

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

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

BLDG PERMIT NO. \_\_\_\_\_



Building Address 247 VALLECITO CT.  
 Parcel No. 2943-303-74-022  
 Subdivision DURANGO ACRES  
 Filing 2 Block 1 Lot 22

No. of Existing Bldgs 0 Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Proposed 1548  
 Sq. Ft. of Lot / Parcel 8000 SF (APPROX.)  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 6000 SF 33%

**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 241-7060

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 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 RSE-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 RAJ  
 (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 4/26/04  
 Department Approval [Signature] Date 5/24/04

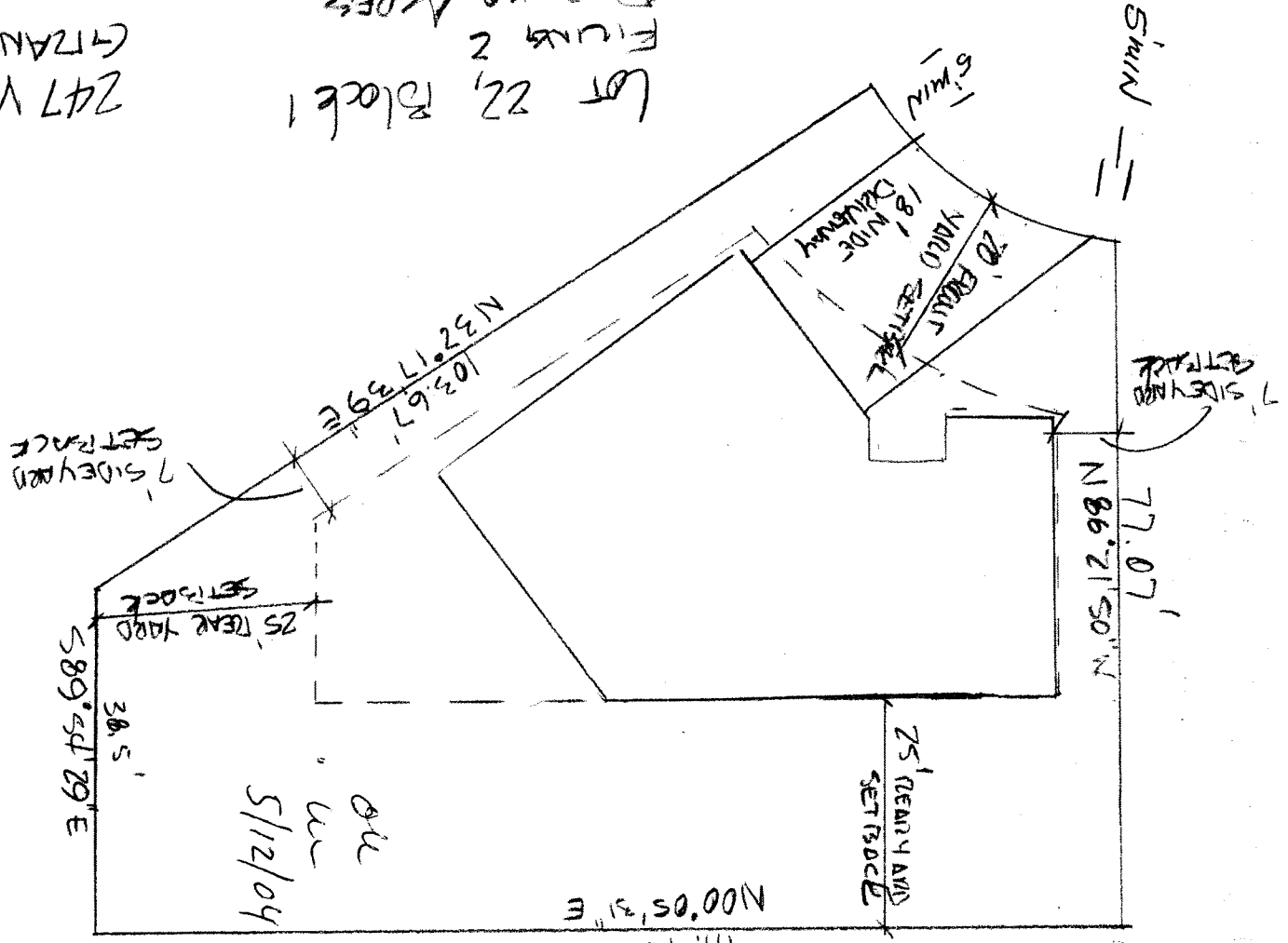
Additional water and/or sewer tap fee(s) are required: YES  NO  W/O No. 6050 # 4587  
 Utility Accounting [Signature] Date 5-24-04

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)

TAX SCHED. NO:  
2943.303-74-022

247 VALLECITO CT  
GRAND JUNCTION CO

LOT 22, Block 1  
FIGURE 2  
DURANGO AREA



MORGENSEN & ASSOC, LLC  
2475 PLEASANT TRAIL CT.  
GRAND JUNCTION, CO 81506  
741-7067  
270-7708

*Handwritten signature and date:*  
5-24-04

ACCEPTED SLC 5/24/04  
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

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