

FEE \$ 10.00
TCP \$ 500.00
SIF \$ 292.00

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

BLDG PERMIT NO. 83448



Your Bridge to a Better Community

BLDG ADDRESS 375 Skyles SQ. FT. OF PROPOSED BLDGS/ADDITION 1388  
 TAX SCHEDULE NO. 2943-191-19-005 SQ. FT. OF EXISTING BLDGS Ø  
 SUBDIVISION Skyles TOTAL SQ. FT. OF EXISTING & PROPOSED 1388  
 FILING 1 BLK 3 LOT 5 NO. OF DWELLING UNITS:  
 Before: Ø After: 1 this Construction  
 NO. OF BUILDINGS ON PARCEL  
 Before: Ø After: 1 this Construction  
 (1) OWNER Grand Ridge Properties  
 (1) ADDRESS 3032 I-70 Bus 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:  
 (2) ADDRESS 3032 I-70 Bus Loop  Site Built  Manufactured Home (UBC)  
 (2) TELEPHONE 434-4616  Manufactured Home (HUD)  Other (please specify) TB

**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 PD 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 60 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).

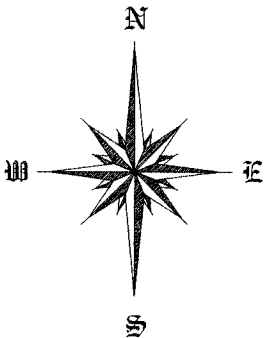
Applicant Signature [Signature] Date 3-4-02  
 Department Approval [Signature] Date 3-19-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>PD CG-USD</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>3/19/02</u>

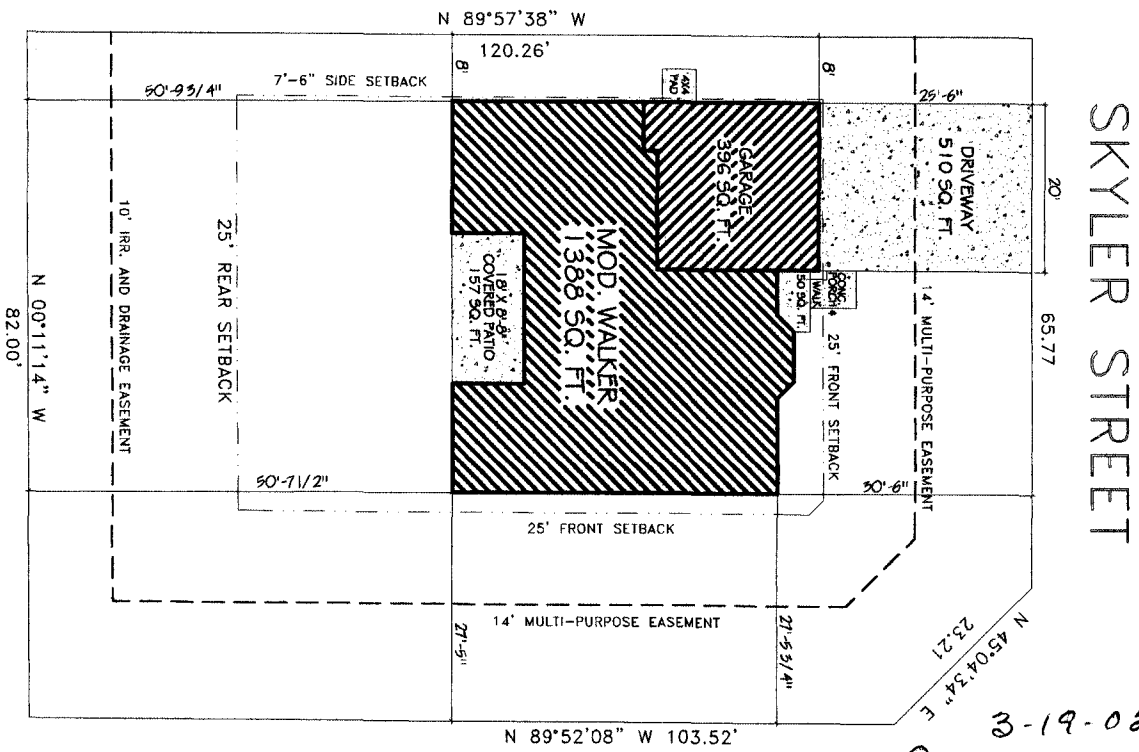
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1.c(1) Grand Junction Zoning & Development Code)

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

LOT 5 BLOCK 3  
 375 SKYLER STREET  
 9485.4 SQ. FT.  
 0.22 ACRES



*3/12/02*  
*DRIVE CR*



SKYLER STREET

FLORIDA STREET

*3-19-02*

ACCEPTED *Pat Beuselman*  
 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.

PLOT PLAN

SCALE: 1" = 10'

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GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504	MODEL: MOD. WALKER ADDRESS: 375 SKYLER CITY, STATE: GRAND JUNCTION, CO.	DESIGN BY: WILLIAM BELL	DATE: 6-01-01	REVISIONS BY: ROB WALKER	DATE: 02-27-02	SHEET: 2	GREAT NEW HOMES PROJ. NO. 03392.02
	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504						