

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

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

BLDG PERMIT NO. 90175



Your Bridge to a Better Community

BLDG ADDRESS 426 Highpointe Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 3510 sq. ft.
 TAX SCHEDULE NO. 2945-164-30-009 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 3510 sq. ft.
 FILING _____ BLK 1 LOT 9 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Paula R. Andrews NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1985 Broadway 6Jct USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE 970-245-9475 DESCRIPTION OF WORK & INTENDED USE Single family
 (2) APPLICANT Conquest Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS 1111 12th Str. 6Jct Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-243-1242 _____ 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'mt 2
 Maximum Height 32' Special Conditions per bldg enr. as shown on plot
 "A" CENSUS _____ TRAFFIC _____ 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 6-20-03
 Department Approval [Signature] Date 6/24/03

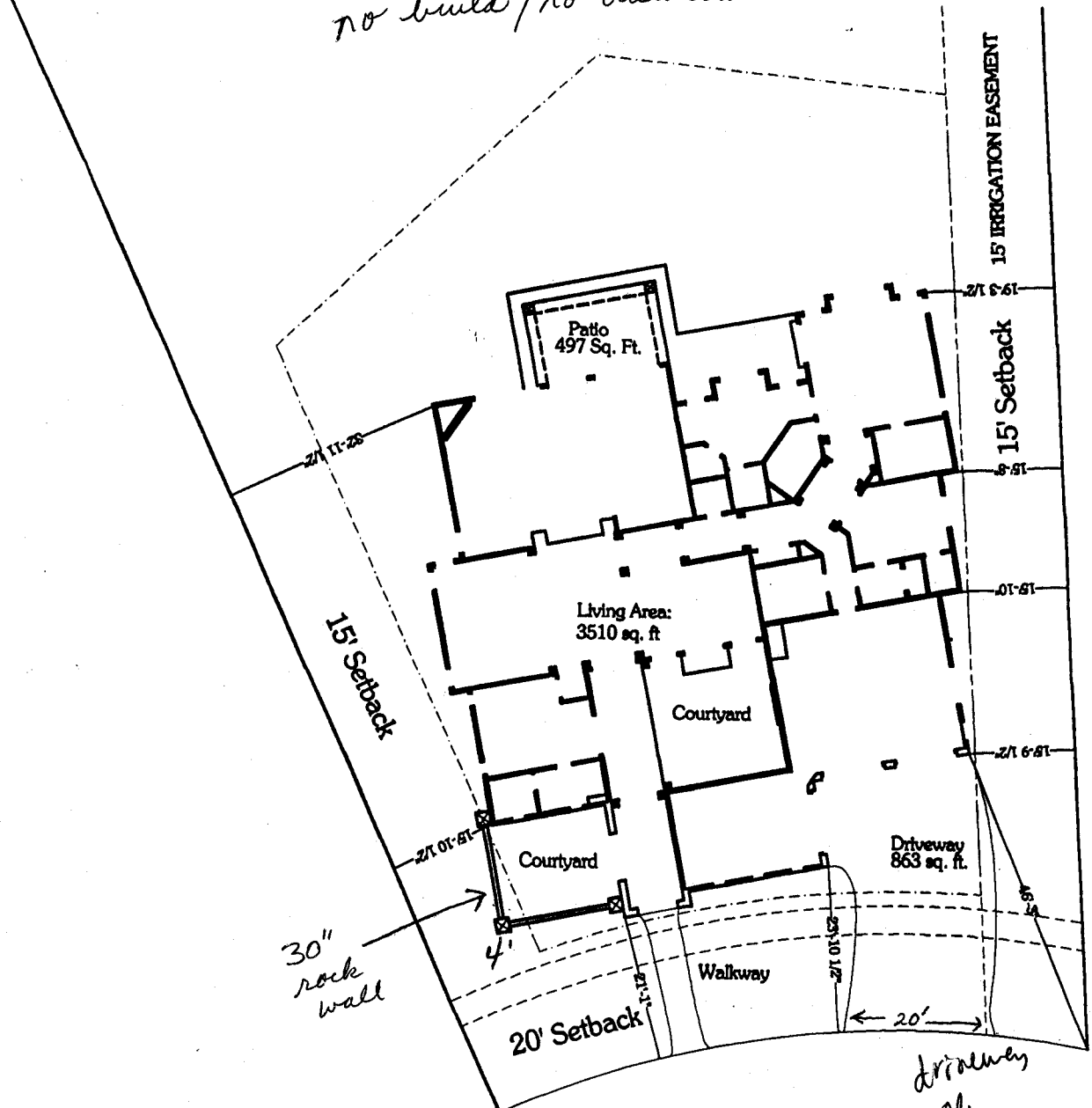
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>16222</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6-24-03</u>

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)

ACCEPTED *Alaska Oregon* *6/24/03*
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

no build / no disturbance area



driveway
Andrews Residence *OK*
LOT 9
0.97 ACRES *OK*
High Pointe Circle *6/24/03*

18" x 18" x 36" T C.M.U. Block Post
W/ Stone & Stone Cap

8" C.M.U. Block Wall W/ Stucco
& Stone Cap @ 30" tall

