

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

1539 **PLANNING CLEARANCE**
 (Single Family Residential and Accessory Structures)
 440. **Community Development Department**

BLDG PERMIT NO. _____

Building Address 2977 COMANCHE CT No. of Existing Bldgs — No. Proposed 1
 Parcel No. 2943-294-28-014 Sq. Ft. of Existing Bldgs — Sq. Ft. Proposed 1906
 Subdivision CAHETA GLEN Sq. Ft. of Lot / Parcel 9132
 Filing 1 Block 3 Lot 14 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 3550
 Height of Proposed Structure 21 FT.

OWNER INFORMATION:

Name MOGENSEN & ASSOCIATES, LLC
 Address 245 ANITAS COURT
 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 ANITAS COURT
 City / State / Zip GRAND JUNCTION CO 81503
 Telephone 241-7067 242-0865

***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 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 JAT
 (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).

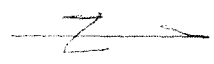
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date AUG. 11, '05
 Department Approval [Signature] Date 3-21-06

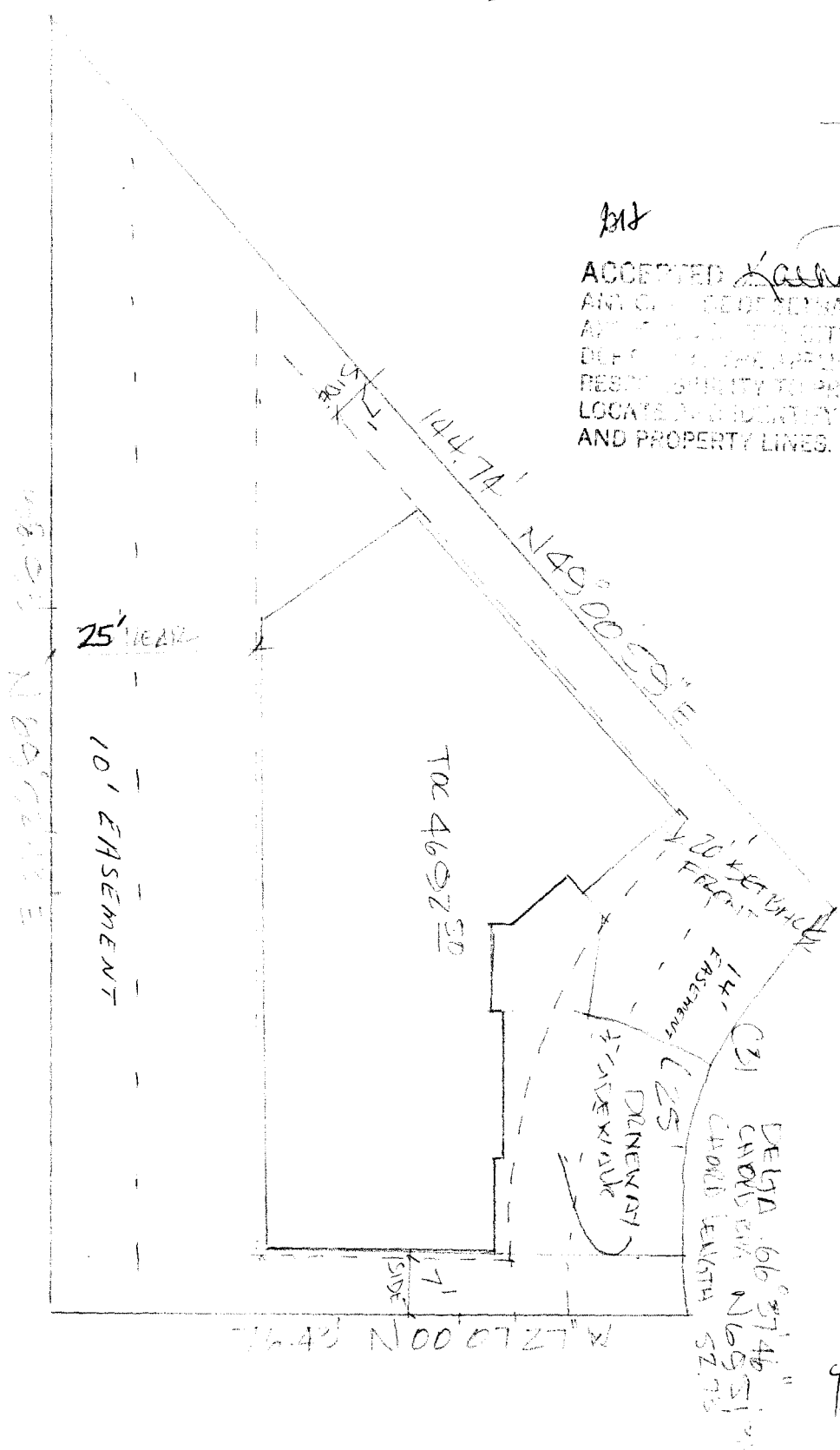
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. paid @ OMSD
 Utility Accounting Kate Cleburny Date 3/21/06

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)

2977 COMANCHE CT.
 CHIPETA GLEN SUB
 11/18/2004 & 11/10/2005
 241-7065 290-7748
 PALCEL No 29d3-29d-88-114
 LOT 14, Blk 3, FILING 1



ACCEPTED *Kenny Nadeau* 3/21/06
 ANY OTHER EASEMENTS MUST BE
 APPROVED BY CITY PLANNING
 DEPARTMENT. APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



Dave OK
Trick Harris
 8-12-05