

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

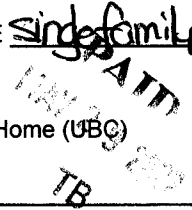
PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Community Development Department

BLDG PERMIT NO. 84397



Your Bridge to a Better Community

BLDG ADDRESS 396 Skylon SQ. FT. OF PROPOSED BLDGS/ADDITION 1403
TAX SCHEDULE NO. 2943-191-18-003 SQ. FT. OF EXISTING BLDGS Ø
SUBDIVISION Skylon TOTAL SQ. FT. OF EXISTING & PROPOSED 1403
FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:
Before: Ø After: 1 this Construction
(1) OWNER Grand Ridge Properties NO. OF BUILDINGS ON PARCEL
Before: Ø 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)
 Other (please specify) _____
(2) TELEPHONE 434-4616



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 _____
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 _____
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).

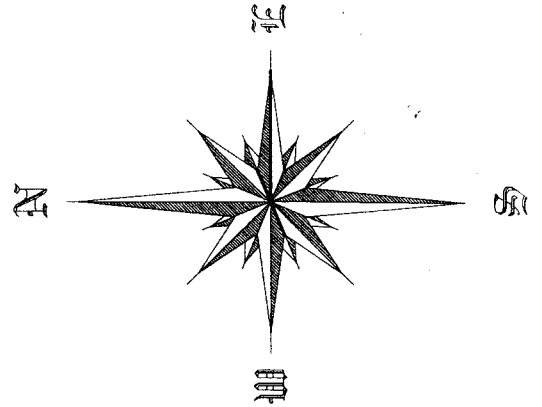
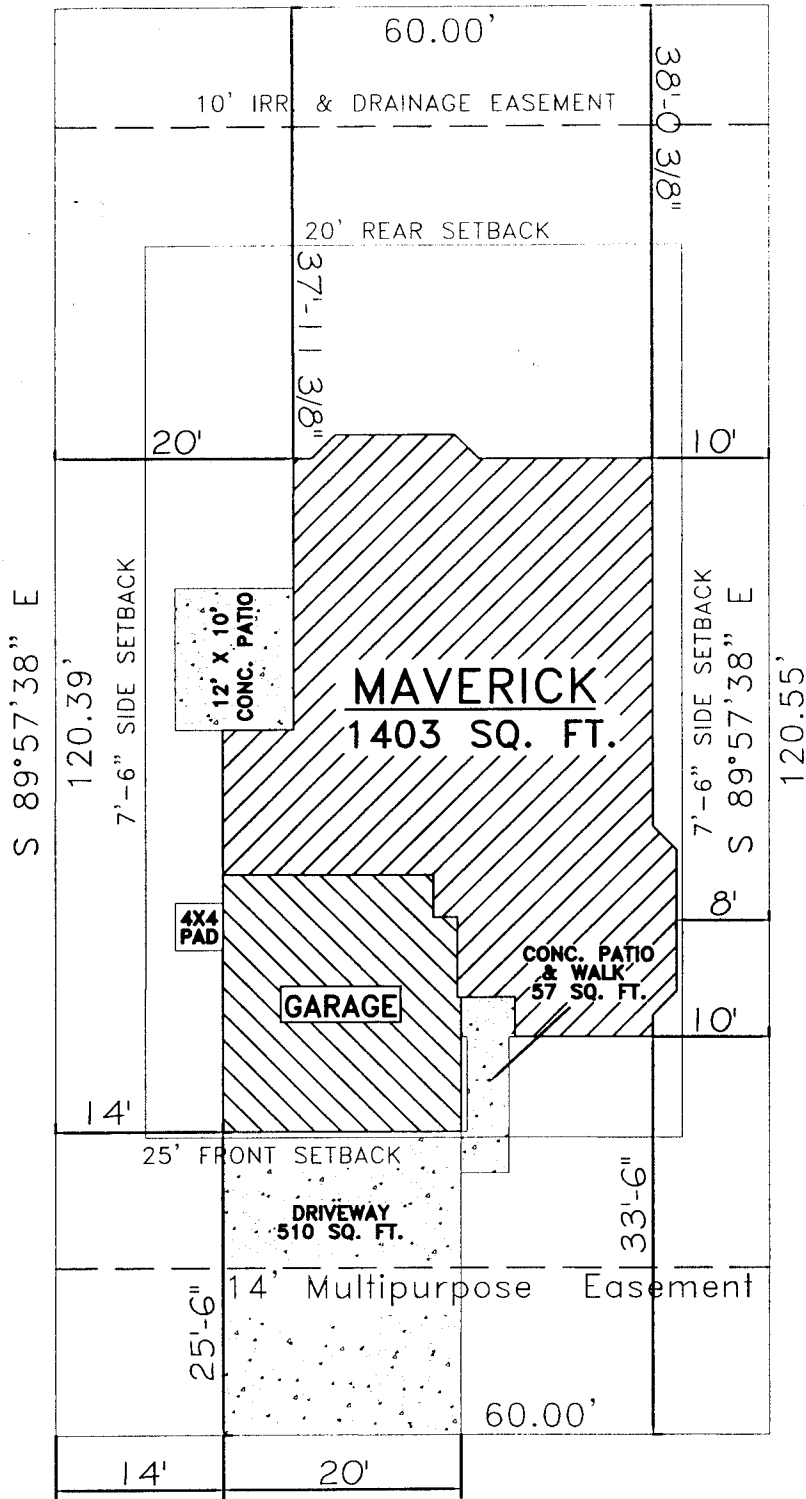
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Paul A. Winkler Date 5-3-02
Department Approval G. Per. Bushman Date 5-29-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14969</u>
Utility Accounting	<u>(1) Bensley</u>	Date	<u>5/29/02</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)



396 SKYLER
 BLOCK 2
 LOT 3
 7228.4 SQ. FT.
 0.17 ACRES

DRIVE OK
 DMH
 5/3/02

5-29-02

SKYLER ST.

ACCEPTED *Pat Bushman*
 BY CHANGE OF SETBACKS MUST
 BE APPROVED BY THE PLANNING
 DEPARTMENT AND THE
 COUNTY ENGINEER
 AND THE CITY ENGINEER