

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Building Address 246 OPAIC COURT
 Parcel No. 2943-303-74-015
 Subdivision EUROPEO ACRES
 Filing Z Block 1 Lot 15

No. of Existing Bldgs 0 Proposed 1
 Sq. Ft. of Existing Bldgs 0 Proposed 1644
 Sq. Ft. of Lot / Parcel 8000
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 2073

OWNER INFORMATION:

Name MOGENSEN & ASSOC., LLC
 Address 2475 PLEASANT TRAIL CT.
 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 MOGENSEN & ASSOC., LLC
 Address 2475 PLEASANT TRAIL CT.
 City / State / Zip GRAND JUNCTION, CO 81506
 Telephone 241-7067

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

NOTES: _____

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 _____
 Side 7' from PL Rear 25' from PL Parking Requirement 2
 Maximum Height of Structure(s) 35' Special Conditions _____
 Voting District E Driveway Location Approval CM
 (Engineer's Initials)

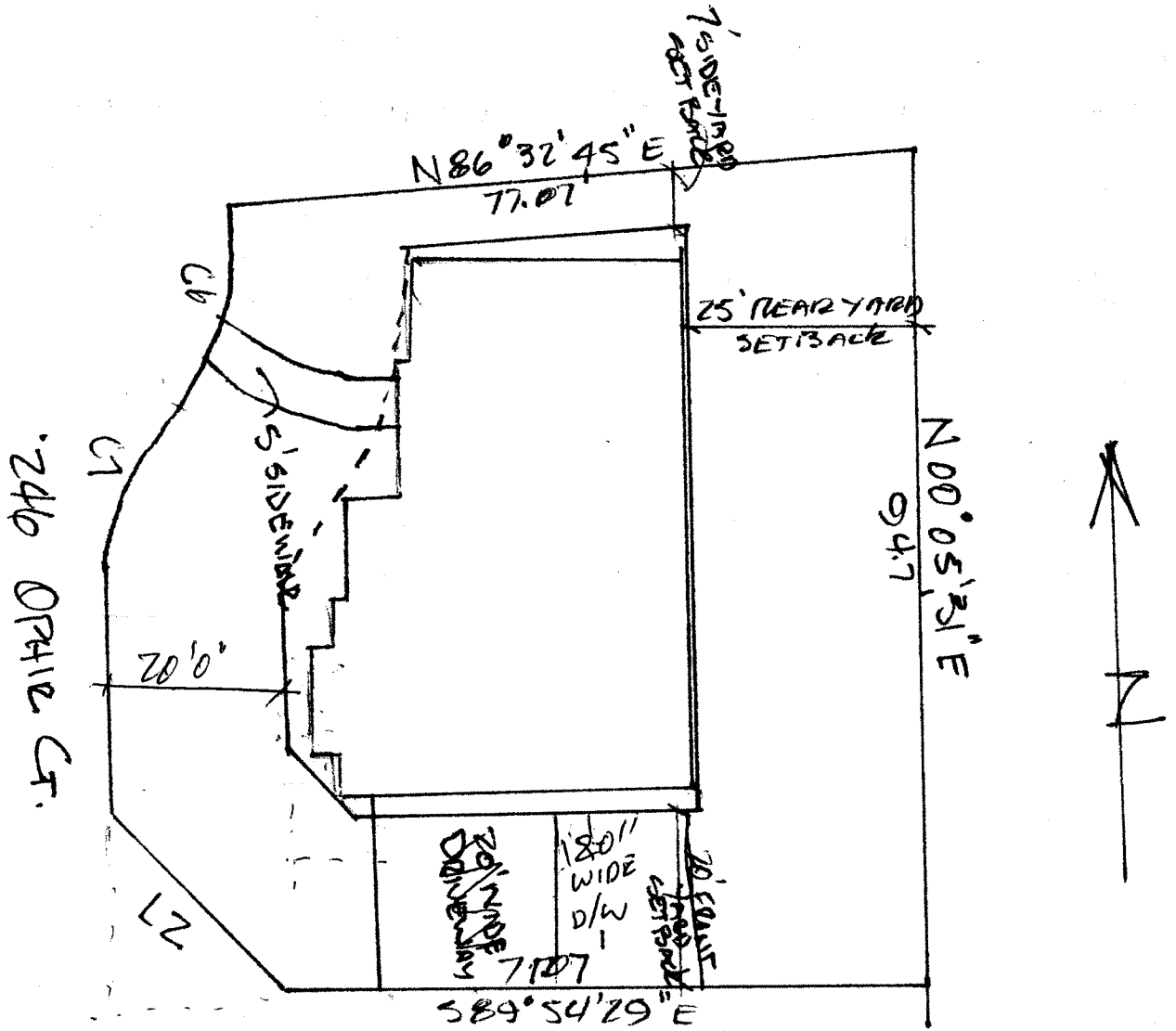
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 8.4.04
 Department Approval [Signature] Date 8-18-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PL AMSD</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/18/04</u>		

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)



8-18-04

Dayleen Henderson

ACCEPTED
 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.

ACORN AVE

drive
 ok
 as noted
 bll
 8/14/04

MOGENSEN & ASSOC., LLC
 2475 PHEASANT TRAIL CT.
 GRAND JUNCTION CO. 81506
 241-7067

246 OPHÉE CT.
 DURANGO ACRES
 GRAND JUNCTION, CO
 LOT 15, Block 1, Frame 1
 2943-303-74-015