

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 541 Lucas Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1935
Parent

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

SUBDIVISION P K Lucas TOTAL SQ. FT. OF EXISTING & PROPOSED 1935

FILING 1 BLK 1 LOT 11 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 R. A 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:
 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 2347 S R. A Dr.

(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

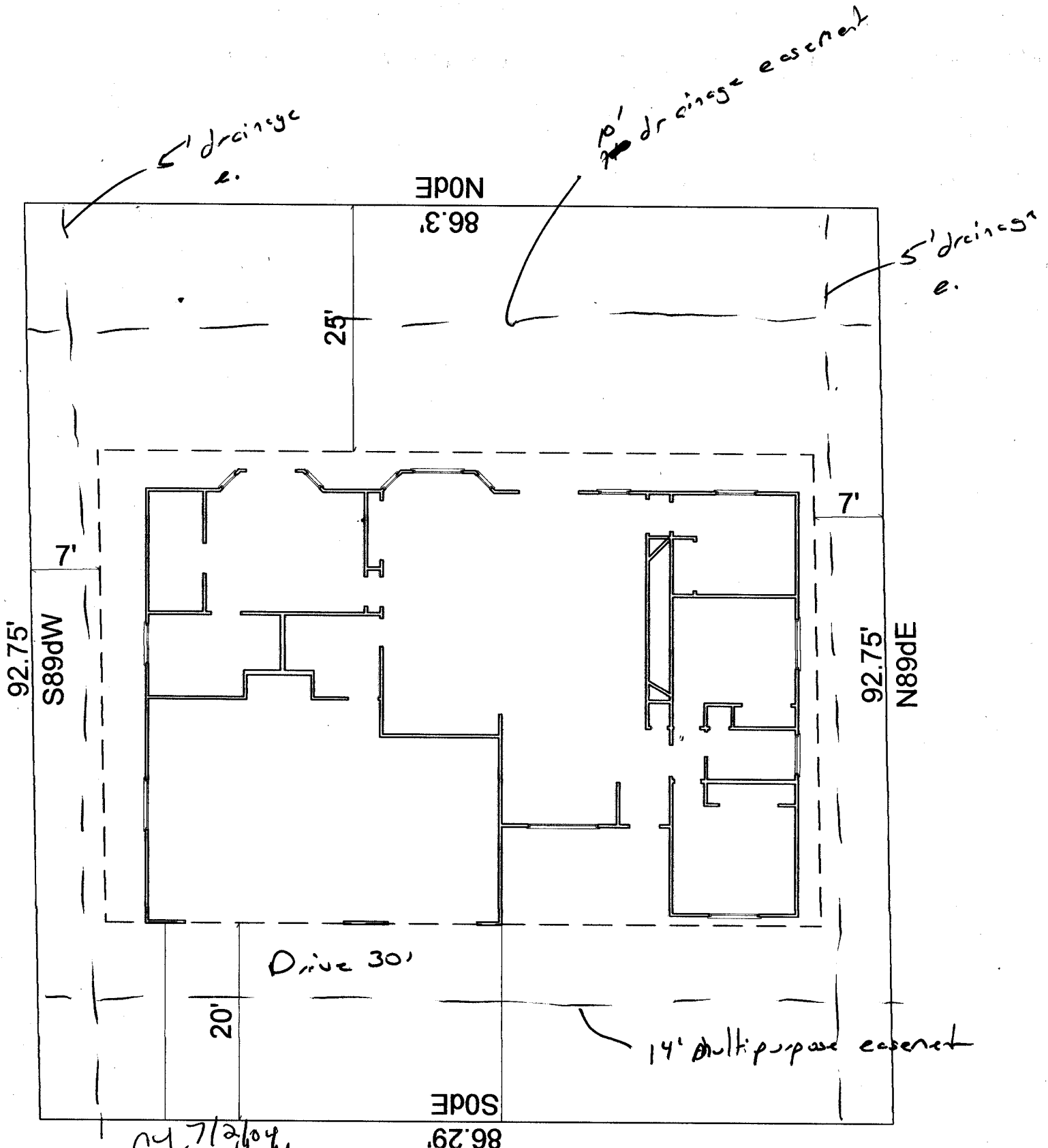
Department Approval [Signature] Date 7/2/09

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>0428</u>
Utility Accounting <u>[Signature]</u>	Date <u>7-26-09</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)

541 Lucas Ct.



ACCEPTED *Cy 7/2/04*
Jay Hall
 LUCAS COURT 86.29' SOPE

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.

ce
lu
 6/28/04