

FEE \$ 10.00
 TGP \$ 500.00
 SIF \$ 292.00

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

BLDG PERMIT NO. 83773



Your Bridge to a Better Community

BLDG ADDRESS 393 Skyles SQ. FT. OF PROPOSED BLDGS/ADDITION 1803
 TAX SCHEDULE NO. 2943-191-17-007 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Skyles TOTAL SQ. FT. OF EXISTING & PROPOSED 1803
 FILING 1 BLK 1 LOT 7 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 N/A
 (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)
 Manufactured Home (HUD)
 (2) TELEPHONE 434-4616 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't APR 2 2002
 Maximum Height 32' Special Conditions TB
 CENSUS 8 TRAFFIC 600 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).

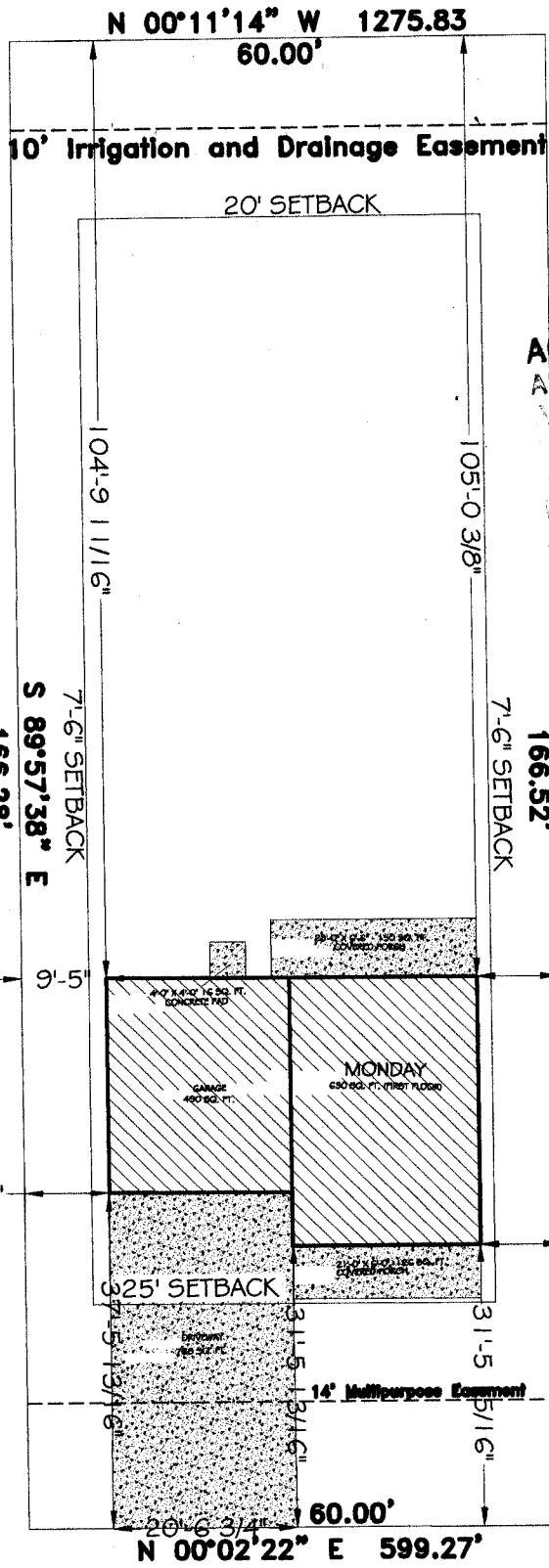
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 3-25-02
 Department Approval [Signature] Date 4/2/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>14713</u>
Utility Accounting	<u>[Signature]</u>		Date <u>4/2/02</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)



4/2/02
 C. Jaye Wilson
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

393
 9984.2 SQ. FT.
 0.23 ACRES
 LOT 7 BLOCK 1
 393 SKYLER

SKYLER

Drive ok
 end
 3/24/02