

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

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

BLDG PERMIT NO. 86631



Your Bridge to a Better Community

BLDG ADDRESS 3860 Skyler St. SQ. FT. OF PROPOSED BLDGS/ADDITION 2336

TAX SCHEDULE NO. 0043-191-20-005 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION Skyler TOTAL SQ. FT. OF EXISTING & PROPOSED 2336

FILING 1 BLK 4 LOT 5

(1) OWNER Grand Ridge Prop. NO. OF DWELLING UNITS:  
Before: 0 After: 1 this Construction

(1) ADDRESS 3032 E-70th Bld Loop NO. OF BUILDINGS ON PARCEL  
Before: 0 After: 1 this Construction

(1) TELEPHONE 434-46110 USE OF EXISTING BUILDINGS N/A

(2) APPLICANT Great Services DESCRIPTION OF WORK & INTENDED USE single family residence

(2) ADDRESS 3032 E-70th Bld Loop TYPE OF HOME PROPOSED:  
 Site Built  Manufactured Home (UBC)

(2) TELEPHONE 434-46110  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 1/2' 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 10/7/02

Department Approval Dayleen Henderson Date 10-30-02

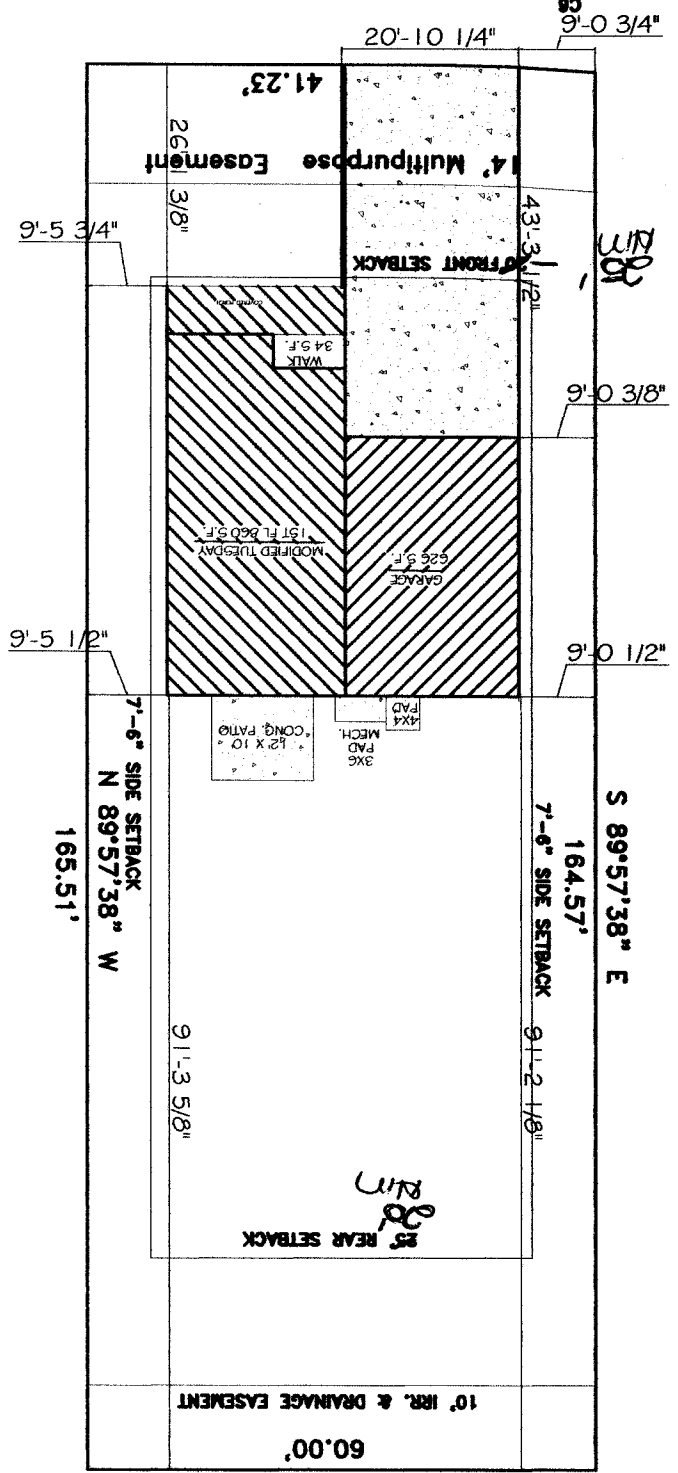
Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>2050</u>
Utility Accounting	<u>[Signature]</u>		Date <u>10/30/02</u>

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)

# SKYLER ST

ARC LENGTH 18.71'  
 CHORD LENGTH 18.79'  
 CHORD BEARING S 02°24'02"W  
 DELTA OF 43°20'  
 TANGENT 9.40'



*COPIED*  
 10-30-02  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT AND APPLICANTS MUST BE ADVISED TO PROVIDE ALL NECESSARY EASEMENTS AND EASEMENTS TO PROPERTY.

