

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

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

BLDG PERMIT NO. 81658



Your Bridge to a Better Community

BLDG ADDRESS 440 ~~31714~~ High Pointe Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 3982

TAX SCHEDULE NO. 2945-164-30-016 SQ. FT. OF EXISTING BLDGS Ø

SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 3982

FILING _____ BLK 1 LOT 16 NO. OF DWELLING UNITS:
 Before: Ø After: 1 this Construction

(1) OWNER Conquest Homes, LLC NO. OF BUILDINGS ON PARCEL
 Before: _____ After: _____ this Construction

(1) ADDRESS 518 28 Road Suite A207 USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 243-1242 DESCRIPTION OF WORK & INTENDED USE New residence

(2) APPLICANT Conquest Construction TYPE OF HOME PROPOSED:
X Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) _____

(2) ADDRESS 518 28 Road Suite A207

(2) TELEPHONE 243-1242

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 25%

SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 or _____ from center of ROW, whichever is greater

Side 15' from PL, Rear 25' from PL Parking Req'mt 2

Maximum Height 32' Special Conditions _____

CENSUS 1401 TRAFFIC 93 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 Cheryl Burnett Date 9-18-01

Department Approval Gaylen Henderson Date 9-20-01

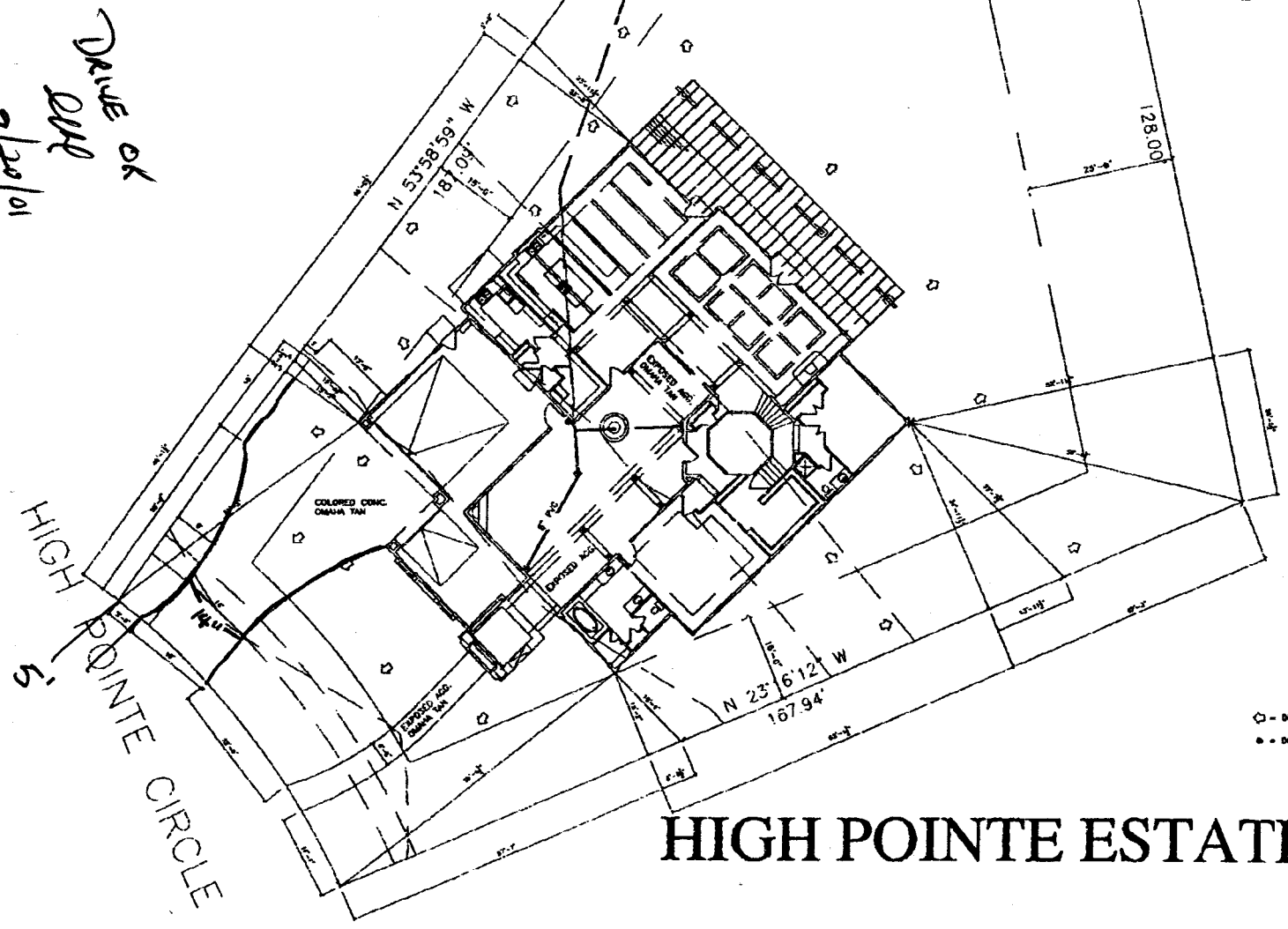
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14265</u>
Utility Accounting	<u>AM Cole</u>	Date	<u>9/20/01</u>

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

9-20-01
ACCEPTED *Dayleen 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.

LOT 16
0.50 ACRES

7/20/01
DRIVE OK



○ - DRAINAGE DIRECTION
● - DOWN SPOUTS

HIGH POINTE ESTATES