

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

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

BLDG PERMIT NO. 85579



BLDG ADDRESS 391 1/2 SKYLER SQ. FT. OF PROPOSED BLDGS/ADDITION 2016  
 TAX SCHEDULE NO. 2943 PI-170-08 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION SKYLER TOTAL SQ. FT. OF EXISTING & PROPOSED 2016  
 FILING I BLK 8 LOT 8 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 E-70 Bus Stop USE OF EXISTING BUILDINGS 0  
 (1) TELEPHONE 434-4616  
 (2) APPLICANT Heat Services DESCRIPTION OF WORK & INTENDED USE single family residence  
 (2) ADDRESS 3032 E-70 Bus Stop TYPE OF HOME PROPOSED:  
 (2) TELEPHONE 434-4616  Site Built  Manufactured Home (UBC)  
 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  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).

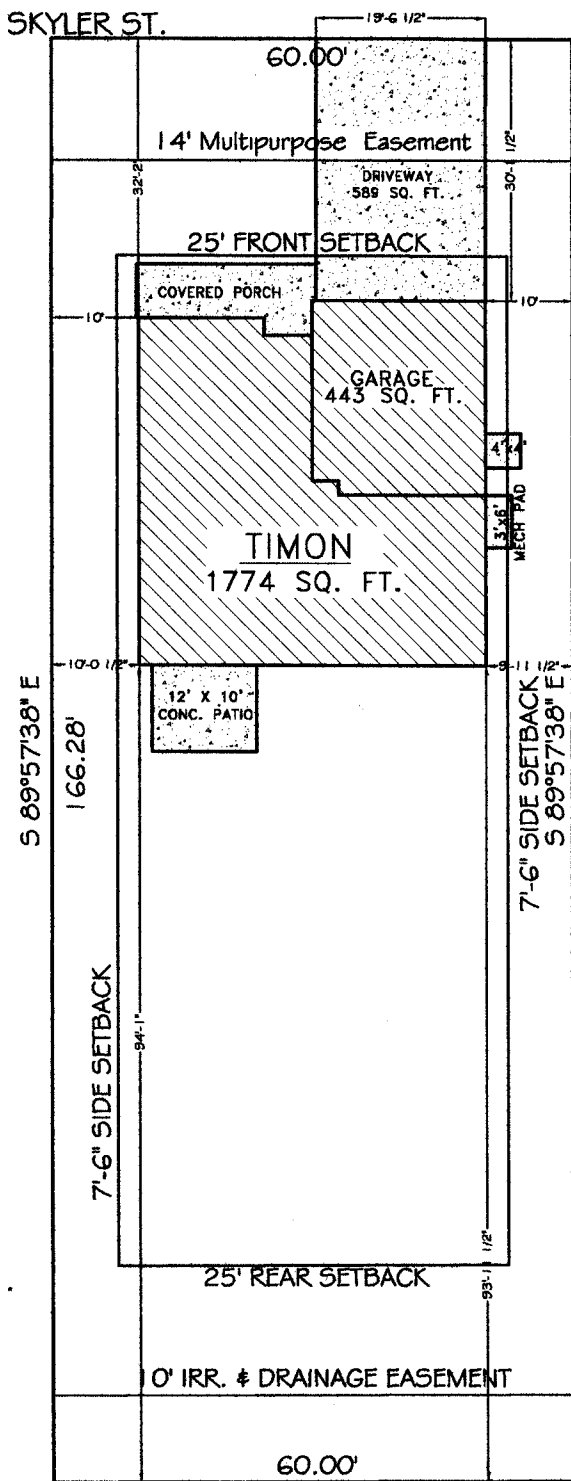
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature [Signature] Date 7/25/02  
 Department Approval [Signature: Pat Bushman] Date 8-8-02

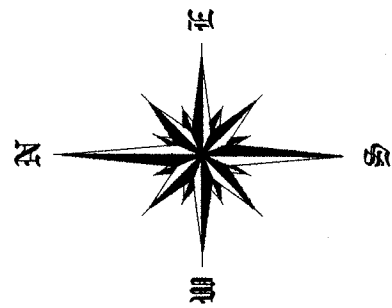
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>See attached</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>8/8/02</u>

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)



*DRIVE OK  
OK  
7/26/12*



391.5 SKYLER  
BLOCK 1  
LOT 8  
9970.0 SQ. FT.  
0.23 ACRES

8-8-02

ACCEPTED *Rae Bushman*  
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.