

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 2976 KICKAPOO
 Parcel No. ~~2943-394-00-102~~ 2943-294-024
 Subdivision CHIPETA GLEN
 Filing 1 Block 3 Lot 24

No. of Existing Bldgs — No. Proposed 1
 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1900
 Sq. Ft. of Lot / Parcel 10,500
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) — 3576 SF
 Height of Proposed Structure 20'

OWNER INFORMATION:

Name MOGENSEN & ASSOCIATES, LLC
 Address 245 ANIMAS CT.
 City / State / Zip GRAND JUNCTION, CO 81503

DESCRIPTION OF WORK & INTENDED USE:

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

APPLICANT INFORMATION:

Name MOGENSEN & ASSOCIATES, LLC
 Address 245 ANIMAS CT.
 City / State / Zip GRAND JUNCTION CO 81503
 Telephone 241-7067 270-7748

***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 <u>RSF-4</u>	Maximum coverage of lot by structures <u>50%</u>
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Side <u>7'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>
Maximum Height of Structure(s) <u>35'</u>	Special Conditions _____
Voting District <u>"E"</u> Driveway Location Approval <u>TRAD</u> (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 Aug. 11, '05
 Department Approval [Signature] Date 8-29-05

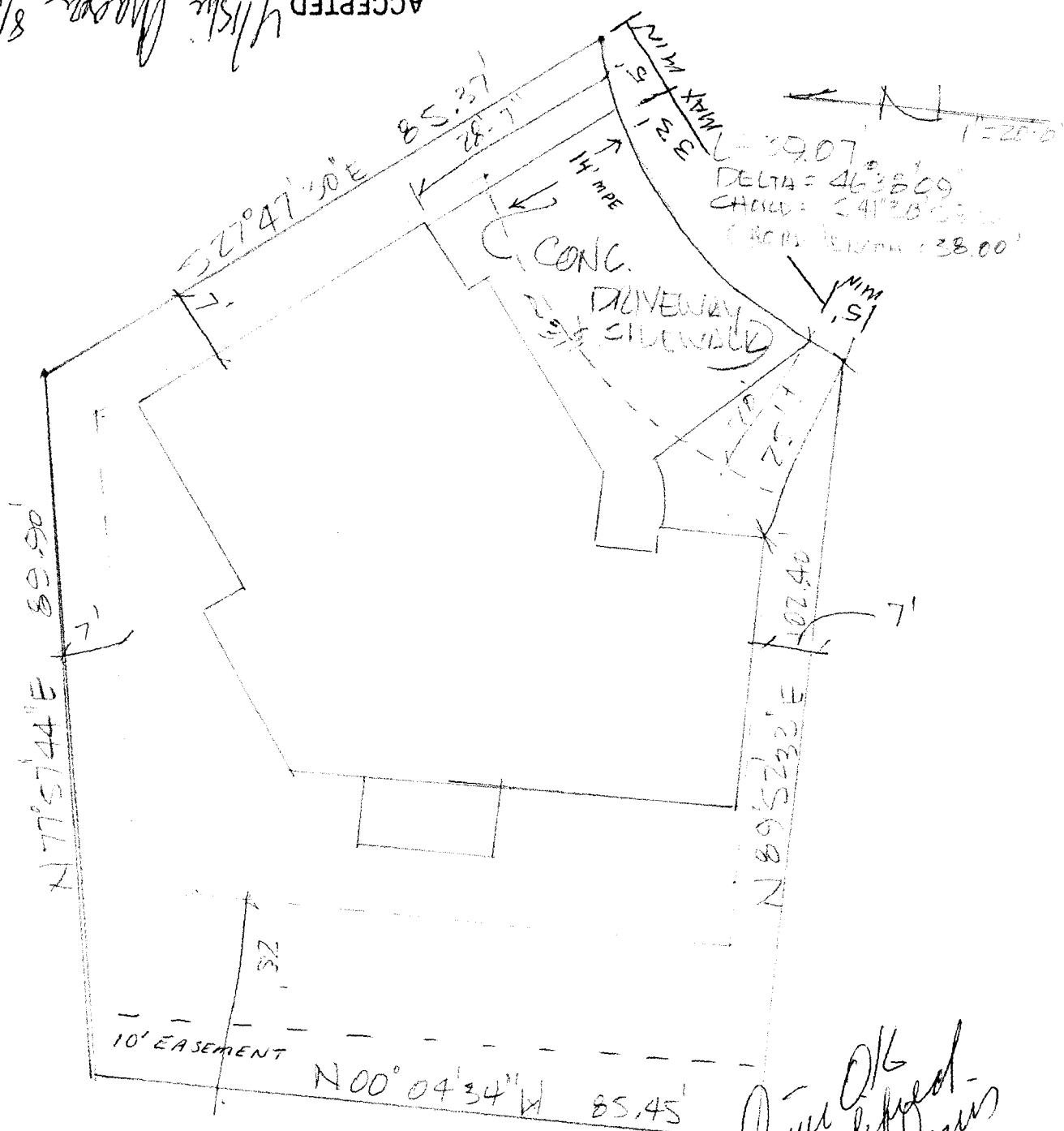
Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	W/O No. <u>PL map</u>
Utility Accounting <u>[Signature]</u>	Date <u>8/29/05</u>	

2976 KICKAPOO CT.
 CHIFETA GLEN SUB
 MOHENSEN - ASSOCIATES, LLC
 241-7067 270-7148

PARCEL NO 2943-394-00-TR
 LOT 24, Pk 3, FUNK 1

ACCEPTED
 Miss. Moore
 8/29/05

ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT AND THE APPLICANTS
 ASSUME RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Drawn O/K
 as modified
 Rick Davis
 8-12-05