

FEE \$	10.00
TCP \$	0
SIF \$	292.00

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

BLDG PERMIT NO. 83607



Your Bridge to a Better Community

BLDG ADDRESS 668 Jubilee Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 4237
 TAX SCHEDULE NO. 2945-021-18-005 SQ. FT. OF EXISTING BLDGS 0
~~2945-012-00-017~~
 SUBDIVISION Cherry Hill TOTAL SQ. FT. OF EXISTING & PROPOSED 4237
 FILING - BLK - LOT 5 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER DENNIS LUCCAO NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS P.O. Box 1925 USE OF EXISTING BUILDINGS S/F
 (1) TELEPHONE 243-6471 DESCRIPTION OF WORK & INTENDED USE NEW RESIDENCE
 (2) APPLICANT L6D Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS P.O. Box 1925 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 243-6471 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 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 _____
 CENSUS 10 TRAFFIC 20 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 3-12-2002
 Department Approval [Signature] Date 3-18-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/ON <u>14666</u>
Utility Accounting <u>[Signature]</u>			Date <u>3-18-02</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

