

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 536 Lucas Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1678

TAX SCHEDULE NO. 2945-073-00-002 SQ. FT. OF EXISTING BLDGS —

SUBDIVISION D R Lucas TOTAL SQ. FT. OF EXISTING & PROPOSED 1678

FILING 1 BLK 1 LOT 5 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 2377 S R. in D. USE OF EXISTING BUILDINGS —

(1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single Family

(2) APPLICANT M. Johnson TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify) _____

(2) ADDRESS 2377 S R. in D.

(2) TELEPHONE 255-8010

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 _____ ANN# _____

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 6/26/09

Department Approval BH C. Faye Hall Date 7/2/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17424</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-209</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)

5' drainage easement 36 Lucas

10' drainage easement

5' drainage easement

123.27'
S0d 50'E

92.75'
N89d 10'E

40.43'
S89d 10'W

7'

Drive
24

20'

57.18'
N0d 50'W

24.73'
N39d 1'W

68.69'
748'

Lucas Ct.

14' multi purpose easement

20'

Lucas Ct.

or
w
6/28/04

ACCEPTED *Jaloy*
Jane Hall
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.