

FEE \$ <u>10.00</u>
TCP \$ <u>500.00</u>
SIF \$ <u>292.00</u>

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

538 Lucas Ct.
 BLDG ADDRESS ~~538 Lucas Ct.~~ SQ. FT. OF PROPOSED BLDGS/ADDITION 1964
 (Parent)
 TAX SCHEDULE NO. 2945-0-13-00-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION DK Lucas TOTAL SQ. FT. OF EXISTING & PROPOSED 1964
 FILING 1 BLK 1 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Peck Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2347 South Riva Drive USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 255-9010 DESCRIPTION OF WORK & INTENDED USE Single Family
 (2) APPLICANT Milo Johnson TYPE OF HOME PROPOSED:
 (2) ADDRESS 255-0010 Site Built Manufactured Home (UBC)
 (2) TELEPHONE 2347 South Riva Drive 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 5090
 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 _____
A CENSUS _____ TRAFFIC _____ ANNEX# _____

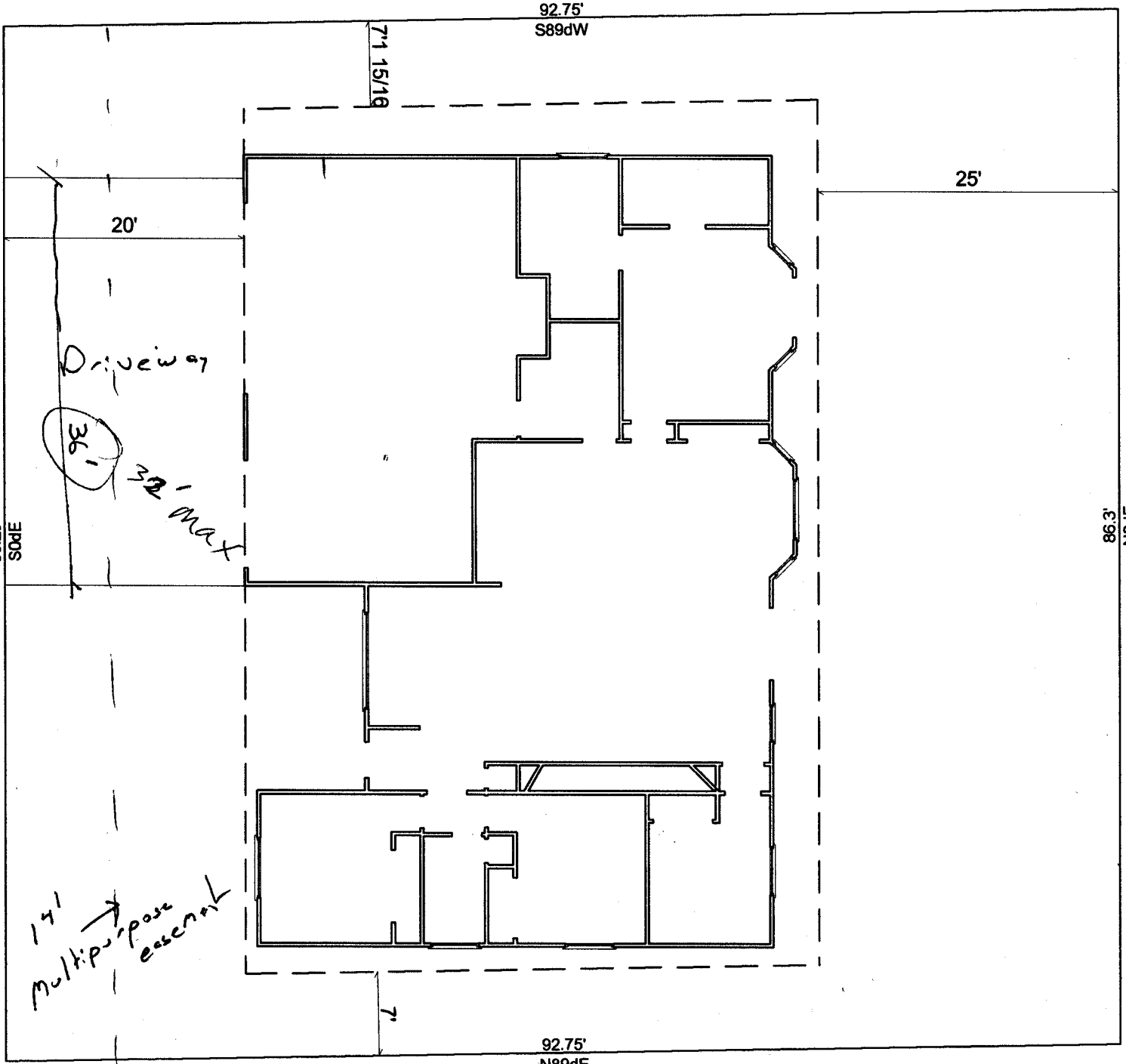
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 4/10/04
 Department Approval J.H. Gaylen Henderson Date 4-19-04

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/>	NO	W/O No. <u>17167</u>
Utility Accounting <u>Kate's home</u>	Date <u>4/19/04</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)



Lucas County
86.29' S04E

86.3' N04E

Approved as noted
4/15/04
W

4-19-04 Gayle Henderson
ACCEPTED
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.