

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

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

BLDG PERMIT NO. 84046



Your Bridge to a Better Community

BLDG ADDRESS 378 Skylea SQ. FT. OF PROPOSED BLDGS/ADDITION 1887
 TAX SCHEDULE NO. 2943-191-20-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Skylea TOTAL SQ. FT. OF EXISTING & PROPOSED 1887
 FILING 1 BLK 4 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3032 I-70 Bypass USE OF EXISTING BUILDINGS NA
 (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 Bypass Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-4616 Manufactured Home (HUD)
 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 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 PAID
 Maximum Height 32' Special Conditions APR 23 2002
 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).

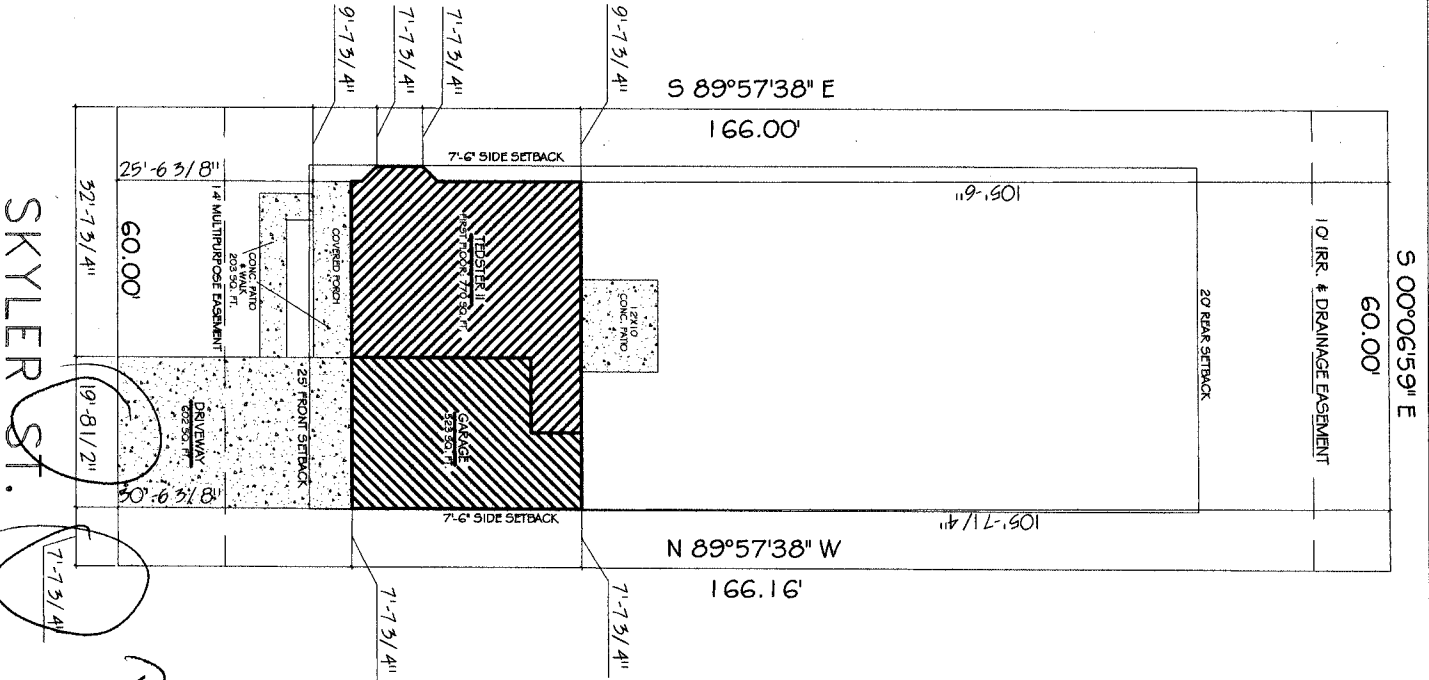
Applicant Signature [Signature] Date 4-4-02
 Department Approval [Signature] Date 4-23-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14787</u>
Utility Accounting <u>[Signature]</u>	Date <u>4/23/02</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)

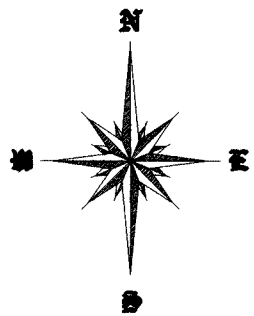
4-23-02 *Gayle Henderson*
 ACCEPTED
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES



SKYLER ST.

*DRIVE OK
 DND
 4/16/02*

LOT 9 BLOCK 4
 378 SKYLER
 9964.7 SQ. FT.
 0.23 ACRES



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GREAT NEW HOMES PROJ. NO. 04002-02 N	SHEET: 2	DATE: 04-02-02	DRAWN BY: ROB WALKER	MODEL: TEDSTER II ADDRESS: 378 SKYLER CITY, STATE: GRAND JUNCTION, CO.	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
	DATE: 03-28-02	REVISION BY: ROB WALKER	DATE: 03-28-02		