

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

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

BLDG PERMIT NO. 82917

Handwritten signature



Your Bridge to a Better Community

BLDG ADDRESS 420 High Pointe Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 4889
 TAX SCHEDULE NO. 2945-164-30-005 } Combined SQ. FT. OF EXISTING BLDGS -0-
 SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 4889
 FILING _____ BLK 1 LOT 5;6 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Pat & Gerry Tucker NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 508 Tiara USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 243-1242 DESCRIPTION OF WORK & INTENDED USE single family home
 (2) APPLICANT Conquest Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS 518 28 Road Suite A207 Site Built _____ Manufactured Home (UBC)
 (2) TELEPHONE 243-1242 _____ 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 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# 14502

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 X Dan Seltzer Date 01-14-02
 Department Approval DH Gaylen Henderson Date 1-14-02

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>14502</u>
Utility Accounting	<u>Li Bewsley</u>	Date	<u>1/14/02</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)



DRIVE OK
 DW
 1/11/02

11/14/02
 ACCEPTED *C. Fay Gibson*
 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