

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

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

BLDG PERMIT NO. 84399



Your Bridge to a Better Community

BLDG ADDRESS 399 SKYLER SQ. FT. OF PROPOSED BLDGS/ADDITION 1424
 TAX SCHEDULE NO. 2943-191-17-001 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION SKYLER TOTAL SQ. FT. OF EXISTING & PROPOSED 1424
 FILING 1 BLK 1 LOT 1 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 _____
 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 600 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).

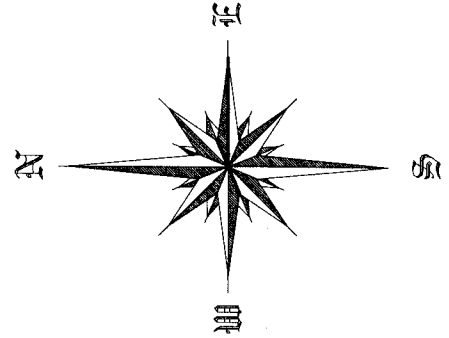
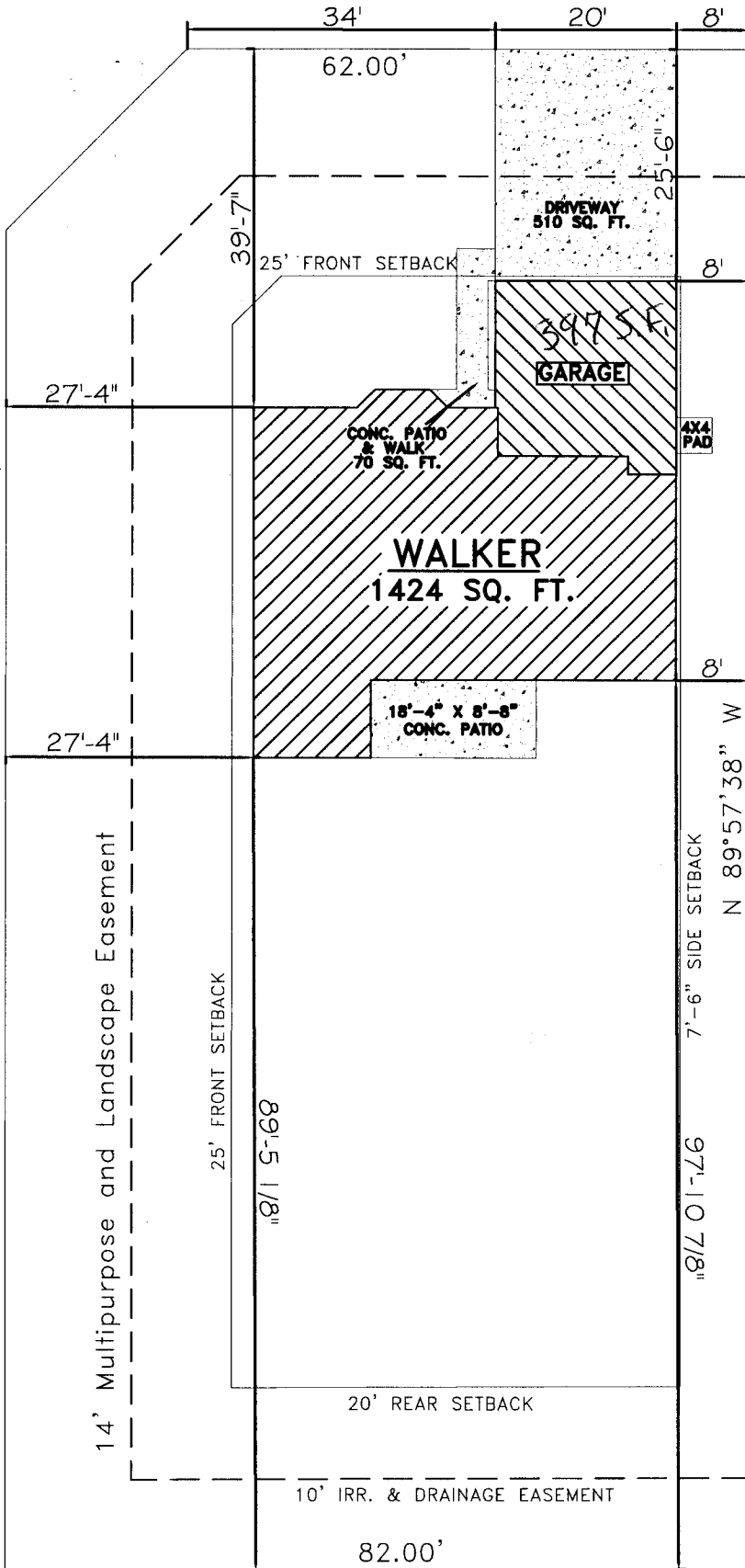
Applicant Signature Jill A Mahnke Cm 604 Date 5-3-02
 Department Approval Pat Bushman Date 5-30-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>PD at CGUSD</u>
Utility Accounting <u>J. Bensley</u>	Date <u>5/30/02</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.



399 SKYLER
 BLOCK 1
 LOT 1
 13565.6 SQ. FT.
 0.31 ACRES

*DRIVE OK
 DML
 5/3/02*