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

BLDG PERMIT NO. 87201



Your Bridge to a Better Community

BLDG ADDRESS 440 High Pointe SQ. FT. OF PROPOSED BLDGS/ADDITION 632
TAX SCHEDULE NO. 2945-164-30-016 SQ. FT. OF EXISTING BLDGS 3982
SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 4614
FILING _____ BLK 1 LOT 16 NO. OF DWELLING UNITS:
Before: 1 After: 1 this Construction
(1) OWNER Gordon Brown NO. OF BUILDINGS ON PARCEL
Before: 1 After: 2 this Construction
(1) ADDRESS 440 High Pointe USE OF EXISTING BUILDINGS Residential 1
(1) TELEPHONE 242-2454 DESCRIPTION OF WORK & INTENDED USE Detached Structure
(2) APPLICANT Longest Construction for art studio
(2) ADDRESS 111 S. 124 Street TYPE OF HOME PROPOSED:
 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 25%
SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
or _____ from center of ROW, whichever is greater
Side 15'/3' from PL, Rear 25'/3' from PL Parking Req't NOV 19 2002
Maximum Height 32' Special Conditions No kitchen allowed in detached structure
CENSUS _____ TRAFFIC _____ 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 11-19-02
Department Approval [Signature] Date 11/19/02

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting	<u>[Signature]</u>	Date	<u>11/19/02</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)

11/19/02
 ACCEPTED *C. Faye Johnson*
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. IT IS THE APPLICANT'S
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

08°37'34" E 253.44'
 171.46'

FOUND REBAR & CAP
 STAMPED LS 1641
 N89°26'45"W 1.76'
 SET REBAR & CAP
 STAMPED LS 1846

17
 ACRES

N 53°58'59" W
 15' setback 187.09'

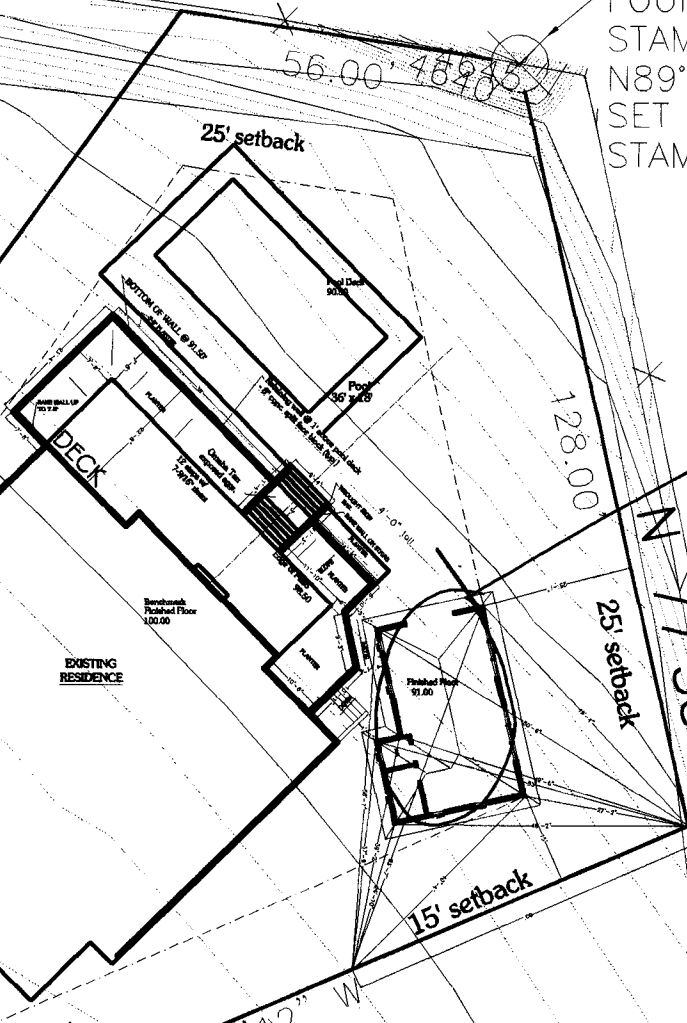
LOT 16
 0.50 ACRES

1-THRUST BLDG
 1-8" BEND (45)
 OFF: 12.24' R
 STA: 10+50.28

20' setback
 C24

10+23.00
 120.50

15' setback
 N 23°16'12" W
 167.94'



New Structure

N 77°33'24" E 264.48'
 25' setback
 136.4

(E)