

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

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

BLDG PERMIT NO. 85712

ac



Your Bridge to a Better Community

BLDG ADDRESS 389 Skyler SQ. FT. OF PROPOSED BLDGS/ADDITION 1861
 TAX SCHEDULE NO. 2943-191-17-011 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Skyler TOTAL SQ. FT. OF EXISTING & PROPOSED 1861
 FILING I BLK I LOT 11 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 Bus 70 Loop USE OF EXISTING BUILDINGS single family residential
 (1) TELEPHONE (970) 434-4616 DESCRIPTION OF WORK & INTENDED USE _____
 (2) APPLICANT Great Service TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 Bus 70 Loop Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE (970) 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 X 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 ANN# _____

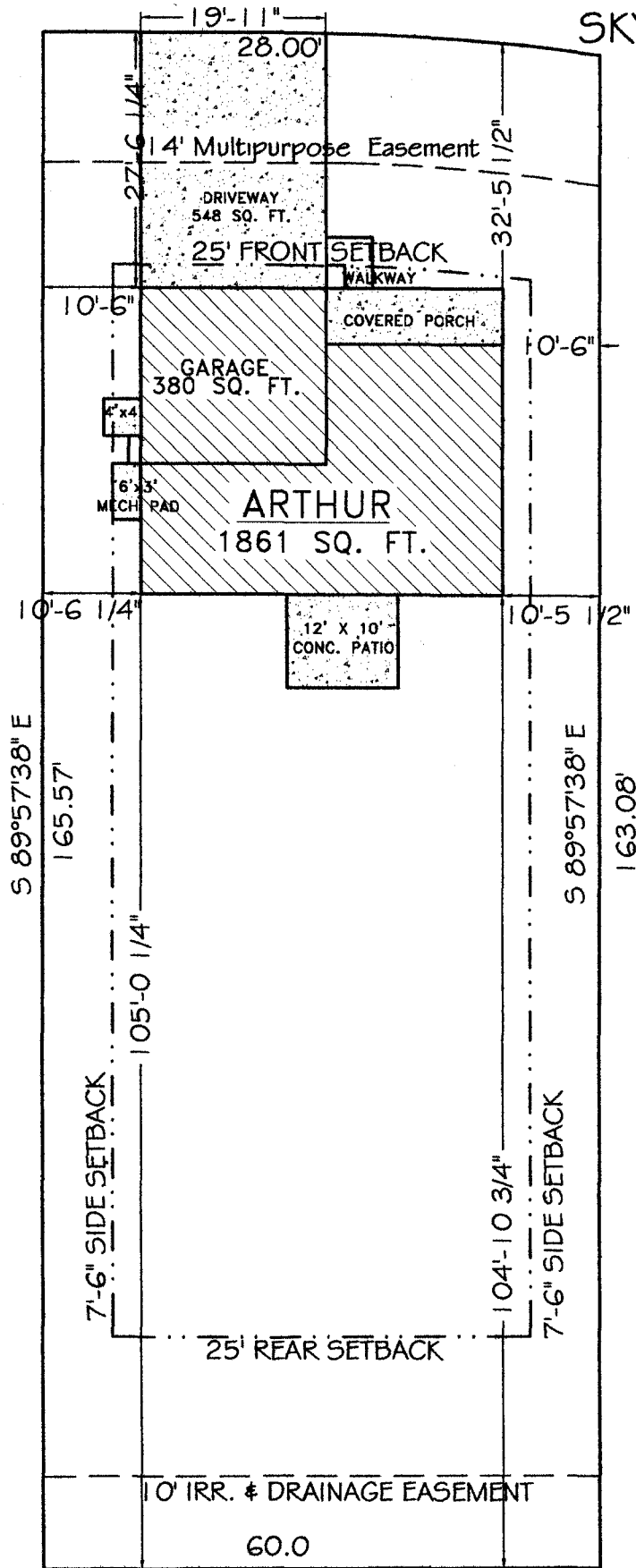
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 [Signature] Date 8/5/02
 Department Approval [Signature] Date 8/14/02

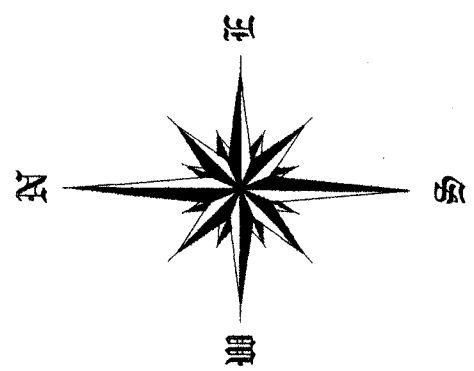
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>See attached</u>
Utility Accounting	<u>Marshall Cole</u>	Date	<u>8/14/02</u>

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)



SKYLER ST.

8/14/02
 ACCEPTED *C. Faye Gibson*
 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



389 SKYLER
 BLOCK I
 LOT 11
 9903.1 SQ. FT.
 0.23 ACRES

Dennis J. Morris
 8-5-02

PLOT PLAN