

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

TAX SCHEDULE NO. Percent 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 12 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 South Rim Dr. USE OF EXISTING BUILDINGS \_\_\_\_\_

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

(2) APPLICANT Milo R Johnson TYPE OF HOME PROPOSED:  
 Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 \_\_\_\_\_ Other (please specify) \_\_\_\_\_

(2) ADDRESS 2347 S Rim 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 \_\_\_\_\_

CENSUS A 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).

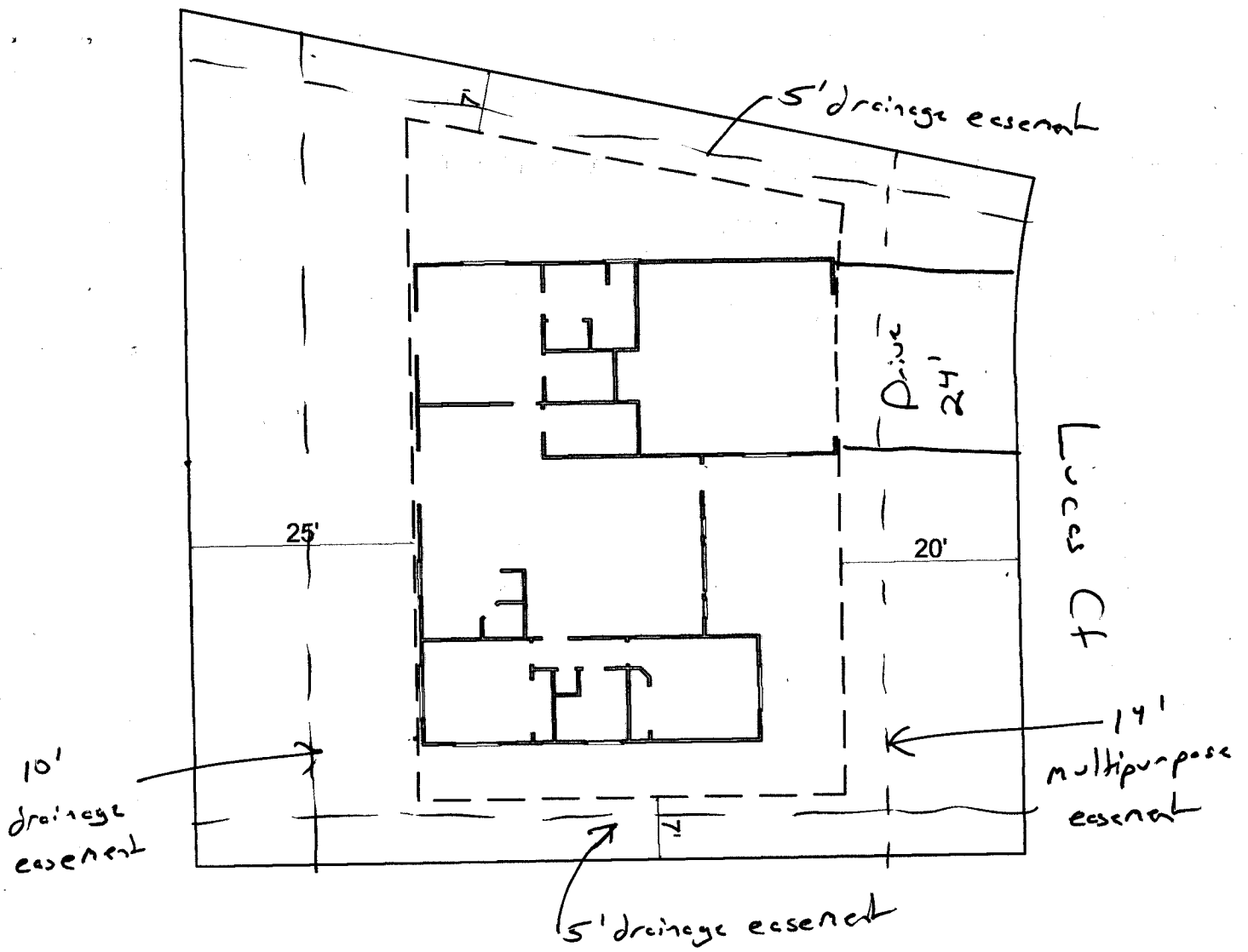
Applicant Signature \_\_\_\_\_ Date 6/26/04