*D/W OK*  
 10/8/02  
*WR*



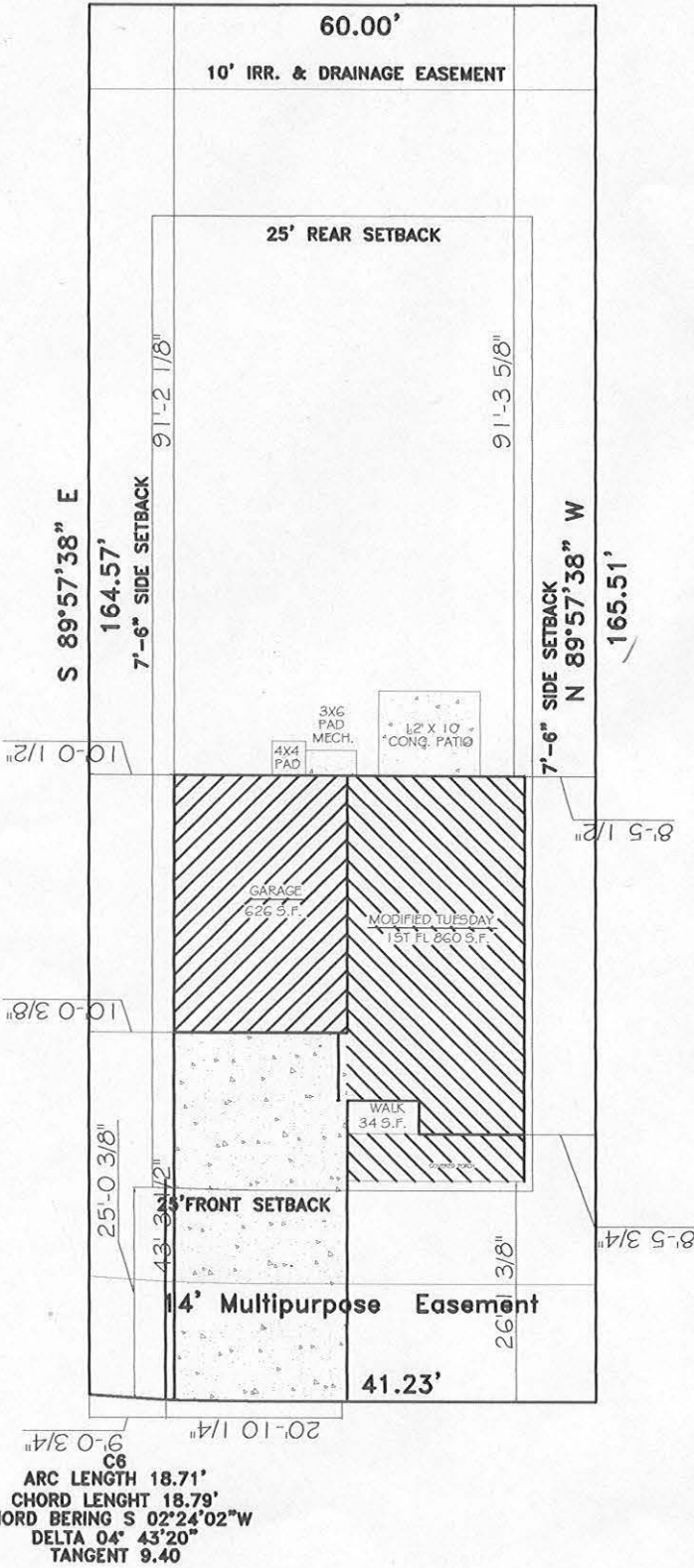
386 SKYLER  
 BLOCK 4  
 LOT 5  
 9920 SQ. FT.  
 0.17 ACRES

## PLOT PLAN

SCALE: 1" = 10'

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GREAT NEW HOMES PROJ. NO. 094-02 LT. 2	DATE: 10-1-02 REVISOR: ROB WALKER	MODEL: MODIFIED TUESDAY ADDRESS: 386 SKYLER CITY, STATE: GRAND JUNCTION, COLORADO	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
	SHEET: 2	DRAWN BY: CDH	



386 SKYLER  
BLOCK 4  
LOT 5  
9920 SQ. FT.  
0.17 ACRES



**PLOT PLAN**  
SCALE: 1" = 10'

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11-12-02  
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.  
*Gayleen Henderson*

SKYLER ST.