

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 542 Lucas Ct. SQ. FT. OF PROPOSED BLDGS/ADDITION 1935  
 TAX SCHEDULE NO. 2945-073-00-002 SQ. FT. OF EXISTING BLDGS \_\_\_\_\_  
 SUBDIVISION PK Lucas TOTAL SQ. FT. OF EXISTING & PROPOSED 1935  
 FILING 1 BLK 1 LOT 2 NO. OF DWELLING UNITS:  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) OWNER Peak Const. Specialists NO. OF BUILDINGS ON PARCEL  
 Before: \_\_\_\_\_ After: 1 this Construction  
 (1) ADDRESS 2347 S Rin Dr. USE OF EXISTING BUILDINGS \_\_\_\_\_  
 (1) TELEPHONE 255-8010 DESCRIPTION OF WORK & INTENDED USE Single family  
 (2) APPLICANT Milo Johnson TYPE OF HOME PROPOSED:  
 (2) ADDRESS 2347 S Rin Dr.  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 255-8010 \_\_\_\_\_ 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 \_\_\_\_\_ 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 6/26/04  
 Department Approval [Signature] Date 7/2/04

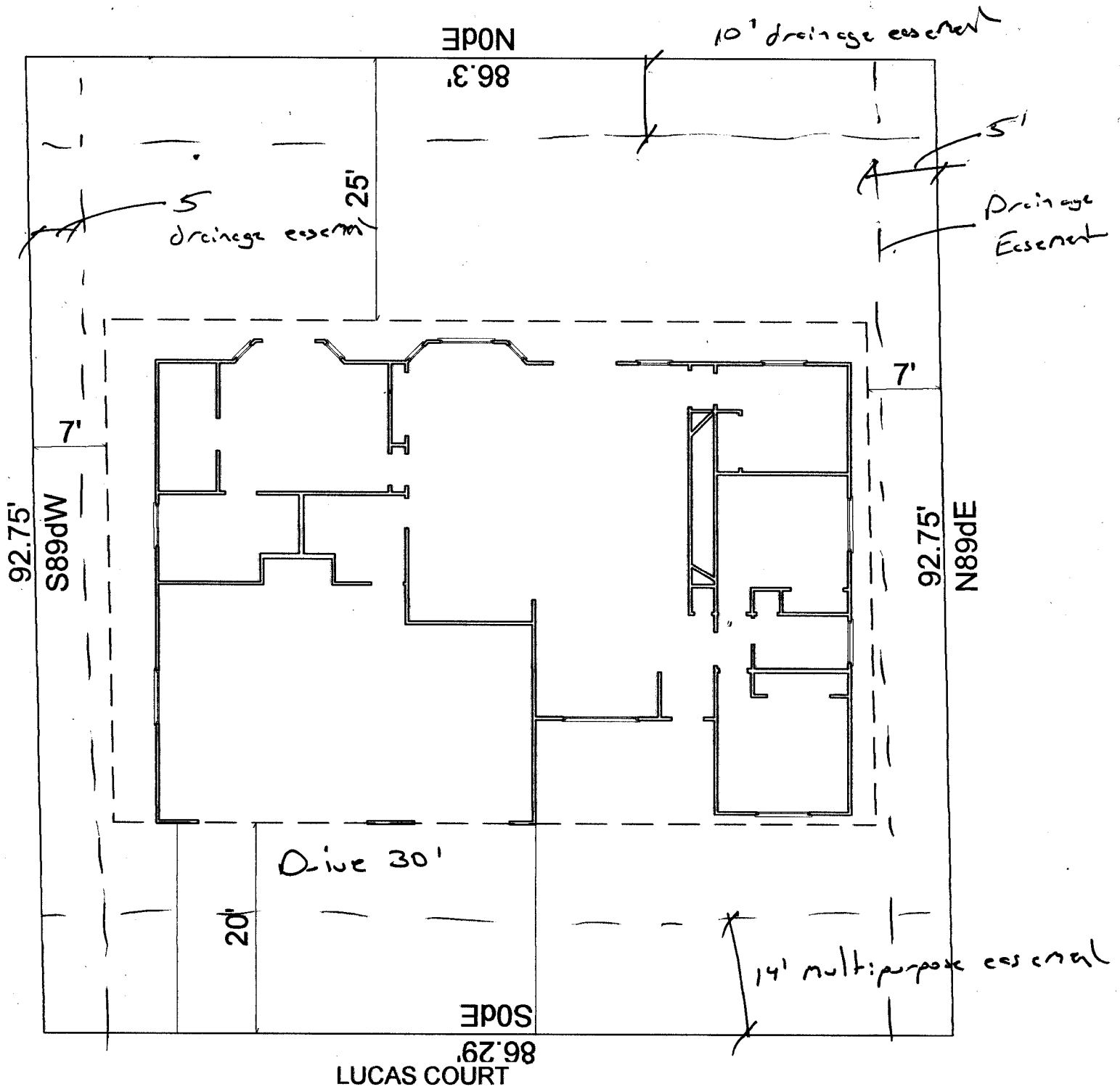
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>77422</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>7-20-04</u>

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)

542 Lucas Ct.

7/2/04  
ACCEPTED C. 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.



