

TEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰
SIF \$	292 ⁰⁰

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 78779



Your Bridge to a Better Community

BLDG ADDRESS 388 1/2 Skyler St. SQ. FT. OF PROPOSED BLDGS/ADDITION 2488

TAX SCHEDULE NO. 2943-181-00-134 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Skyler TOTAL SQ. FT. OF EXISTING & PROPOSED 2488

FILING 1 BLK 4 LOT 2 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER Sun Belt NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 3032 1-70 B. Loop USE OF EXISTING BUILDINGS N/A

(1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE Single Family Residence

(2) APPLICANT Great Services TYPE OF HOME PROPOSED:
 _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 3032 1-70 B. Loop

(2) TELEPHONE 434-4616

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 PB 4 Maximum coverage of lot by structures 35'

SETBACKS: Front 25' from property line (PL) Permanent Foundation Required: YES NO
 or _____ from center of ROW, whichever is greater

Side 7.5' from PL, Rear 20' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 8 TRAFFIC 57 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 Ryanberry D. H. Hufnagle Date 2/22/01

Department Approval SIC / Ashu Magon Date 3/2/01

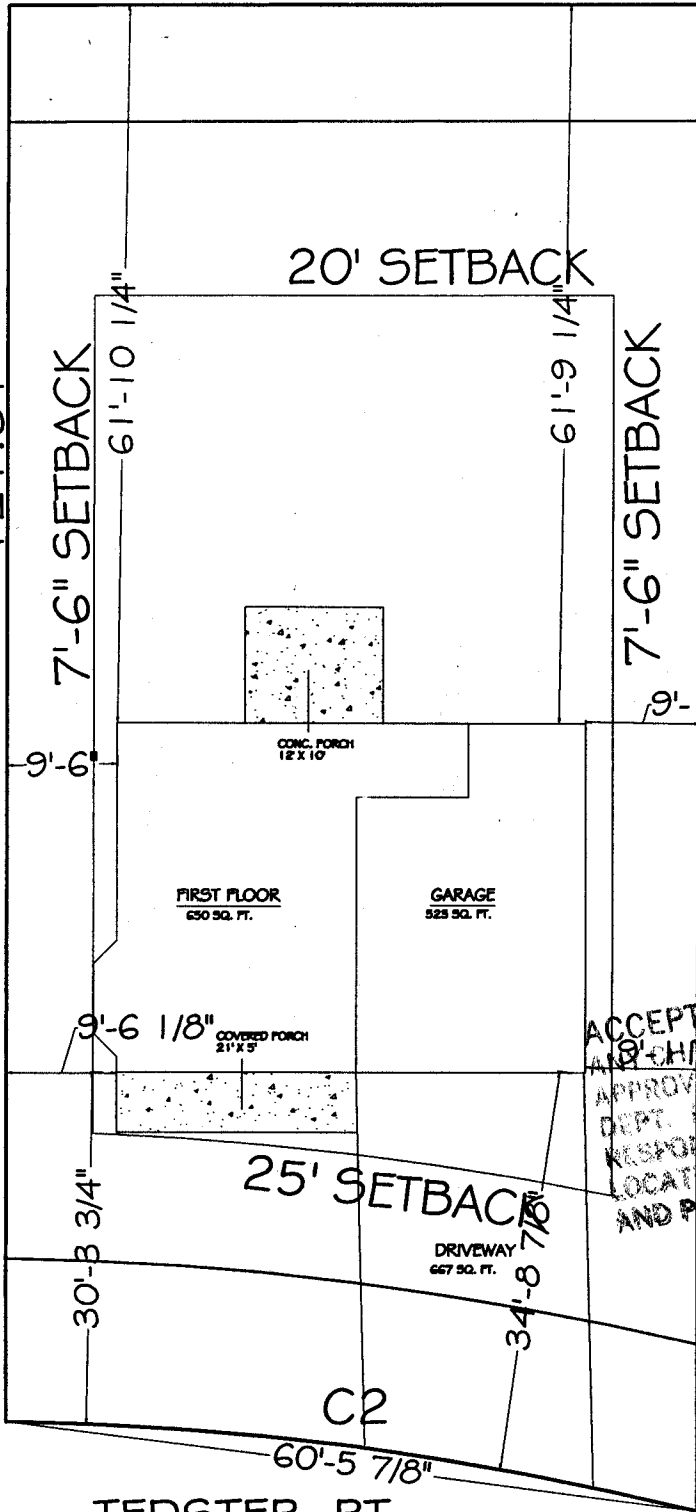
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/P No. <u>Paid @ CEV</u>
Utility Accounting <u>KHart</u>	Date <u>3/2/01</u>		

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)

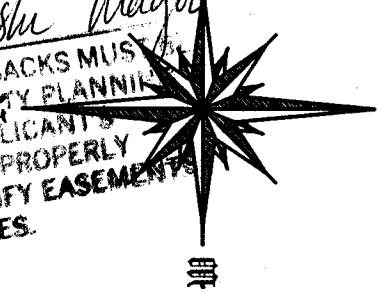
S 00°06'59" E
60.00'

N 89°57'38" W
121.81'



S 89°57'38" E
129.64'
3/4"

ACCEPTED
AND 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.



Misha Ragoo 3/9/01

DRIVE OK
[Signature]
3/9/01

TEDSTER, RT
LOT 2 BLOCK 4
388 1/2 SKYLER

SKYLER STREET