

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

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^(parent) 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.

(1) OWNER Conquest Construction NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

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

(1) TELEPHONE 970-243-1242 DESCRIPTION OF WORK & INTENDED USE New Home

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

(2) ADDRESS 518 28 Road, Suite A207

(2) TELEPHONE 970-243-1242

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 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 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

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>AM Cole</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)

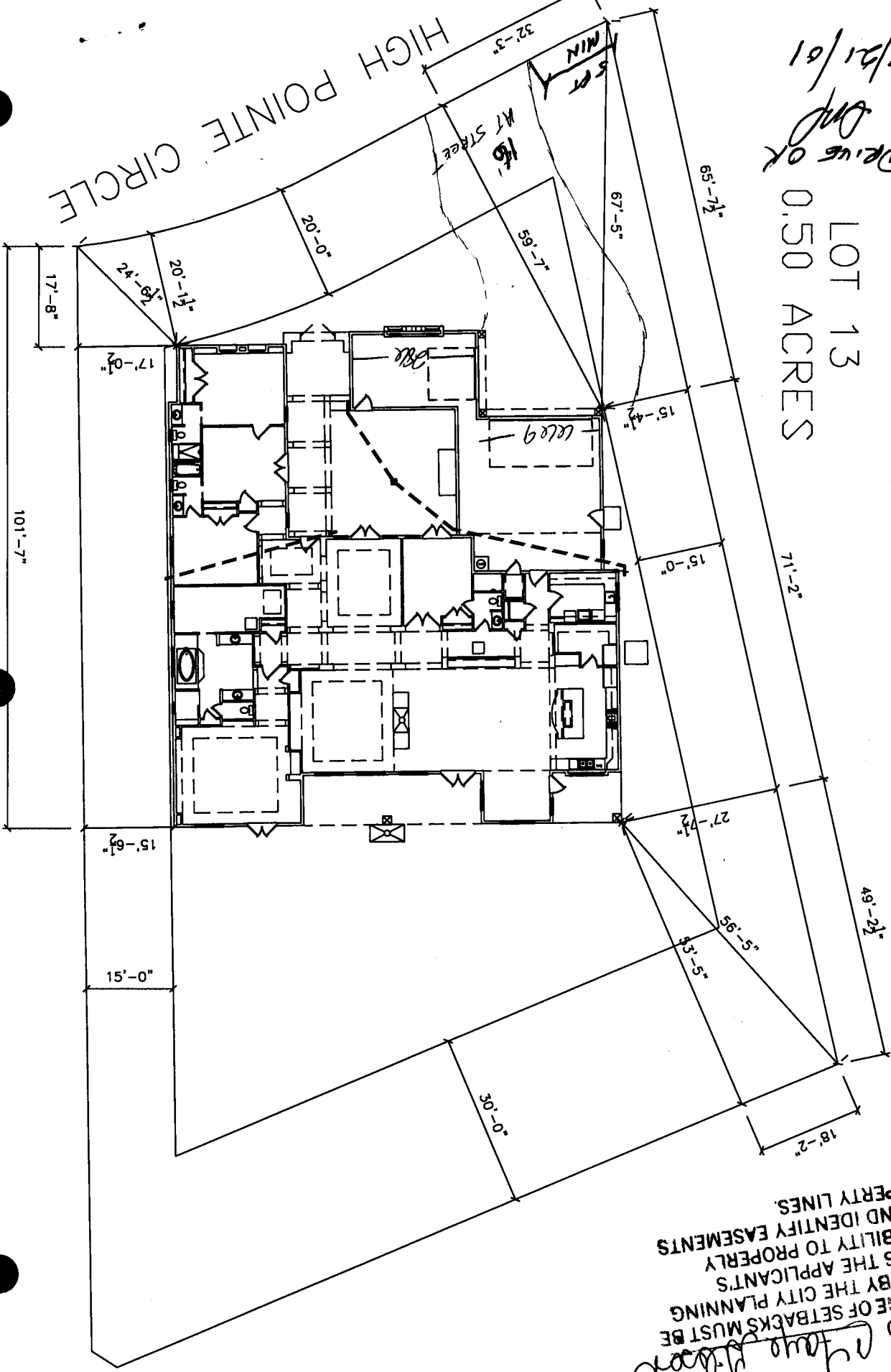
NOTICE: I, THE ASSURANCE OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.

HIGH POINTTE ESTATES

1/21/01
Drive OK
DMP

LOT 13
0.50 ACRES

HIGH POINTTE CIRCLE



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.

