

FEE \$ 10  
 TCP \$ 2554  
 SIF \$ 40

**PLANNING CLEARANCE**

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

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

Building Address 430 High Pointe Circle  
 Parcel No. 2945-164-30-011  
 Subdivision High Pointe Estates  
 Filing 1 Block 1 Lot 11

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 4977  
 Sq. Ft. of Lot / Parcel 42,689  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 5097 12% Coverage  
 Height of Proposed Structure 27'

**OWNER INFORMATION:**

Name Michael Kuzminski & Angela Kuzminski  
 Address 2330 E. Aloue Dr.  
 City / State / Zip Grand Junction, Co 81507

**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 St.  
 City / State / Zip Grand Junction, Co 81501  
 Telephone 970-243-1242

**\*TYPE OF HOME PROPOSED:**

Site Built  Manufactured Home (UBC)  
 Manufactured Home (HUD)  
 Other (please specify): \_\_\_\_\_

NOTES: \_\_\_\_\_

**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  
 SETBACKS: Front 20 from property line (PL)  
 Side 15 from PL Rear 25/150 from PL  
 Maximum Height of Structure(s) 32

Maximum coverage of lot by structures 25%  
 Permanent Foundation Required: YES  NO   
 Parking Requirement 2  
 Special Conditions \_\_\_\_\_

Voting District A Driveway Location Approval cl  
 EH (Engineer's Initials)

**FLOOD PLAIN CERTIFICATE: No**

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 09-02-09

Department Approval [Signature]

Date 9/3/09

Additional water and/or sewer tap fee(s) are required:

YES  NO

W/O No. 21509

Utility Accounting [Signature]

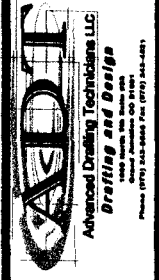
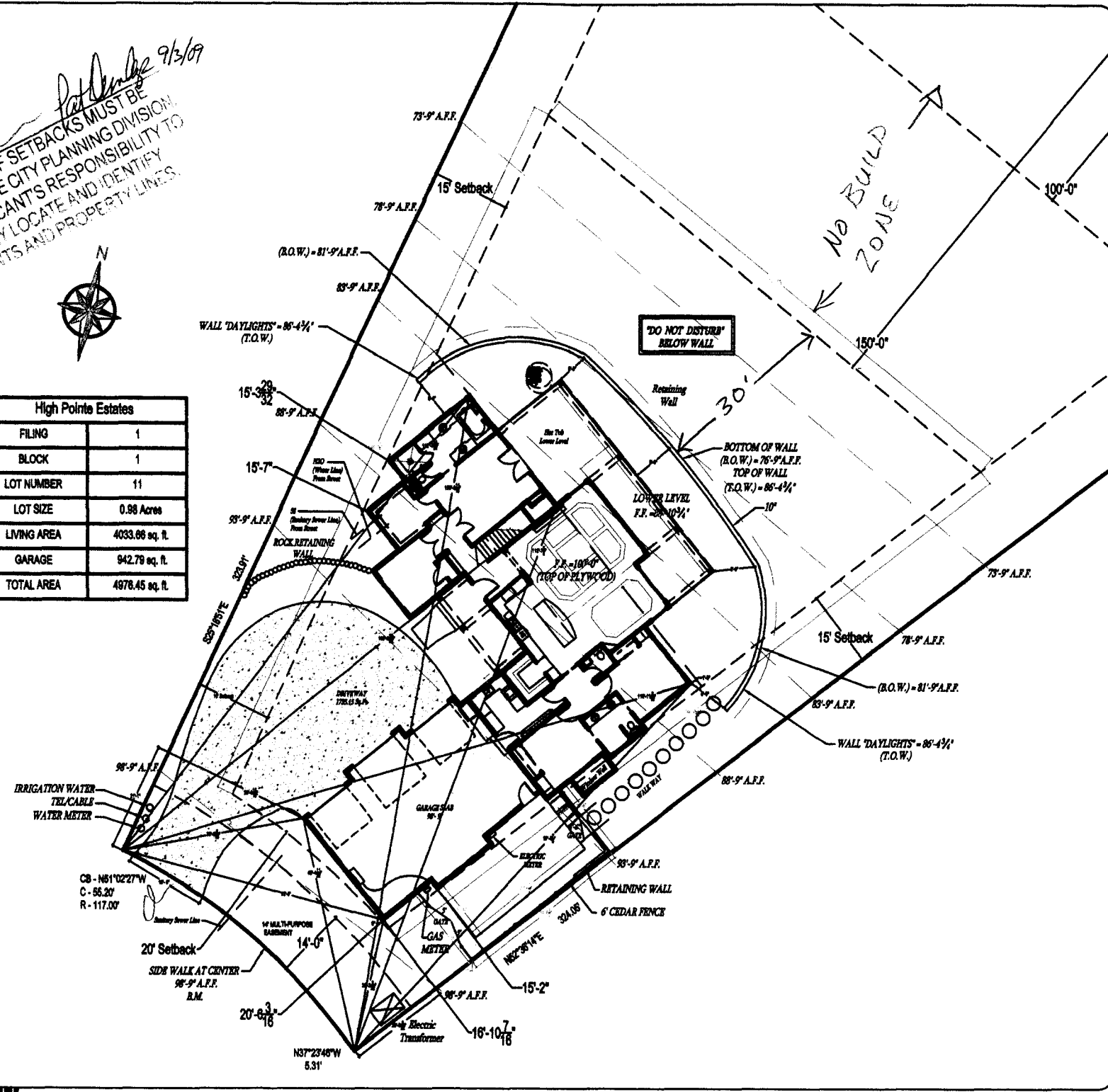
Date 10/15/09

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)

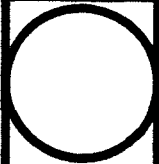
ACCEPTED *Pat Deane 9/3/09*  
 ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DIVISION. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



High Pointe Estates	
FILING	1
BLOCK	1
LOT NUMBER	11
LOT SIZE	0.98 Acres
LIVING AREA	4033.86 sq. ft.
GARAGE	942.79 sq. ft.
TOTAL AREA	4976.45 sq. ft.



**Kuzminski Residence**  
 Grand Junction, CO.



Revisions	
A	
B	
C	
D	
E	

Drawn By	ADT
REV Date	8/24/09
REV	8/24/09
Scale	NTS
Sheet	Site Plan
Sheet	<b>C1</b>