

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. 90101



Your Bridge to a Better Community

BLDG ADDRESS 440 High Point SQ. FT. OF PROPOSED BLDGS/ADDITION 4' x 8' 325 sq ft
 TAX SCHEDULE NO. 2945-1104-30-014 SQ. FT. OF EXISTING BLDGS 5,000 sq ft
 SUBDIVISION High Point Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 5,032
 FILING _____ BLK _____ LOT 16 NO. OF DWELLING UNITS:
 Before: 1 After: 1 this Construction
 (1) OWNER Gordon Brown NO. OF BUILDINGS ON PARCEL
 Before: 2 After: 2 this Construction
 (1) ADDRESS 440 High Point USE OF EXISTING BUILDINGS Residence
 (1) TELEPHONE 242-2454 DESCRIPTION OF WORK & INTENDED USE Pump House
 (2) APPLICANT Same TYPE OF HOME PROPOSED:
 (2) ADDRESS _____ Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE _____ _____ 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 X
 or _____ from center of ROW, whichever is greater
 Side 3' from PL, Rear 3' from PL Parking Req'mt 2
 Maximum Height 32' Special Conditions _____
 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).

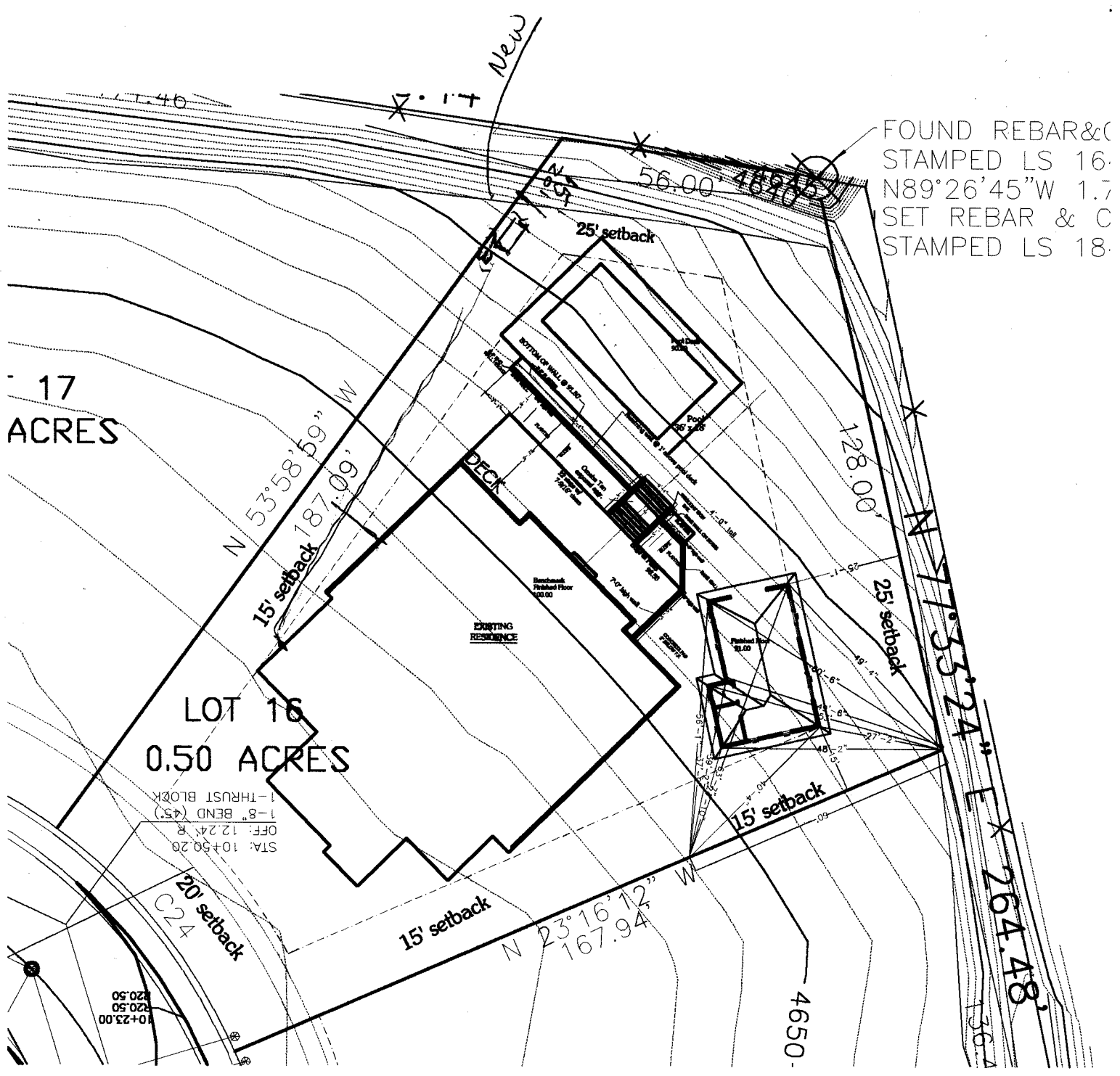
Applicant Signature [Signature] Date _____
 Department Approval [Signature] Date 6/26/03

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>No charge</u>
Utility Accounting	<u>[Signature]</u>	Date	<u>6/26/03</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)

6/26/03
 ACCEPTED *Jaye Wilson*
 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.



FOUND REBAR & STAMPED LS 16"
 N89°26'45"W 1.7'
 SET REBAR & STAMPED LS 18"

0.17 ACRES

LOT 16
 0.50 ACRES

1-THRUST BLDG
 1-8" BEND (45°)
 STA: 10+50.20
 OFF: 12.24' R

20' setback
 C24

10+23.00
 120.50
 120.50

4650

156.4