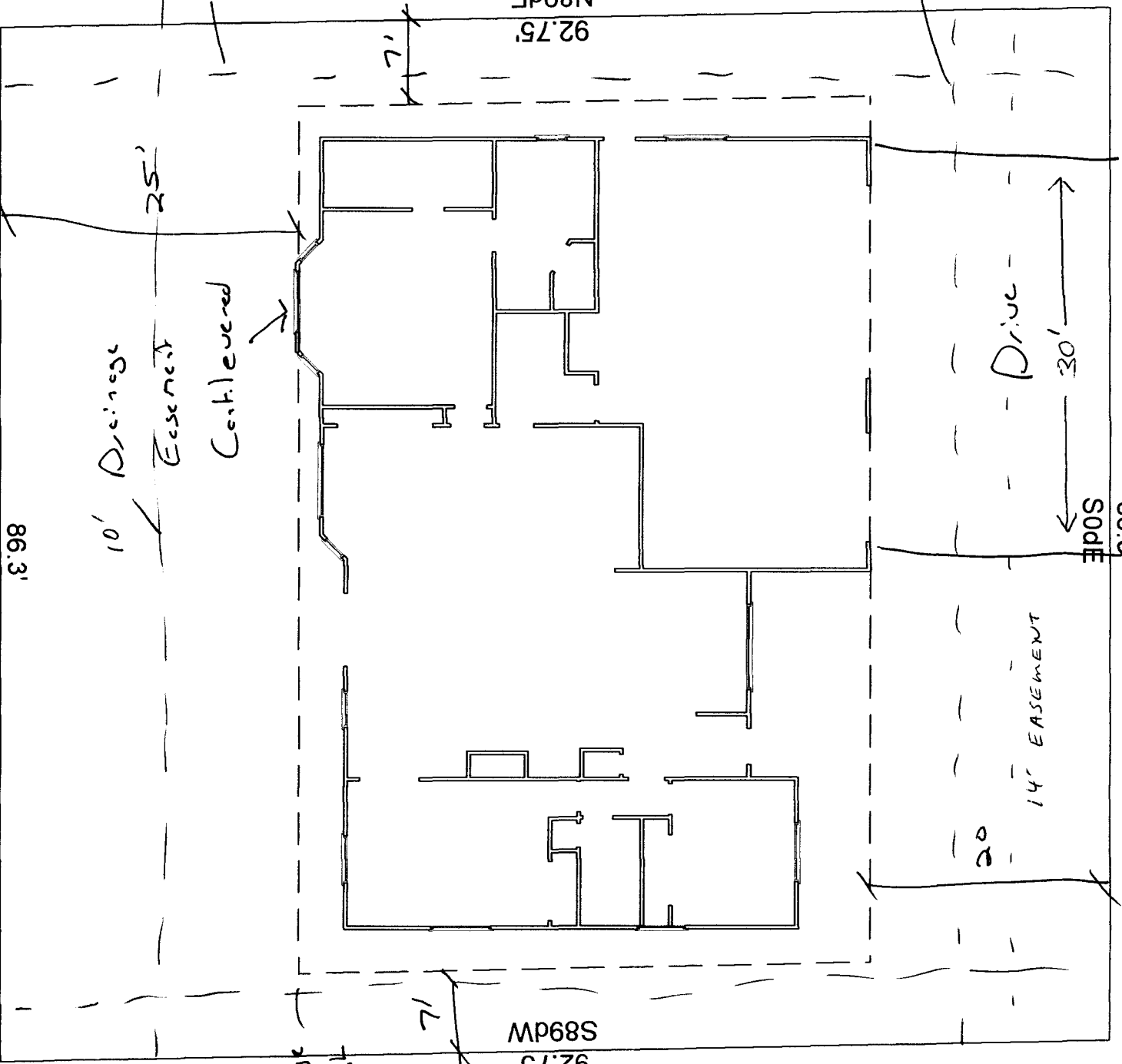
or  
u  
6/28/04

542 Lucas Ct

ACCEPTED 10-6-04  
Jagyeon Henderson  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANTS RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

10/9/04  
WJL

14' Multipurpose



86.3' Lucas Ct

86.3' NODE

92.75' N89DE

92.75' S89DW