

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

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

BLDG PERMIT NO. 78471



Your Bridge to a Better Community

BLDG ADDRESS 2457 High Pointe Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 4053  
 TAX SCHEDULE NO. 2945-164-00-113<sup>(parent)</sup> SQ. FT. OF EXISTING BLDGS             
 SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 4053  
 FILING            BLK 1 LOT 13 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction.  
 NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 1 this Construction  
 (1) OWNER Conquest Construction  
 (1) ADDRESS 518 28 Road, Suite A207  
 (1) TELEPHONE 970-243-1242  
 (2) APPLICANT Conquest Construction  
 (2) ADDRESS 518 28 Road, Suite A207  
 (2) TELEPHONE 970-243-1242  
 USE OF EXISTING BUILDINGS             
 DESCRIPTION OF WORK & INTENDED USE New Home  
 TYPE OF HOME PROPOSED:  
 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 25%  
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES X NO             
 or            from center of ROW, whichever is greater  
 Side 15' from PL, Rear 25' from PL Parking Req'mt             
 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 [Signature] Date             
 Department Approval [Signature] Date 1/23/01

|  |   |                             |                      |
|--|---|-----------------------------|----------------------|
| Additional water and/or sewer tap fee(s) are required: | YES <input checked="" type="checkbox"/> | NO <input type="checkbox"/> | W/O No. <u>13674</u> |
| Utility Accounting <u>[Signature]</u>                  | Date <u>1/23/01</u>                     |                             |                      |

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

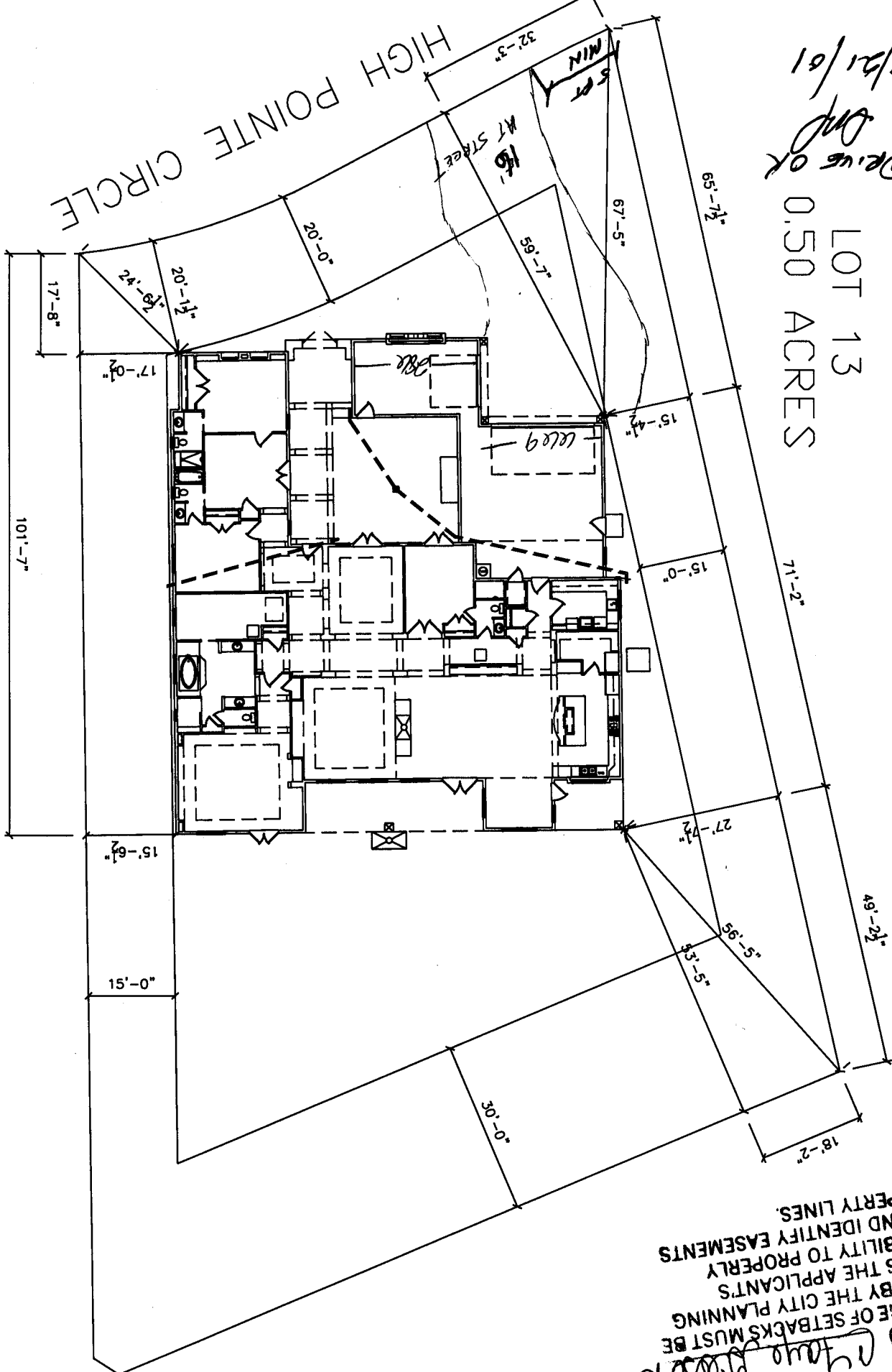
(White: Planning)    (Yellow: Customer)    (Pink: Building Department)    (Goldenrod: Utility Accounting)

NOTES:  
1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS  
AND DIMENSIONS FROM AN INSTRUMENTAL.

# HIGH POINTTE ESTATES

*Drive OK*  
*DMP*  
*1/21/01*

LOT 13  
0.50 ACRES



ACCEPTED  
ANY CHANGE OF SETBACKS MUST BE  
APPROVED BY THE CITY PLANNING  
DEPT. IT IS THE APPLICANTS  
RESPONSIBILITY TO PROPERLY  
LOCATE AND IDENTIFY EASEMENTS  
AND PROPERTY LINES.

*1/23/01*  
*Chad J. [unclear]*