

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

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

BLDG PERMIT NO. 88480



Your Bridge to a Better Community

BLDG ADDRESS 382 Skyler SQ. FT. OF PROPOSED BLDGS/ADDITION 1395
TAX SCHEDULE NO. 2943-191-20-007 SQ. FT. OF EXISTING BLDGS 0
SUBDIVISION Skyler TOTAL SQ. FT. OF EXISTING & PROPOSED 1395
FILING 1 BLK 7 LOT 4 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 E 70 B USE OF EXISTING BUILDINGS N/A
(1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE SPR
(2) APPLICANT Great Services TYPE OF HOME PROPOSED:
(2) ADDRESS 3032 E 70 B Site Built Manufactured Home (UBC)
(2) TELEPHONE 434-4616 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 3590
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 _____ TRAFFIC _____ 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).

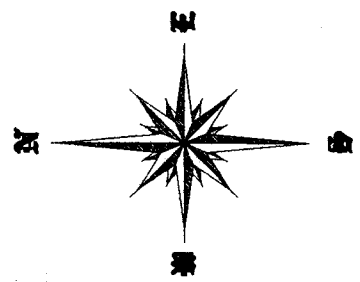
Applicant Signature: [Signature] Date 4/11/03
Department Approval: [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>C91 Japs 2206</u>
Utility Accounting <u>[Signature]</u>	Date <u>5-5-03</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

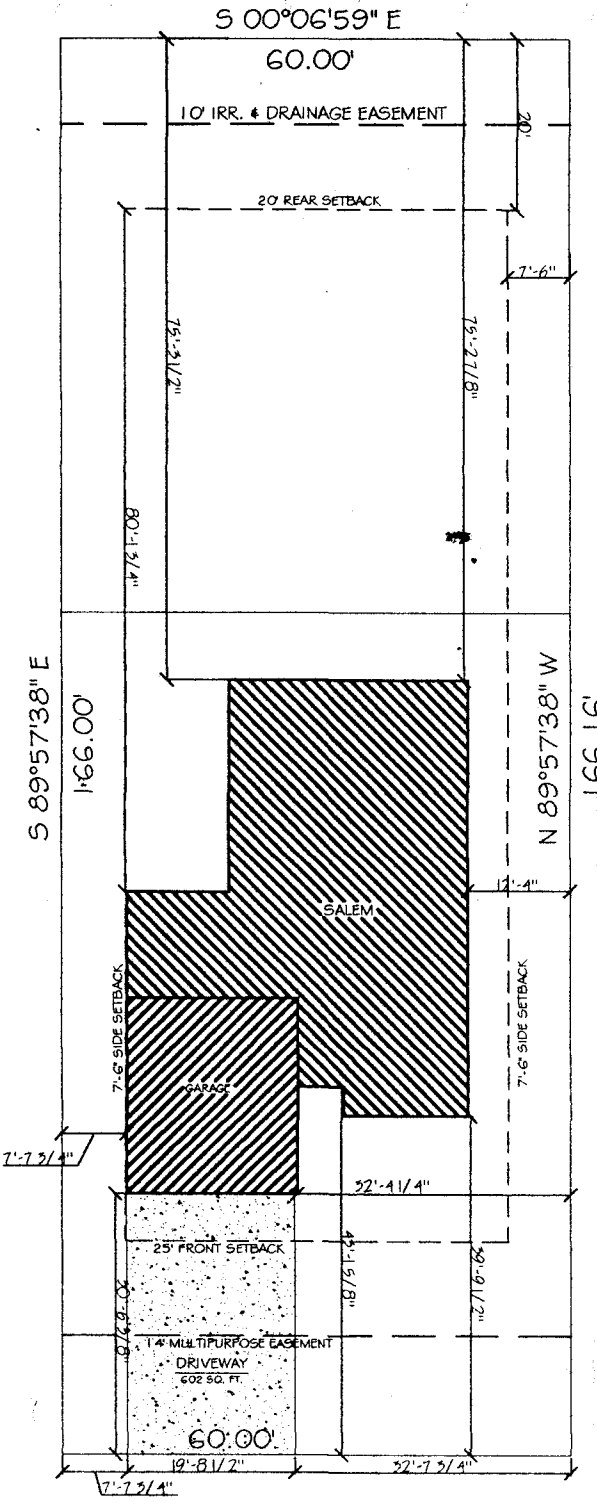
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

5-5-03 Gayleen Henderson
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.



LOT 7 BLOCK 4
 382 SKYLER
 9964.7 SQ. FT.
 0.23 ACRES

gr
ur
 4/11/03



SKYLER ST.

PLOT PLAN
 SCALE: 1" = 10'-0"

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GREAT NEW HOMES PROJ. NO. 08503-02	SHEET: 2	DATE: 04-08-08	DATE: 03-20-08	DATE: 03-20-08	DRAWN BY: JLC	MODEL: SALEM ADDRESS: 382 SKYLER STREET CITY, STATE: GRAND JUNCTION, CO.	GREAT NEW HOMES 3032 I-70 BUSINESS LOOP GRAND JCT. COLO. 81504
		DATE: 04-08-08	DATE: 03-20-08	DATE: 03-20-08			