

FEE \$ <u>10⁰⁰</u>
TCP \$ <u>500⁰⁰</u>
SIF \$ <u>292⁰⁰</u>

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

BLDG PERMIT NO. 84497



Your Bridge to a Better Community

BLDG ADDRESS 397 1/2 Skylon SQ. FT. OF PROPOSED BLDGS/ADDITION 1654
 TAX SCHEDULE NO. 2943-191-17-002 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Skylon TOTAL SQ. FT. OF EXISTING & PROPOSED 1654
 FILING 1 BLK 1 LOT 2 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 Bus Loop 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 Bus Loop 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'mt 2
 Maximum Height 32' Special Conditions _____
 CENSUS 8 TRAFFIC 59 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).

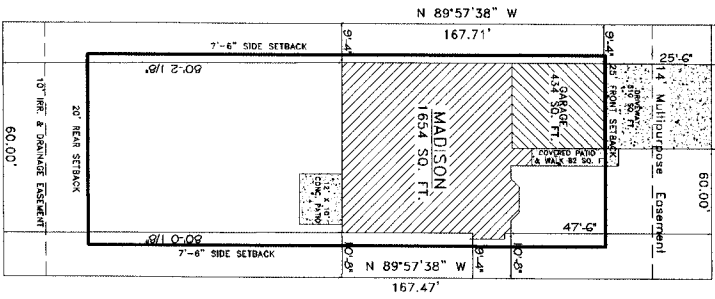
Applicant Signature 5.3.02 Date Pat Bushman
 Department Approval Pat Bushman Date 5-30-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No <u>PD at CG VSD</u>
Utility Accounting <u>T. Bensey</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.



397.5 SKYLER
 BLOCK 1
 LOT 2
 10955.5 SQ. FT.
 0.25 ACRES



DRIVE OK
 DWL
 5/9/02

PLOT PLAN
 SCALE: 1" = 20'

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GREAT NEW HOMES PROJ. NO. 05992.02	SHEET: 2	DATE: 05-02-02	REVISED BY: ROB WALKER	DRAWN BY:	MODEL: MADISON ADDRESS: 397.5 SKYLER CITY, STATE: GRAND JUNCTION, CO.	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
	DATE: 05-02-02	REVISED BY: ROB WALKER	DATE:	DRAWN BY:		