

FEE \$ 10.00
TCP \$ 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 433 High Pointe Cir SQ. FT. OF PROPOSED BLDGS/ADDITION 2839
 TAX SCHEDULE NO. 2945-164-31-004 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 2839
 FILING _____ BLK 2 LOT 4 NO. OF DWELLING UNITS:
 Before: 0 After: _____ this Construction
 (1) OWNER K. McLaughlin NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 2518 A Garnet USE OF EXISTING BUILDINGS _____
 (1) TELEPHONE 243-9966 DESCRIPTION OF WORK & INTENDED USE new const.
 (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) none

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 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 4-12-04
 Department Approval NA Vishu Prasad Date 4-13-04

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>4/13/04</u>
Utility Accounting	<u>[Signature]</u>	Date <u>4/13/04</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)

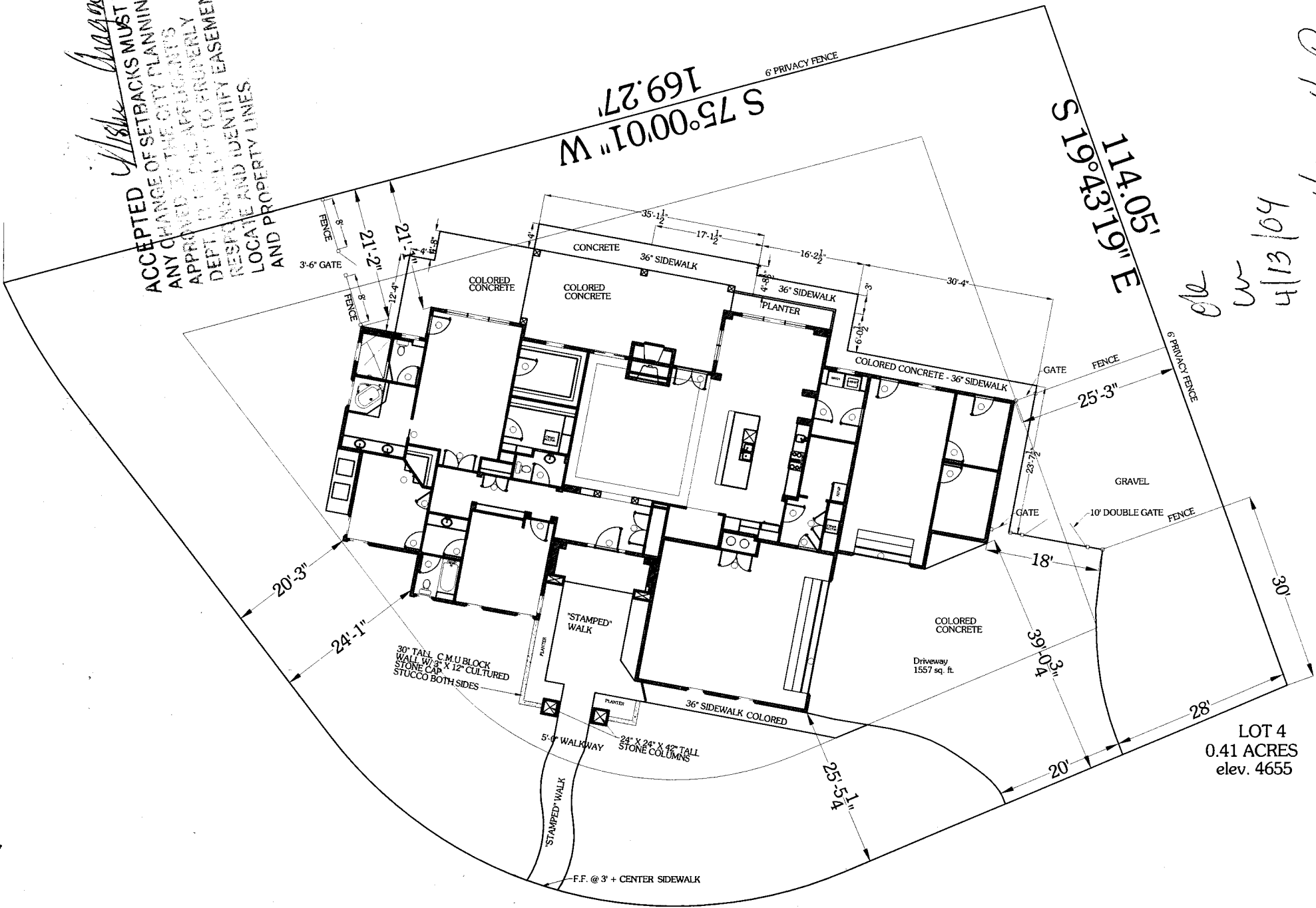
4-13-04
04

W. H. Hagan
ACCEPTED OF SETBACKS MUST BE
ANY CHANGE OF THE CITY PLANNING
APPROVED BY THE CITY PLANNING
DEPT. IN ORDER TO PROPERLY
RESPOND TO IDENTIFY EASEMENTS
LOCATE AND IDENTIFY EASEMENTS
AND PROPERTY LINES

S 75°00'01" W
169.27'

S 19°43'19" E
114.05'

dlw
W
4/13/04
433 H.P.



LOT 4
0.41 ACRES
elev. 4655