

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

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

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



Your Bridge to a Better Community

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BLDG ADDRESS 534 Lucas Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1720  
 TAX SCHEDULE NO. 2945-073-00-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION DK Lucas TOTAL SQ. FT. OF EXISTING & PROPOSED 1720  
 FILING 1 BLK 1 LOT 6 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER Peak Construction Spec. NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) ADDRESS 2347 S Rin Dr. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family  
 (2) APPLICANT Milo R Johnson TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2347 S Rin Dr.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 (2) TELEPHONE 255-8010 \_\_\_\_\_ 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  NO \_\_\_\_\_  
 or \_\_\_\_\_ from center of ROW, whichever is greater  
 Side 7' from PL, Rear 25' from PL Parking Req't 2  
 Maximum Height 35' Special Conditions Expies 7/2/05  
 CENSUS A TRAFFIC \_\_\_\_\_ ANNX# \_\_\_\_\_

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 6/24/04  
 Department Approval [Signature] Date 7/2/04

Additional water and/or sewer/tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>17421</u>
Utility Accounting <u>[Signature]</u>		Date	<u>7-2-04</u>

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

534 Lucas Ct.

ACCEPTED @ 7/8/09  
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.

