

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

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

BLDG PERMIT NO. 88752



Your Bridge to a Better Community

BLDG ADDRESS 395 Skyles SQ. FT. OF PROPOSED BLDGS/ADDITION 1855
 TAX SCHEDULE NO. 2943-191-17-005 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION Skyles TOTAL SQ. FT. OF EXISTING & PROPOSED 1855
 FILING 1 BLK 1 LOT 5 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-70B USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE 434-4616 DESCRIPTION OF WORK & INTENDED USE SFR
 (2) APPLICANT Creo Services TYPE OF HOME PROPOSED:
 (2) ADDRESS 3032 E-70B Site Built Manufactured Home (UBC)
 (2) TELEPHONE 434-4616 Manufactured Home (HUD)
 Other (please specify) _____

Great
SVC.

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 90
 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 _____ 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).

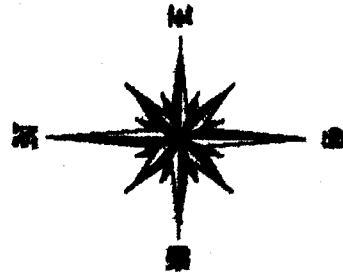
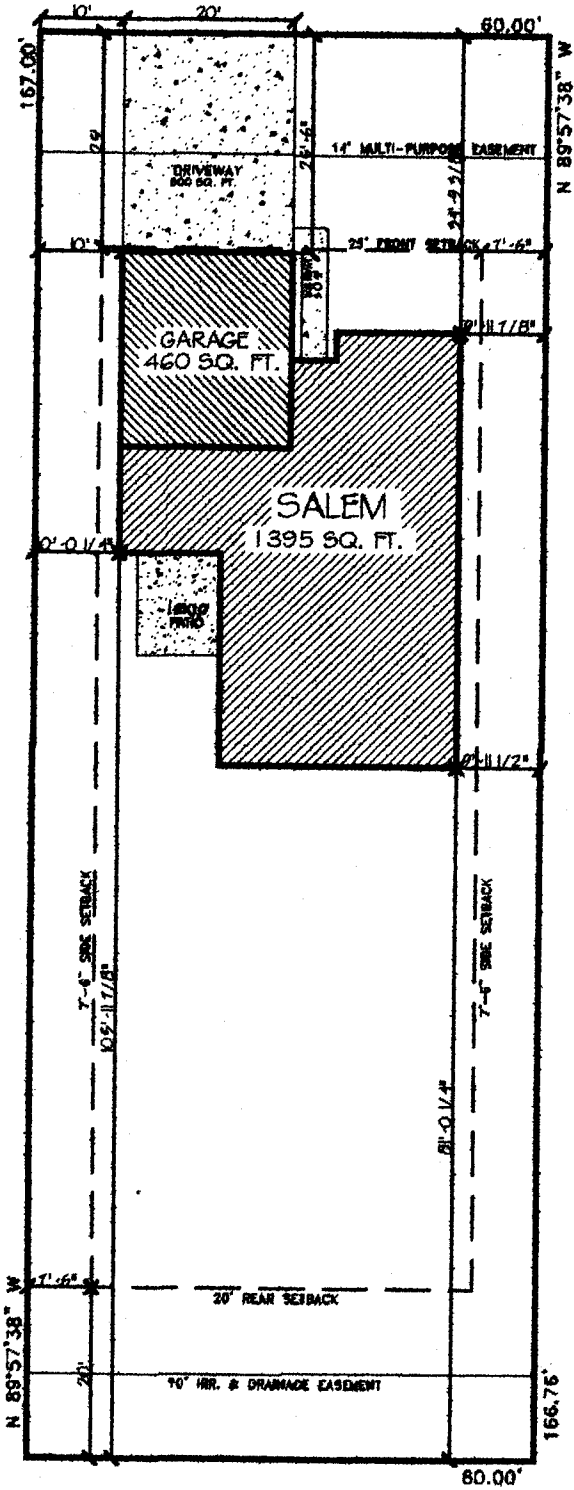
Applicant Signature [Signature] Date 3/25/03
 Department Approval [Signature] Date _____

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15944</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>4-21-03</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)

SKYLER ST.



395 SKYLER
 LOT 5
 BLOCK 1
 10012.7 SQ. FT.
 0.23 ACRES

OK
W
 3/27/03

ACCEPTED *Gayler Henderson*
 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.