

FEE \$	10.00
TCP \$	1539. ⁰⁰
SIF \$	460. ⁰⁰

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

BLDG PERMIT NO. _____



Your Bridge to a Better Community

BLDG ADDRESS 446 High Pointe Circle SQ. FT. OF PROPOSED BLDGS/ADDITION 3872
 TAX SCHEDULE NO. 2945-104-30-019 SQ. FT. OF EXISTING BLDGS 0
 SUBDIVISION High Pointe Estates TOTAL SQ. FT. OF EXISTING & PROPOSED 3872
 FILING _____ BLK 1 LOT 19 NO. OF DWELLING UNITS:
 Before: 0 After: 1 this Construction
 (1) OWNER Larry & Vicki Badini NO. OF BUILDINGS ON PARCEL
 Before: 0 After: 1 this Construction
 (1) ADDRESS 1111 S. 12th Street Grand Jet. USE OF EXISTING BUILDINGS N/A
 (1) TELEPHONE _____ DESCRIPTION OF WORK & INTENDED USE New Single Family Home
 (2) APPLICANT Conquest Construction TYPE OF HOME PROPOSED:
 (2) ADDRESS 1111 S. 12th St. Grand Jet, CO 81501 Site Built _____ Manufactured Home (UBC)
 _____ Manufactured Home (HUD)
 (2) TELEPHONE 970-243-1242 _____ 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 X 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 Developer of the lot shall abide by the minimal requirements stated in the recommendations from the CES regarding building setbacks and foundations, or otherwise demonstrate they have otherwise satisfied requirements
 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 Larry & Vicki Badini Date 5/9/06
 Department Approval N/A Bayleen Henderson Date 5/9/06

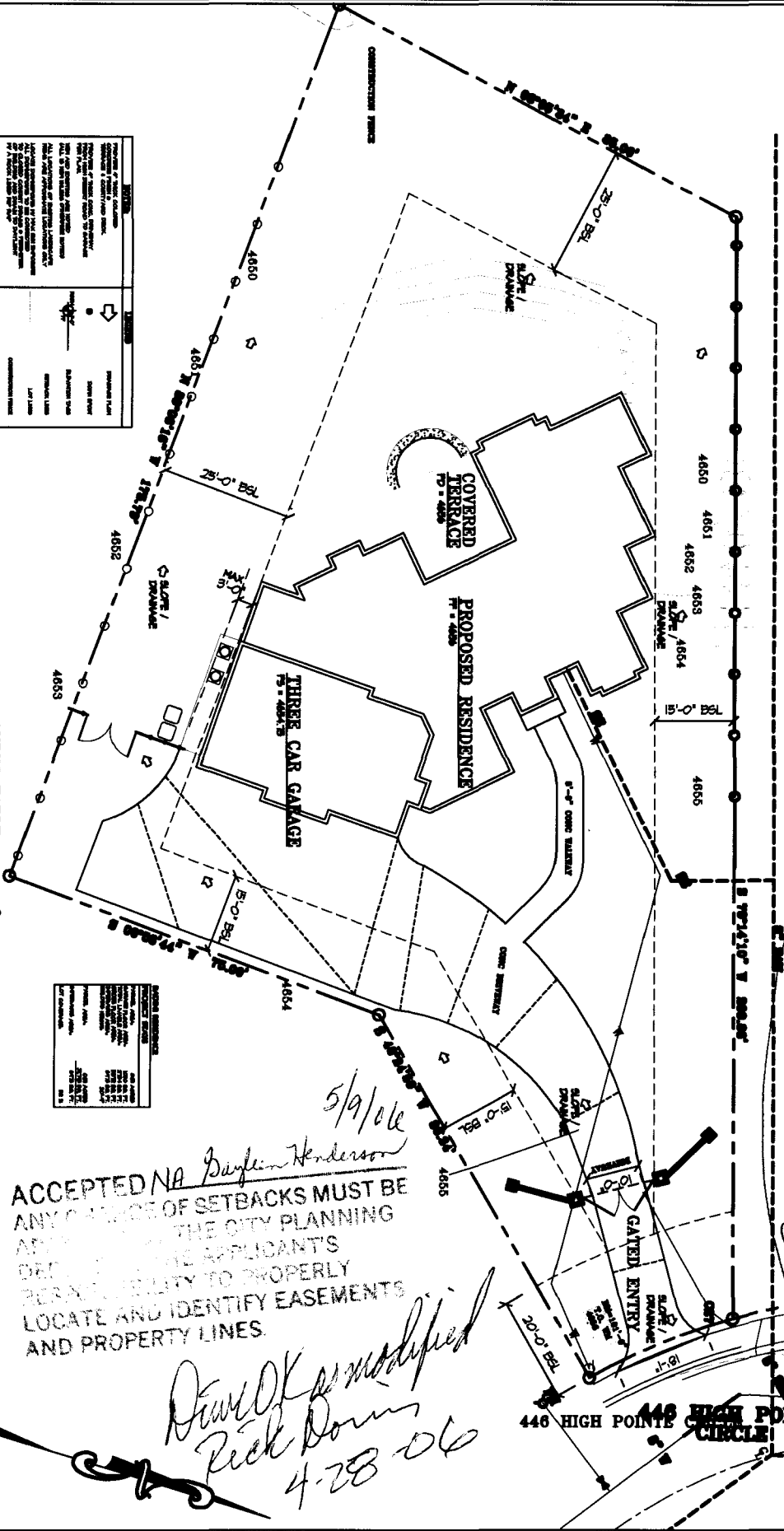
Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>19072</u>
Utility Accounting	<u>U. Curbolt</u>	Date	<u>5/9/06</u>

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

CONQUEST ENGINEERING AND SURVEYING, INC.
 1711 S. 12TH STREET, GRAND JUNCTION, CO 81501
 PHONE: 970.243.1242 FAX: 970.243.1379
 WWW.CONQUESTENGINEERING.COM

LEGEND	
	PROPOSED LOT
	PROPOSED RESIDENCE
	PROPOSED CAR GARAGE
	PROPOSED TERRACE
	PROPOSED DRIVEWAY
	PROPOSED GATE ENTRY
	PROPOSED EASEMENT
	PROPOSED UTILITY
	PROPOSED SETBACK
	PROPOSED BOUNDARY
	PROPOSED SURVEY POINT

CURVE	RADIUS	ARC LENGTH	CHORD LEN	CHORD BEARING	DELTA ANGLE	TANGENT
C27	117.00'	29.37'	29.30'	S 42°23'29" E	14°23'05"	14.78'



HIGH POINT ESTATES - LOT 19
 0.51 ACRES

5/9/06
 ACCEPTED NA *Daylen Henderson*
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPARTMENT. THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

*Done OK as modified
 Rick Davis
 4-28-06*

PROVIDE 5' CLEAR FROM DRIVE TO TR BOTH SIDES!

SITE PLAN
 SCALE: 1" = 50'-0"

BADINI RESIDENCE

PROJECT STATS

PARCEL AREA:	0.51 ACRES
GARAGE FLOOR AREA:	1050 SQ. FT.
TOTAL LIVABLE AREA:	2734 SQ. FT.
GROSS FLOOR AREA:	3872 SQ. FT.
IMPERVIOUS AREA:	6975 SQ. FT.
BUILDING HEIGHT:	20'-9"

PARCEL AREA:	0.51 ACRES
	21,795 SQ. FT.
IMPERVIOUS AREA:	6975 SQ. FT.
LOT COVERAGE:	32 %