Department Approval Blc Jay Hall Date 7/2/04

Additional water and/or sewer tap fee(s) are required:	<input checked="" type="checkbox"/> YES	<input type="checkbox"/> NO	W/O No <u>17425</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)

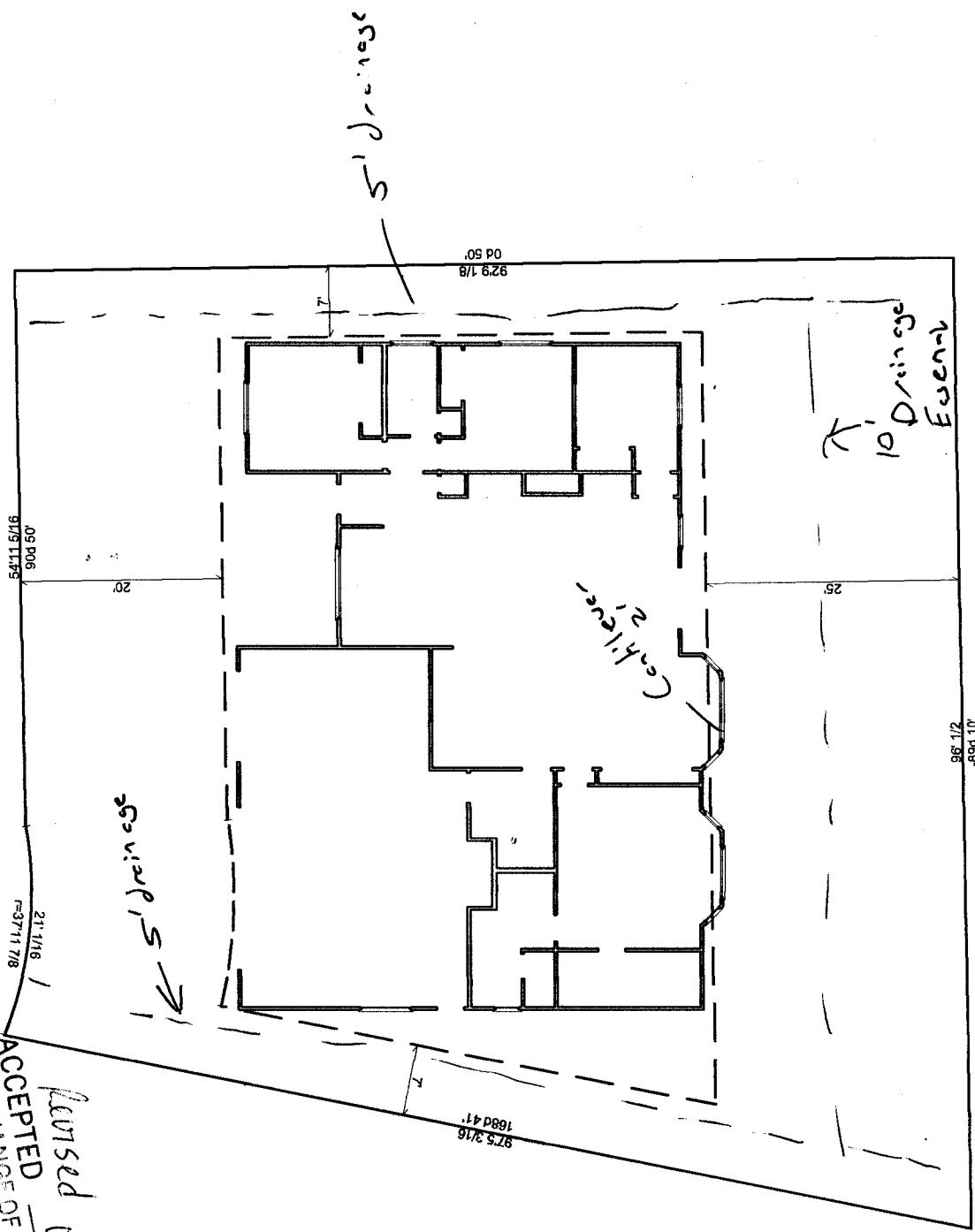
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)



ACCEPTED *C. J. Taylor*  
*C. J. Taylor*  
 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.

*car*  
*6/29/04*

543 Lucas



Accepted *Chelle Moore* 9/17/09  
 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.