

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

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

BLDG PERMIT NO. 86492



Your Bridge to a Better Community

BLDG ADDRESS: 380 Skyler St. SQ. FT. OF PROPOSED BLDGS/ADDITION 1920
 TAX SCHEDULE NO. 2943-191-20-008 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Skyler TOTAL SQ. FT. OF EXISTING & PROPOSED 1920
 FILING 1 BLK 84 LOT 48 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Grand Ridge Prop. NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 3032 I-70 BUS LOOP USE OF EXISTING BUILDINGS 0 N/A
 (1) TELEPHONE 434-46110 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)
 Manufactured Home (HUD)
 (2) TELEPHONE 434-46110 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 PR-4 (RD) 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# _____

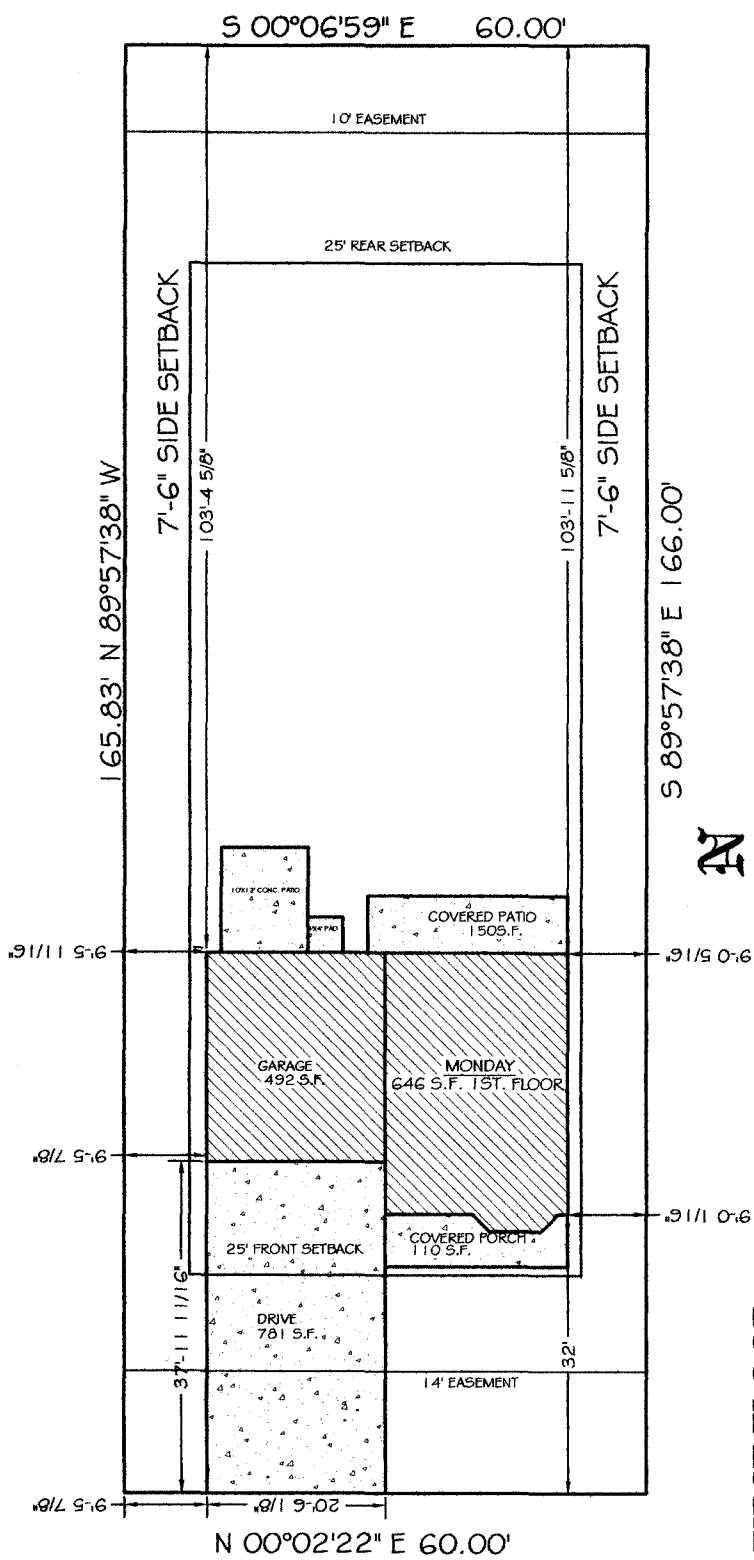
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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).

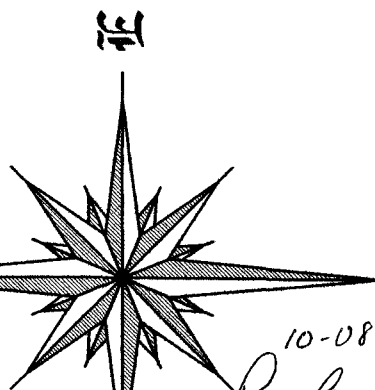
Applicant Signature [Signature] Date 9/30/02
 Department Approval PB Pat Bushman Date 10-08-02

Additional water and/or sewer tap fee(s) are required:	YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>		Date <u>10/8/02</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)



380 SKYLER ST.
LOT 8
9954.9 SQ. FT.
0.23 ACRES



ACCEPTED *Pat Bushman*
10-08-02
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES.

FIRST FLOOR
630 SQ. FT.
SECOND FLOOR
1173 SQ. FT.
TOTAL: 1803 SQ. FT.

The MONDAY

Residential Plan Package

BY: **GREAT NEW HOMES**
3032 I-70 BUSINESS LOOP
GRAND JUNCTION, CO 81504

SKYLER ST.

all
cal
9/30/02