

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

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

BLDG PERMIT NO. 85478



Your Bridge to a Better Community

*ae*

BLDG ADDRESS 417 High Pointe Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 3114 sq. ft.  
 TAX SCHEDULE NO. 2945-164-31-001 SQ. FT. OF EXISTING BLDGS 0  
 SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 3114 sq. ft.  
 FILING \_\_\_\_\_ BLK 2 LOT 1 NO. OF DWELLING UNITS:  
 Before: 0 After: 1 this Construction  
 (1) OWNER Conquest Homes, LLC NO. OF BUILDINGS ON PARCEL  
 Before: 0 After: 0 this Construction  
 (1) ADDRESS 1111 S. 12th Street USE OF EXISTING BUILDINGS Single  
 (1) TELEPHONE 243-1242 DESCRIPTION OF WORK & INTENDED USE Single family home  
 (2) APPLICANT Conquest Construction, LLC TYPE OF HOME PROPOSED:  
 (2) ADDRESS 1111 S. 12th Street  Site Built \_\_\_\_\_ Manufactured Home (UBC)  
 \_\_\_\_\_ Manufactured Home (HUD)  
 (2) TELEPHONE 243-1242 \_\_\_\_\_ 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 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't 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).

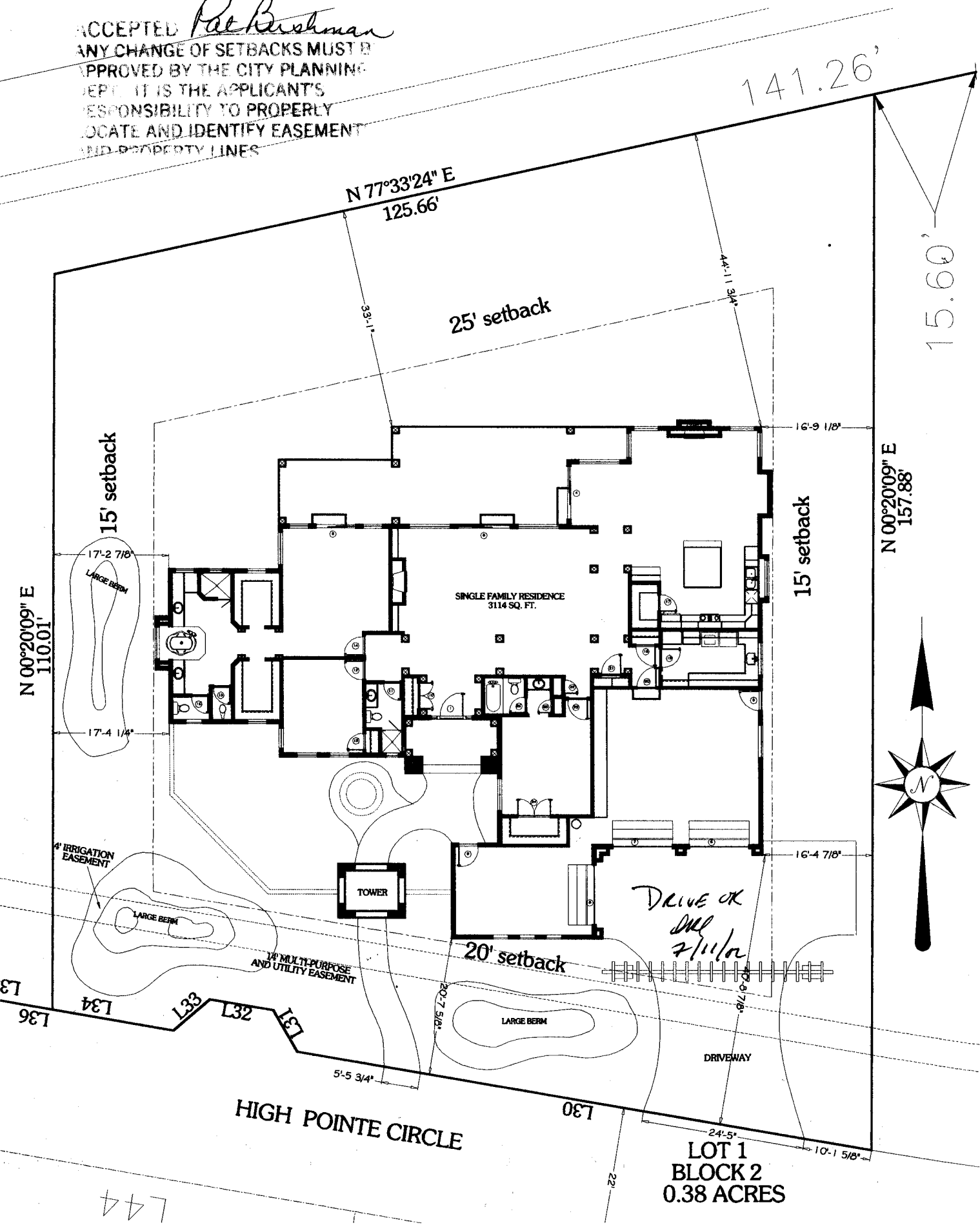
Applicant Signature [Signature] Date 7/11/02  
 Department Approval [Signature] Date 7-11-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>15086</u>
Utility Accounting <u>[Signature]</u>	Date <u>7/11/02</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)

7-11-02

ACCEPTED *Pat Bushman*  
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENT AND PROPERTY LINES



HIGH POINTE CIRCLE

LOT 1  
BLOCK 2  
0.38 ACRES

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