

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 442 High Pointe N. SQ. FT. OF PROPOSED BLDGS/ADDITION 6002

TAX SCHEDULE NO 2945-164-30-017 SQ. FT. OF EXISTING BLDGS 0

SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 6002

FILING 1 BLK 1 LOT 17

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

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

(1) OWNER Darren Caldwell

(1) ADDRESS 428 H.P.

USE OF EXISTING BUILDINGS _____

(1) TELEPHONE 243-1242

DESCRIPTION OF WORK & INTENDED USE new const.

(2) APPLICANT Conquest Const.

TYPE OF HOME PROPOSED:
 Site-Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 _____ Other (please specify) none

(2) ADDRESS 1111 S. 12th Str.

(2) TELEPHONE 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)
 or _____ from center of ROW, whichever is greater

Permanent Foundation Required: YES NO _____

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).

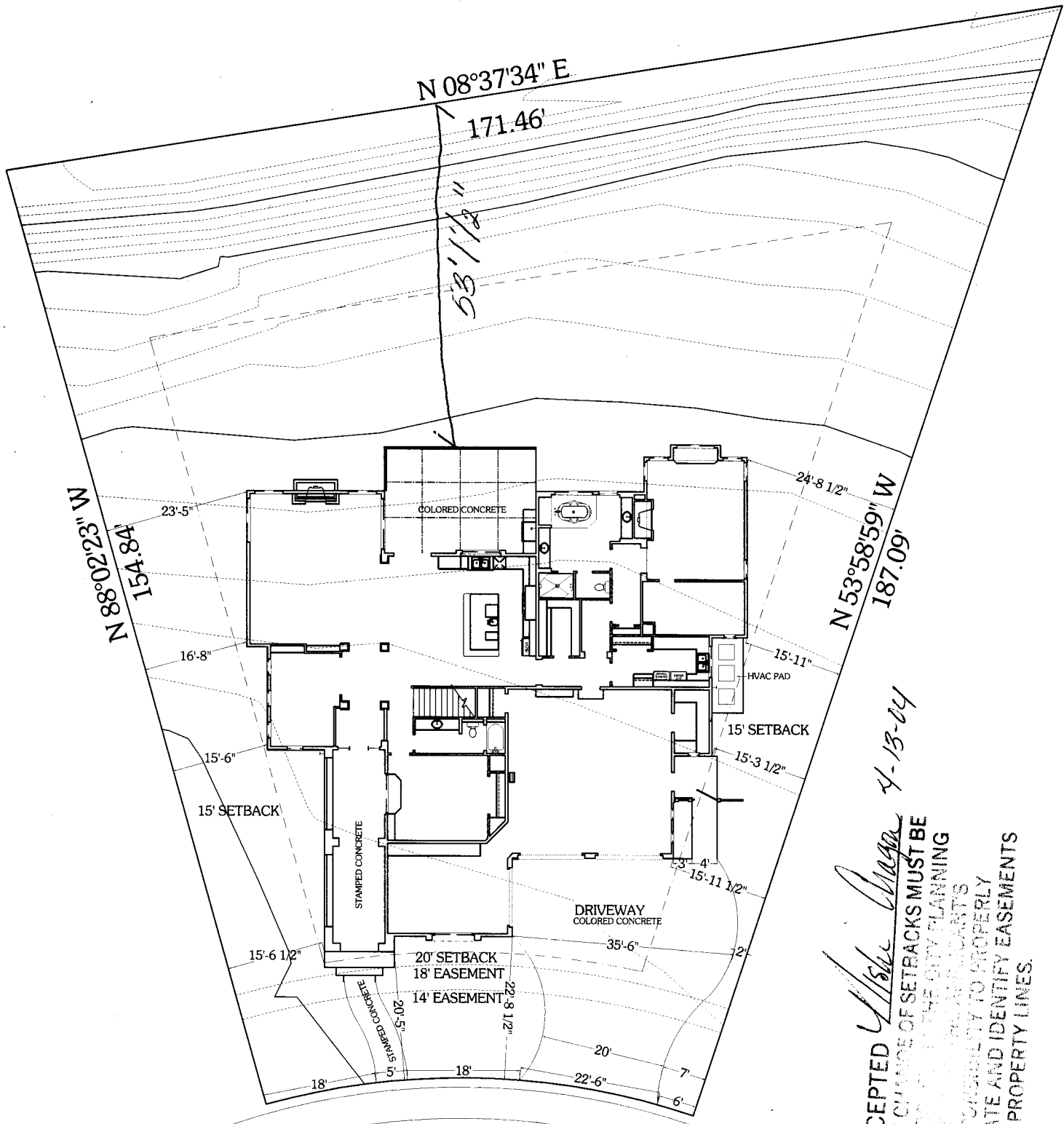
Applicant Signature [Signature] Date 3-30-04

Department Approval NA [Signature] 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>17156</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)



LOT 17
0.44 ACRES

4/12/04 OK LAURA

ACCEPTED *Althea O'Connell* 4-13-04
 ANY CHANGE OF SETBACKS MUST BE
 APPROVED BY THE CITY PLANNING
 DEPARTMENT. HOMEOWNERS
 RESPONSIBILITY TO PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.

442 H.P.