

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

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

BLDG PERMIT NO. 90327



Your Bridge to a Better Community

BLDG ADDRESS 428 High Pointe Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 5194

TAX SCHEDULE NO. 2945-164-30-010 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 5194

FILING _____ BLK 1 LOT 10

NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction

(1) OWNER CONQUEST HOMES LLC

NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction

(1) ADDRESS 1111 S. 12th St 81501

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE (970) 243-1242

DESCRIPTION OF WORK & INTENDED USE Single Family home

(2) APPLICANT Conquest Const LLC

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

(2) ADDRESS 1111 S. 12th St 81501

(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 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 _____ 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 6-24-03

Department Approval [Signature] Date 6/27/03

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>116255</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/27/03</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)

N 52°36'14" E

324.05'

15' Setback

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.

*6/27/03
Fair Johnson*

*6/27/03
CJ*

High Pointe Circle

Driveway
750 sq. ft.

20' Setback

Outside
Courtyard

Living Area
5194 sq. ft.

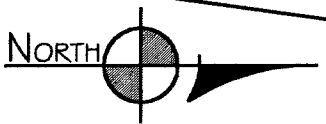
Walkway

Landscaping

Landscaping

Fence

15' Setback



428 High Pointe Circle

N 65°29'12" E

295.07'