

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

BLDG ADDRESS 535 Lucas Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1935
 TAX SCHEDULE NO. 2445-073-00-002 SQ. FT. OF EXISTING BLDGS _____
 SUBDIVISION D K Lucy TOTAL SQ. FT. OF EXISTING & PROPOSED 1935
 FILING 1 BLK 1 LOT B NO. OF DWELLING UNITS:
 Before: ~~2~~ After: 1 this Construction
 (1) OWNER Peak Construction Specialist NO. OF BUILDINGS ON PARCEL
 Before: _____ After: 1 this Construction
 (1) ADDRESS 2347 South Rin Dr. USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT M. 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'mt 2
 Maximum Height 35' Special Conditions Expires 7/2/05
 CENSUS A TRAFFIC _____ 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 _____ Date 6/26/04
 Department Approval Faye Hall Date 7/2/04

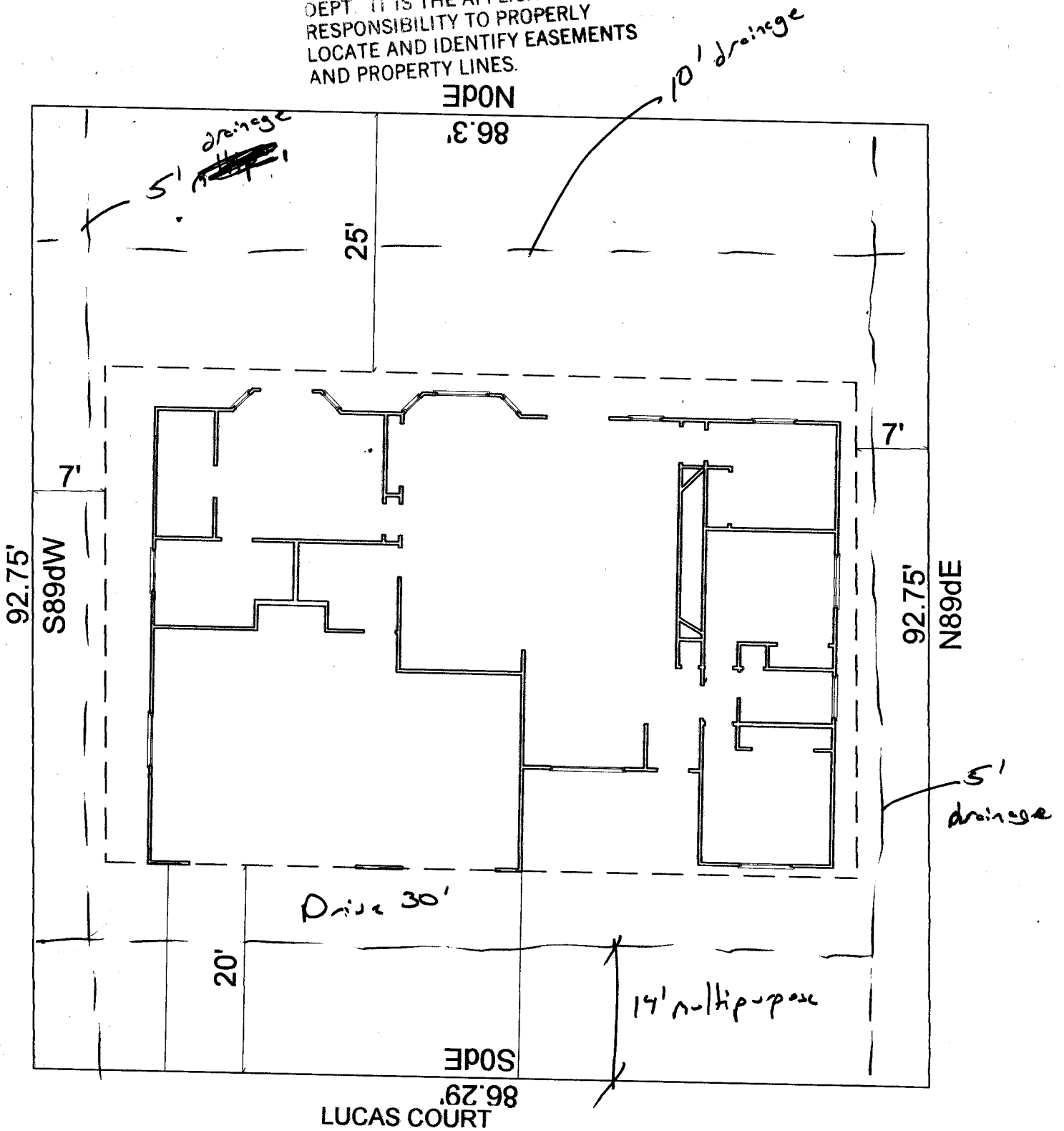
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17419</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-2-04</u>		

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)

535 Lucas Ct.

ACCEPTED *C. Jay Hall* 7/2/04
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.



on
on
6/28/04