

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 539 Lucas Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1935
 TAX SCHEDULE NO. 2945-073-00-002 SQ. FT. OF EXISTING BLDGS —
 SUBDIVISION D K Lucas TOTAL SQ. FT. OF EXISTING & PROPOSED 1935
 FILING 1 BLK 1 LOT 10 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 Rln 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 Rln 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 _____ 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 _____ Date 6/26/09
 Department Approval [Signature] Date 7/2/04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>17426</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-2-04</u>		

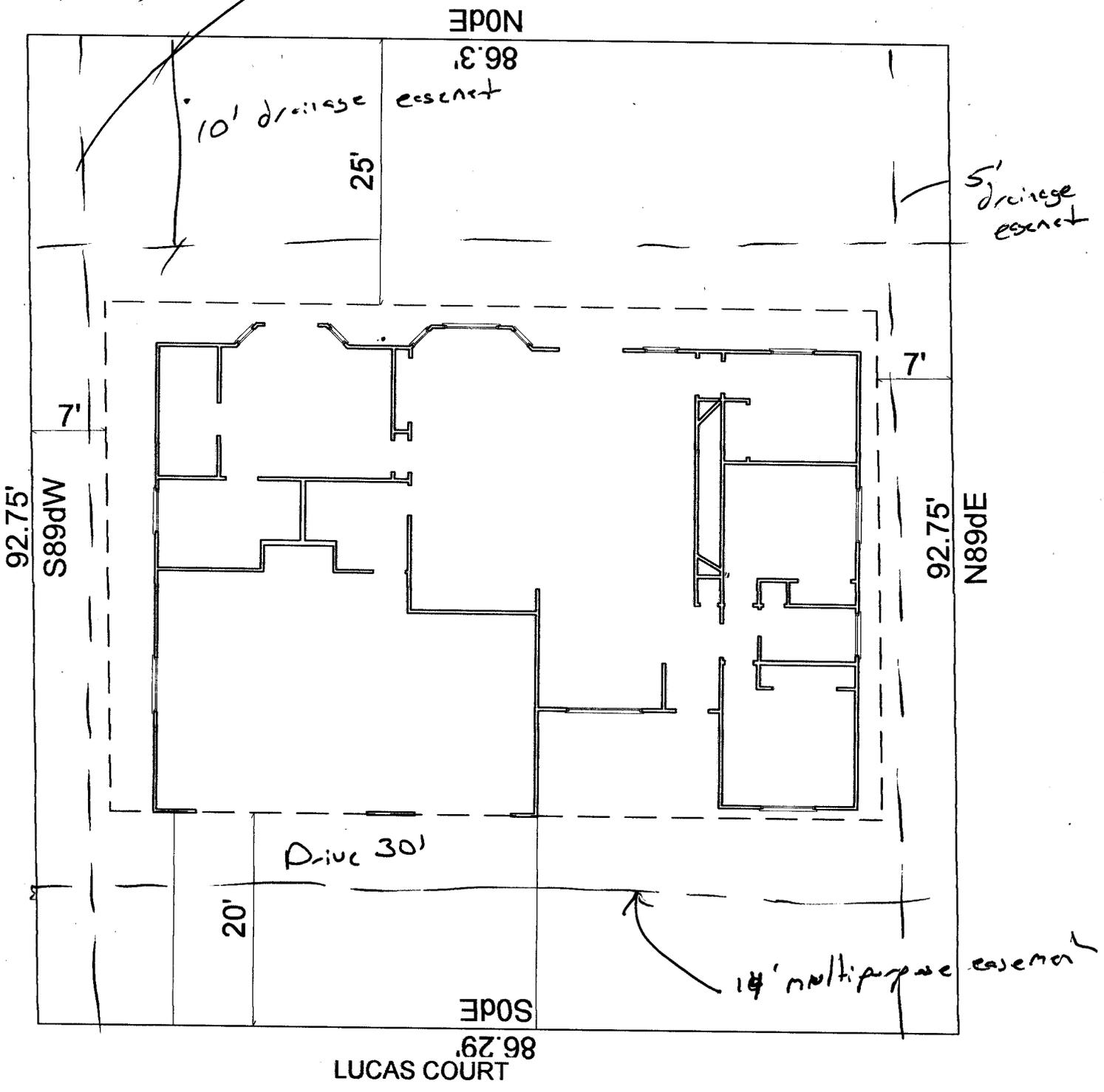
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

539 Lucas Ct

ACCEPTED *C-7* *7/2/04*
Faye 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.

5' drainage easement



LUCAS COURT
86.29'
SODE

al
uu
6/28/04