1/23/01
 Thomas J. Moore

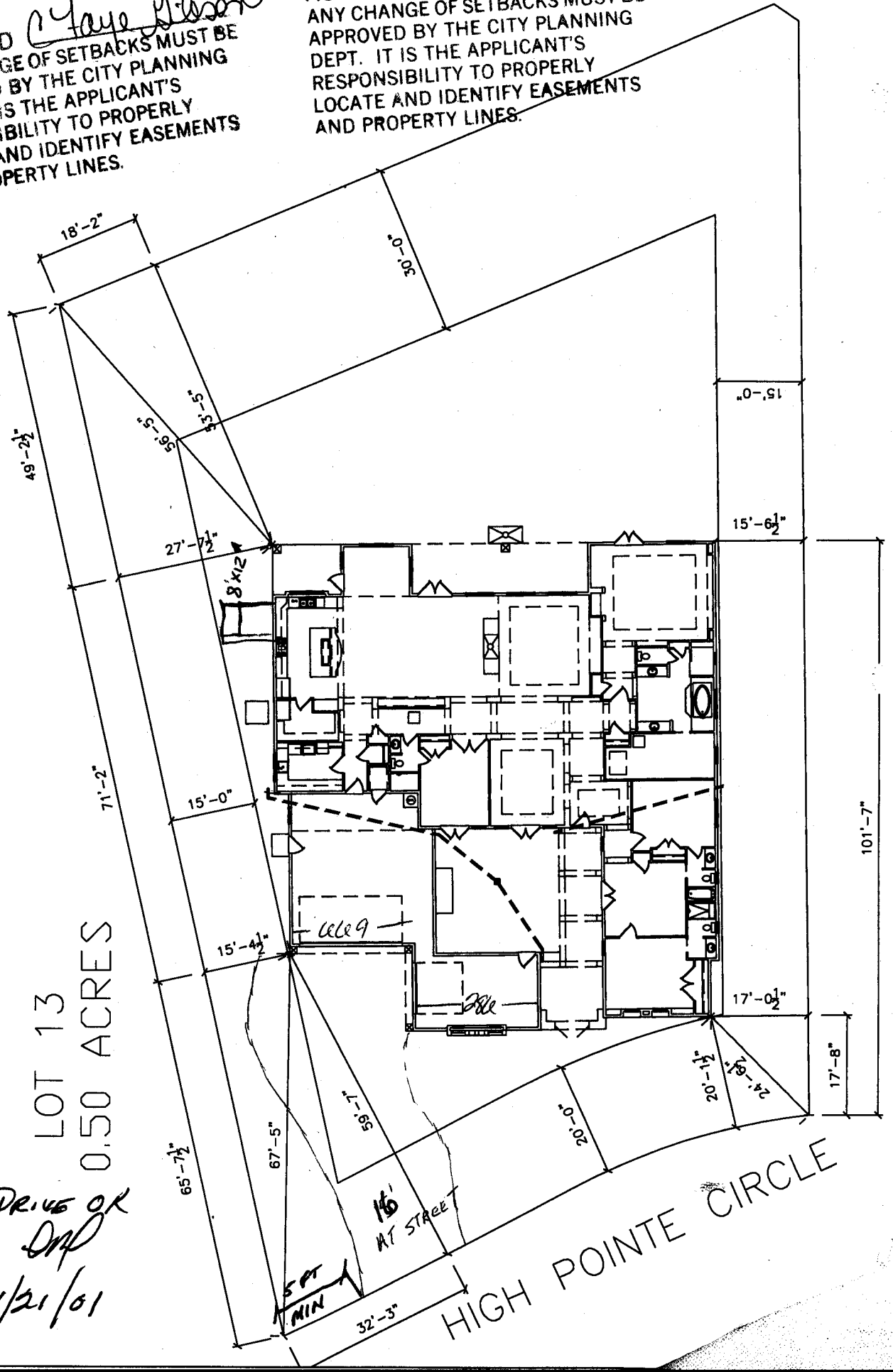
11/23/01
 Accepted *Clare Wilson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

Revised
 ACCEPTED *SLC 3/16/01*
 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.

HIGH POINTE ESTATES

LOT 13
 0.50 ACRES

DRIVE OR
DRP
 1/21/01



NOTICE:
 1. IT IS THE RESPONSIBILITY OF THE BUILDER OR OWNER TO VERIFY DETAILS AND DIMENSIONS PRIOR TO CONSTRUCTION.