

Tose F. Lucero

FEE \$	10 <sup>00</sup>
TCP \$	-
SIF \$	-

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
**Public Works & Planning Department**

BLDG PERMIT NO. M

Building Address 455 LOREY DRIVE No. of Existing Bldgs 1 No. Proposed 1  
 Parcel No. 2945-101-09-001 Sq. Ft. of Existing Bldg 2350 Sq. Ft. Proposed 2700  
 Subdivision Pemona View Sq. Ft. of Lot / Parcel 12590  
 Filing 2nd Block 1 Lot Sec(1) Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) 347 acres SAME "Existing Slab"  
 Height of Proposed Structure 12'

**OWNER INFORMATION:**

Name Tose E Lucero  
 Address 455 Lorey Dr  
 City / State / Zip Ct JF 81505

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel
- Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name \_\_\_\_\_  
 Address SAME  
 City / State / Zip \_\_\_\_\_  
 Telephone 970 433-2875

**\*TYPE OF HOME PROPOSED:**

- Site Built
- Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): \_\_\_\_\_

NOTES: New breakfast room on an existing slab

**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 PLANNING STAFF**

ZONE R-4 Maximum coverage of lot by structures 50%  
 SETBACKS: Front 20 from property line (PL) Permanent Foundation Required: YES X NO \_\_\_\_\_  
 Side 7 from PL Rear 25 from PL Floodplain Certificate Required: YES \_\_\_\_\_ NO X  
 Maximum Height of Structure(s) 35 Parking Requirement no change  
 Voting District N/A Driveway Location Approval N/A Special Conditions \_\_\_\_\_  
(Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Tose Lucero Date 09-12-08  
 Planning Approval Ronnie Edwards Date 9-16-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <u>X</u>	W/O No.
Utility Accounting <u>Libensley</u>	Date <u>9/16/08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

