

FEE \$	10.00
TCP \$	1500.00
SIF \$	292.00

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 416 High Pointe Cir.  
 Parcel No. 2945-164-30-003  
 Subdivision High Pointe Estates  
 Filing \_\_\_\_\_ Block 1 Lot 3

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 3088'  
 Sq. Ft. of Lot / Parcel .35 acres  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5706'  
 Height of Proposed Structure 20'-8"

**OWNER INFORMATION:**

Name Clark G. Jensen  
 Address 3220 F Rd.  
 City / State / Zip Clifton CO 81520

**DESCRIPTION OF WORK & INTENDED USE:**

- New Single Family Home (\*check type below)
- Interior Remodel  Addition
- Other (please specify): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Conquest Construction  
 Address 1111 S. 12th Street  
 City / State / Zip Grand Jct, Colo 81501  
 Telephone 970 243 1242

**\*TYPE OF HOME PROPOSED:**

- Site Built  Manufactured Home (UBC)
- 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 <u>PD</u>	Maximum coverage of lot by structures <u>33%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>15'</u> from PL Rear <u>25'</u> from PL	Parking Requirement <u>2</u>		
Maximum Height of Structure(s) <u>32'</u>	Special Conditions <u>Please see notes on</u>		
Voting District <u>A</u>	Driveway Location Approval <u>cc</u> (Engineer's Initials)	<u>the plat.</u>	

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).

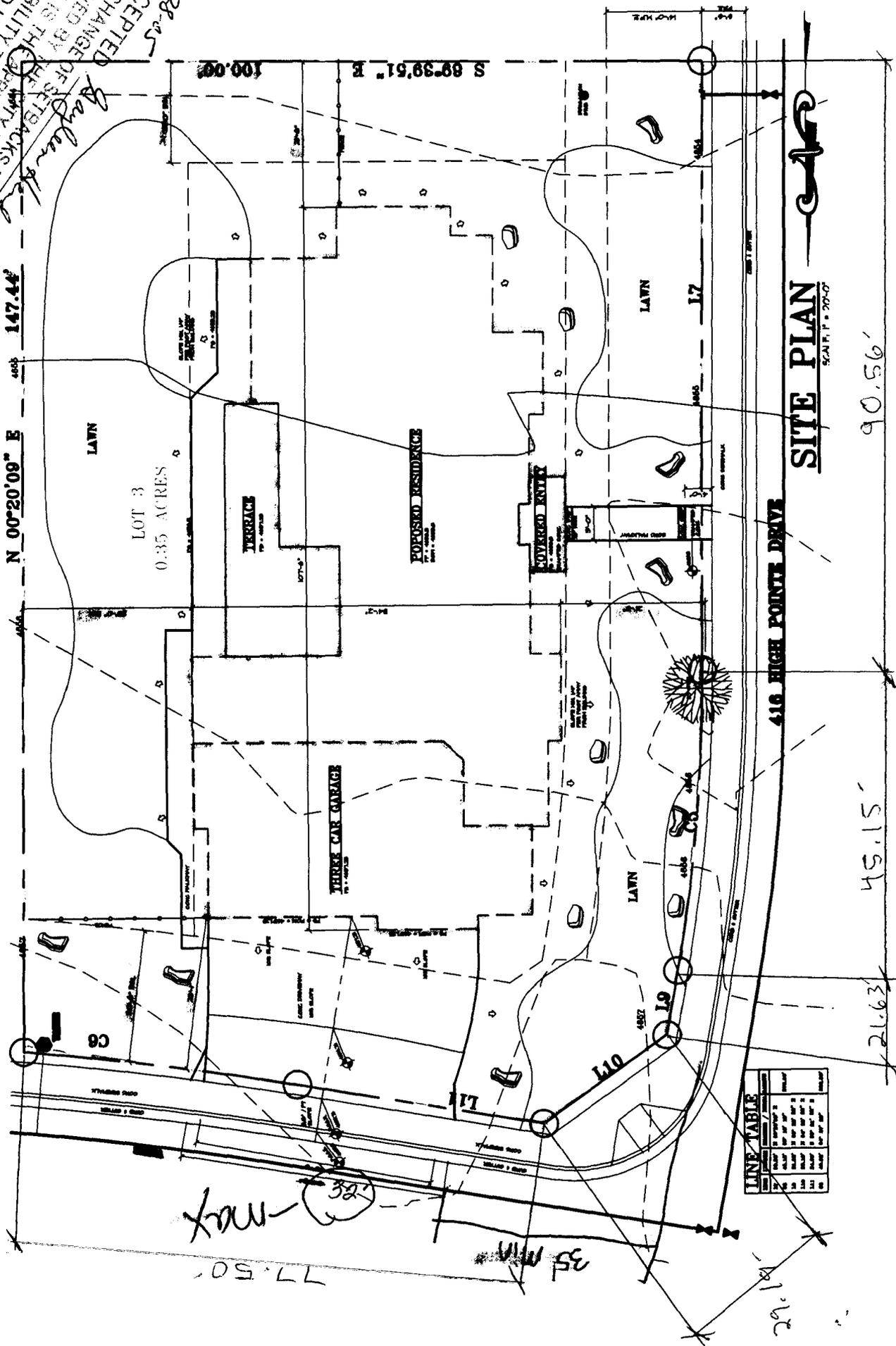
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature James D. Baek Date April 12, 05  
 Department Approval NA Gayleen Henderson Date 9-28-05

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No. <u>18442</u>
Utility Accounting <u>McAule</u>	Date <u>9/28/05</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.1 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

9-28-05  
 ACCEPTED  
 ANY CHANGE  
 DEPT. IT IS THE  
 RESPONSIBILITY TO PROPERLY  
 LOCATE AND IDENTIFY EASEMENTS  
 AND PROPERTY LINES  
 APPLICANTS MUST BE  
 RESPONSIBLE FOR  
 VERIFYING THE  
 ACCURACY OF SETBACKS



**SITE PLAN**

SCALE: 1" = 20'-0"

LINE TABLE

LINE NO.	DESCRIPTION	START POINT	END POINT	LENGTH	BEARING
1	...	...	...	...	...
2	...	...	...	...	...
3	...	...	...	...	...
4	...	...	...	...	...
5	...	...	...	...	...
6	...	...	...	...	...
7	...	...	...	...	...
8	...	...	...	...	...
9	...	...	...	...	...
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11	...	...	...	...	...
12	...	...	...	...	...
13	...	...	...	...	...
14	...	...	...	...	...
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16	...	...	...	...	...
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18	...	...	...	...	...
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31	...	...	...	...	...
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93	...	...	...	...	...
94	...	...	...	...	...
95	...	...	...	...	...
96	...	...	...	...	...
97	...	...	...	...	...
98	...	...	...	...	...
99	...	...	...	...	...
100	...	...	...	...	...

max  
 32'  
 35' MIN  
 77.50'

90.56'

45.15'

21.63'

416 HIGH POINT DRIVE

N 00°20'09" E 147.44'

LOT 3  
 0.35 ACRES

S 89°39'51" E 100.00'

