

FEE \$	10.00
TCP \$	1,500.00
SIF \$	292.00

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 423 High Pointe SQ. FT. OF PROPOSED BLDGS/ADDITION 3504 #1
 TAX SCHEDULE NO. 2945-164-31-003 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 3504 #1
 FILING 1 BLK 2 LOT 3 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Titan Land CO NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1111 S. 12th Str. USE OF EXISTING BUILDINGS 0
 (1) TELEPHONE 970-243-1242 DESCRIPTION OF WORK & INTENDED USE New Construction
 (2) APPLICANT Conquest Cons. TYPE OF HOME PROPOSED:
 (2) ADDRESS 1111 S. 12th Str. 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 _____
 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 _____ Special Conditions _____
 CENSUS A TRAFFIC _____ ANN# _____

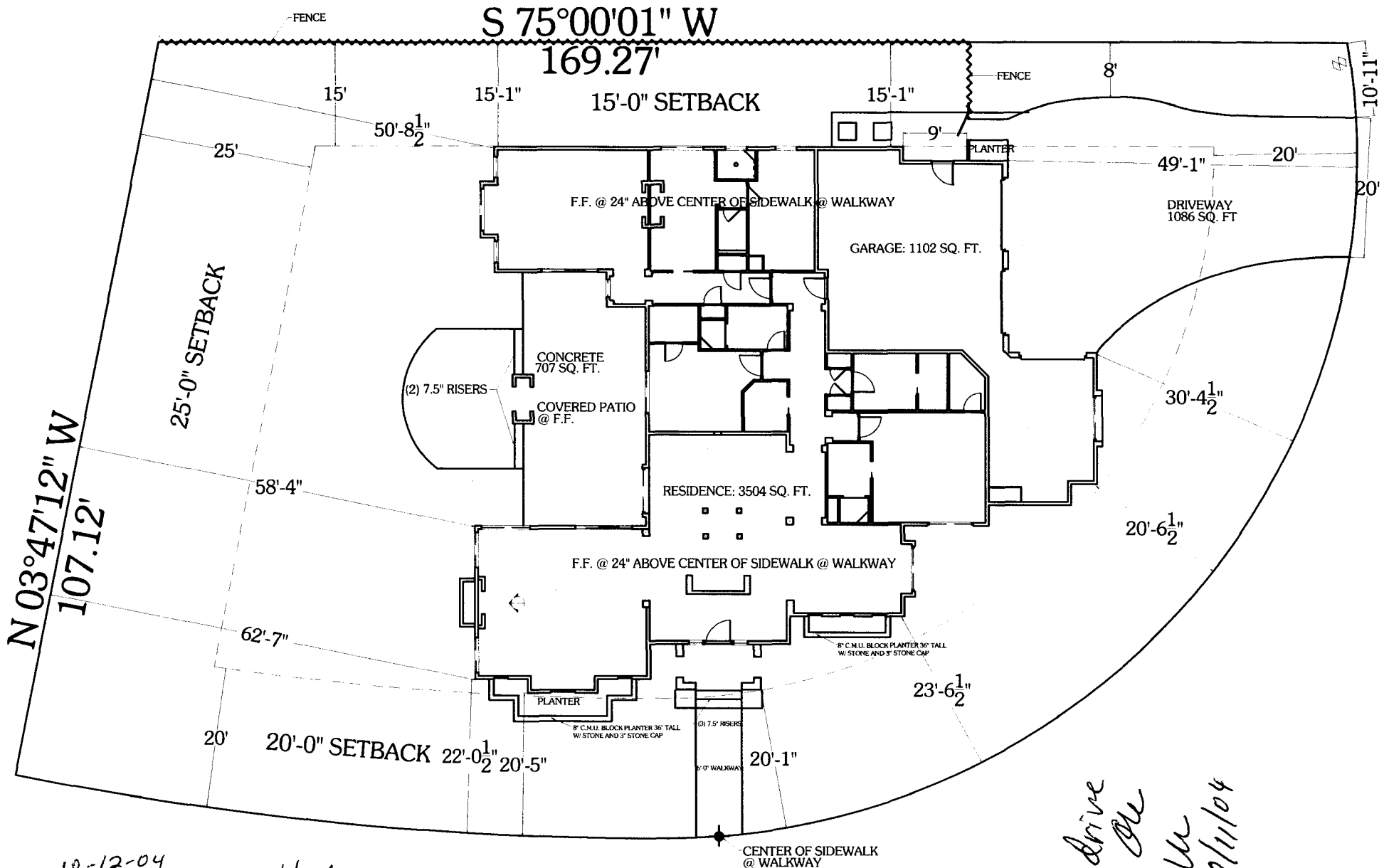
Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building Department (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 10-5-04
 Department Approval NO Daylen Henderson Date 10-12-04

Additional water and/or sewer tap fee(s) are required: <input checked="" type="checkbox"/> YES	NO	W/O No. <u>17664</u>
Utility Accounting <u>[Signature]</u>	Date <u>10/12/04</u>	

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)



N 03°47'12" W
107.12'

S 75°00'01" W
169.27'

10-12-04
ACCEPTED *Gayleen Henderson*
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

HIGH POINTE CIRCLE
LOT 3
0.42 ACRES

*Drive
OK
W
10/11/04*