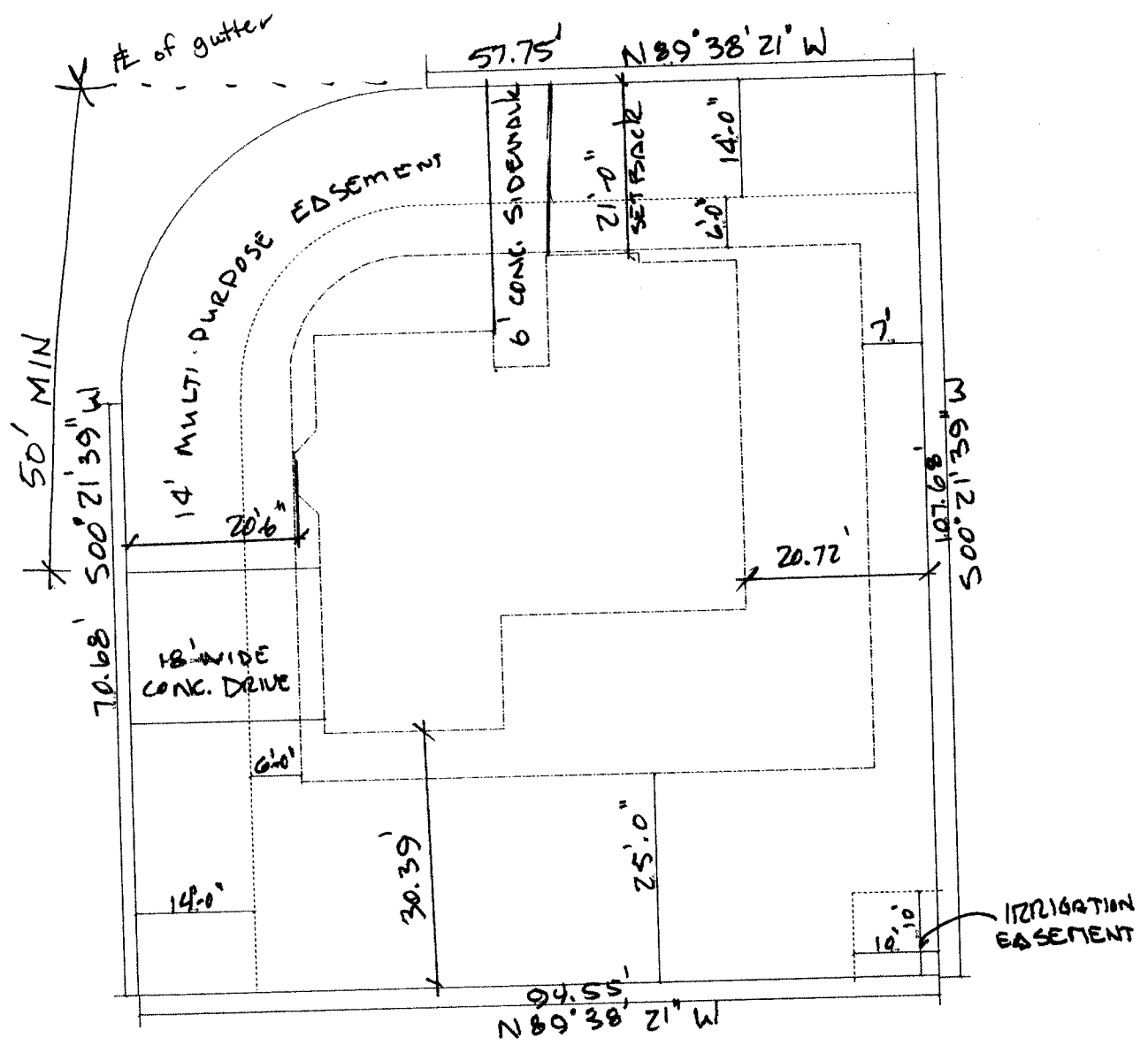
Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 9/11/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15298</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>9/11/02</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)

9/11/02
 ACCEPTED *Clay Wilson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENT
 AND PROPERTY LINES



MOGENSEN & ASSOCIATES
 2475 PLEASANT TRAIL COURT
 GRAND JUNCTION, CO. 81506
 244-7067

WV
 9/15/02
 2851 FENEL ST.
 WHITE WILLOW SUBDIVIS
 2943-191-00.006