

FEE \$	10.00
TCP \$	500.00
SIF \$	292

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

BLDG PERMIT NO. 87541



BLDG ADDRESS 412 High Pointe Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 4575 ^{main floor 2658 + basement 1917}

TAX SCHEDULE NO. 2945-1164-30-001 SQ. FT. OF EXISTING BLDGS 0

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

FILING _____ BLK 1 LOT 1 NO. OF DWELLING UNITS:
Before: 0 After: 1 this Construction

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

(1) ADDRESS 1111 S. 12th Street G.G. USE OF EXISTING BUILDINGS _____

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

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

(2) ADDRESS 1111 S. 12th Street G.G.

(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 33%

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 special foundation req'mts

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 12/19/02

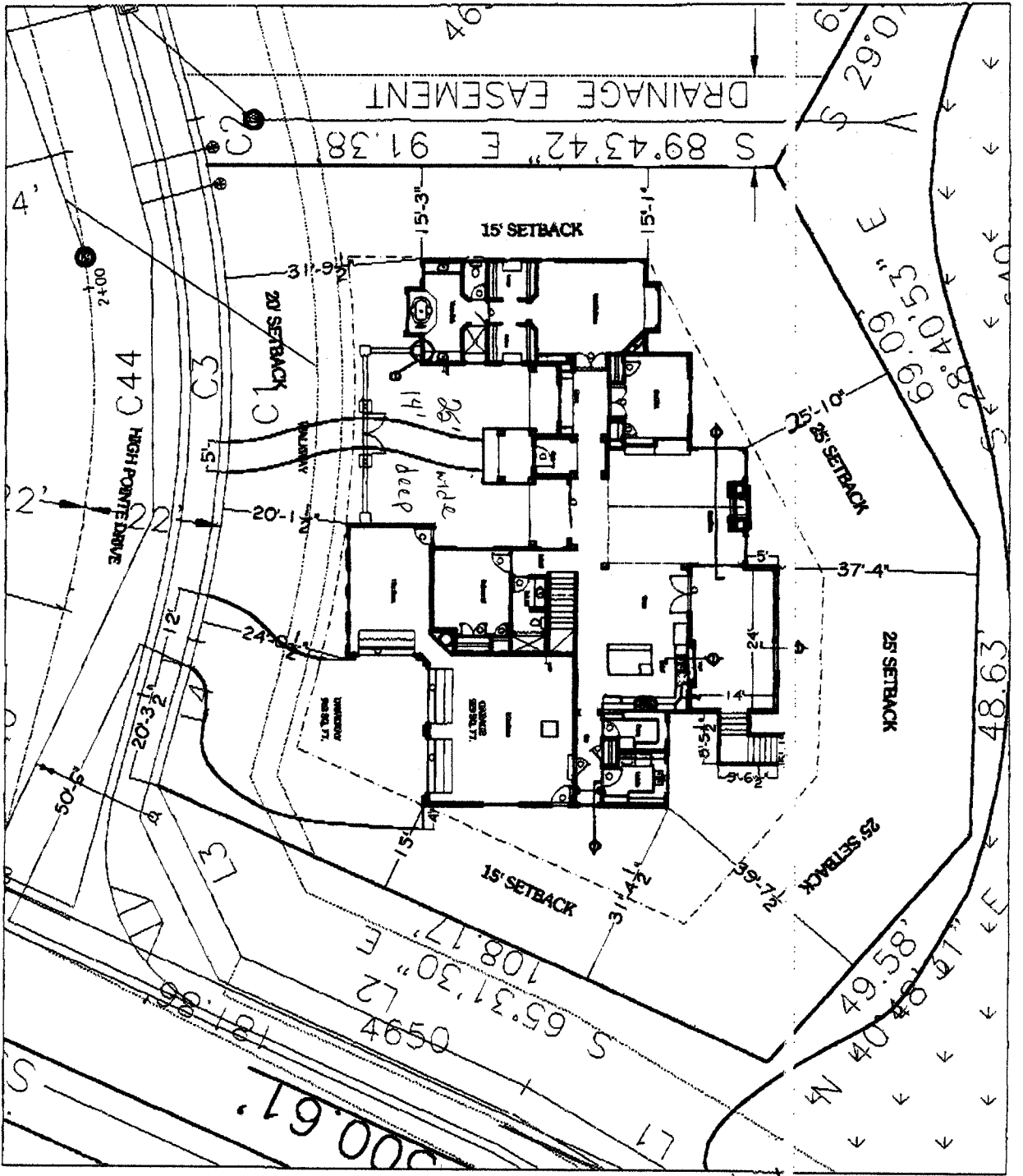
Department Approval [Signature] Date 12/19/02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15575</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>12/19/02</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)

LOT 1 BLOCK 1 HIGH POINTE ESTATES
CALDWELL RESIDENCE



OK
12/19/02

12/19/02
Cheryl Gibson

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