FEE $ *10.00*
TCP $ *500.00*
SIF $ *292.00*

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

BLDG PERMIT NO. *84400*

Your Bridge to a Better Community

BLDG ADDRESS *392 Skylar*

TAX SCHEDULE NO. *2943-191-17-009*

SUBDIVISION *Skylar*

FILING _____ BLK _____ LOT _____

(1) OWNER *Grand Ridge Properties*

(1) ADDRESS *3032 I-70 Bus Loop*

(1) TELEPHONE *434-4616*

(2) APPLICANT *Grant Services*

(2) ADDRESS *3032 I-70 Bus Loop*

(2) TELEPHONE *434-4616*

SQ. FT. OF PROPOSED BLDGS/ADDITION *1394*

SQ. FT. OF EXISTING BLDGS. *Ø*

TOTAL SQ. FT. OF EXISTING & PROPOSED *1394*

NO. OF DWELLING UNITS:
Before: *Ø* After: *1* this Construction
NO. OF BUILDINGS ON PARCEL
Before: *Ø* After: *1* this Construction

USE OF EXISTING BUILDINGS *N/A*

DESCRIPTION OF WORK & INTENDED USE *Single family residence*

TYPE OF HOME PROPOSED:
X Site Built _____ Manufactured Home (UBC)
_____ Manufactured Home (HUD)
_____ Other (please specify) *N/A*

REQUIRED: One plot plan, on 8 ½" 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*

SETBACKS: Front *25'* from property line (PL)
or _____ from center of ROW, whichever is greater

Side *7'½* from PL, Rear *20'* from PL

Maximum Height *32'*

Maximum coverage of lot by structures _____

Permanent Foundation Required: YES *X* NO _____

Parking Req'mt *2*

Special Conditions _____
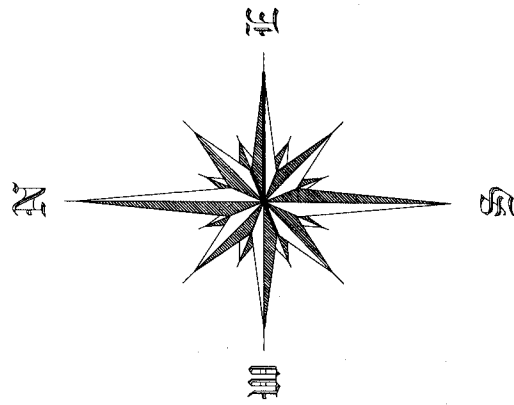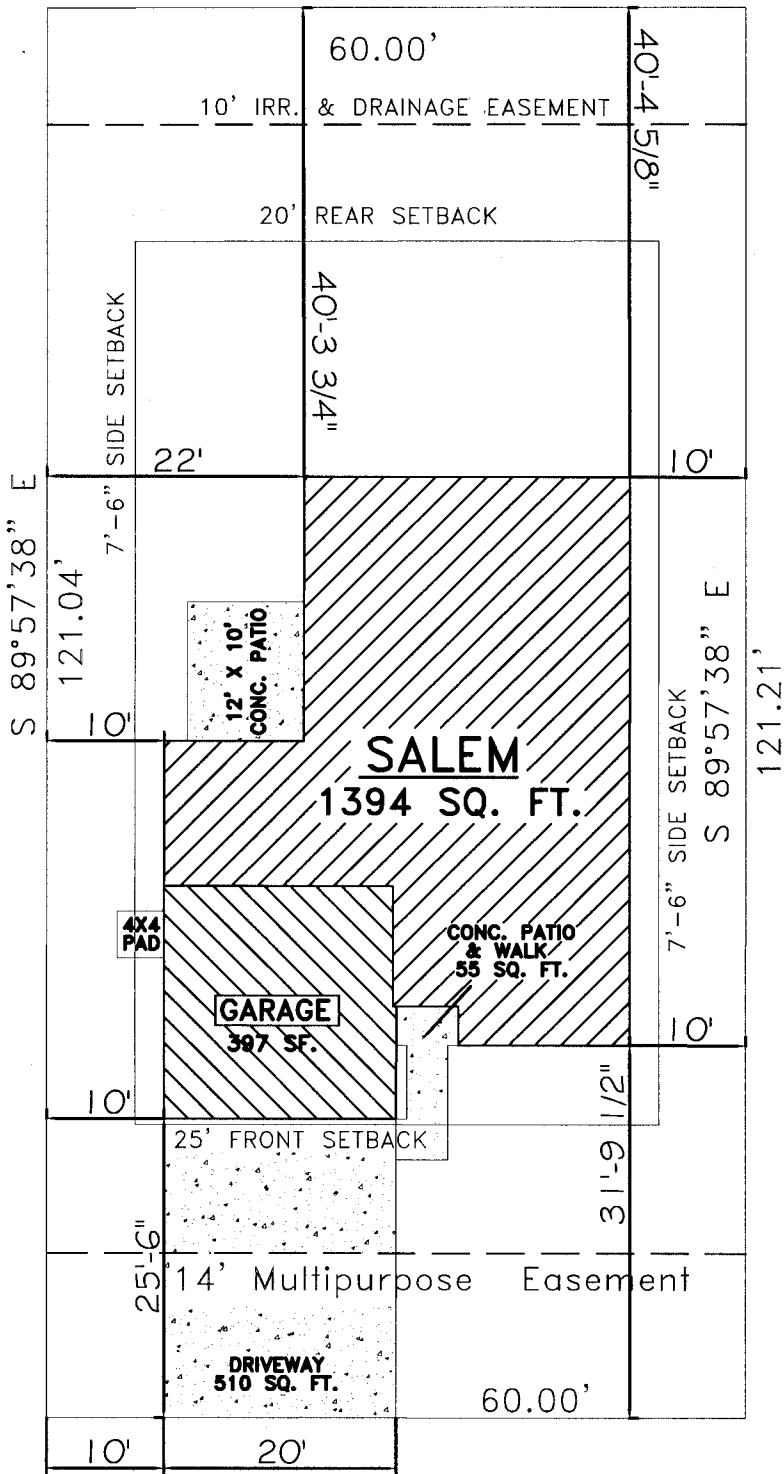
CENSUS *8* TRAFFIC *60* ANNX# _____

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 *Paul A Marsh Consult* Date *5-3-02*

Department Approval *J.C. Pat Bushman* Date *5-29-02*

Additional water and/or sewer tap fee(s) are required:	YES *✓*	NO	W/O No. *14968*
Utility Accounting *L Beasley*		Date *5/29/02*	

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.

60.00'

10' IRR. & DRAINAGE EASEMENT

20' REAR SETBACK

40'-4 5/8"

40'-3 3/4"

7'-6" SIDE SETBACK

S 89°57'38" E 121.04'

22'

10'

12' X 10' CONC. PATIO

SALEM
1394 SQ. FT.

7'-6" SIDE SETBACK

S 89°57'38" E 121.21'

4X4 PAD

CONC. PATIO & WALK 55 SQ. FT.

GARAGE
397 SF.

10'

10'

10'

25' FRONT SETBACK

31'-9 1/2"

25'-6"

14' Multipurpose Easement

DRIVEWAY
510 SQ. FT.

60.00'

10'   20'

S 89°57'38" E

392 SKYLER
BLOCK 2
LOT 7
7267.6 SQ. FT.
0.17 ACRES

N   W   E   S

DRWE OK
DRP
5/3/02   5-29-02