

Public Works & Planning Department
250 North 5th Street
Grand Junction, CO 81501
Phone: (970) 244-1430 FAX: (970) 256-4031

Fee \$10.00

Property Address: 444 Pear ~~Place~~ Lane
 Property Tax No: 2943-164-20-014
 Subdivision: Pear Park Place Subdivision
 Property Owner: Ashley Construction, Inc.
 Owner's Telephone: 242-2633
 Owner's Address: 545 Grand Mesa ave
 Contractor's Name: Ashley Construction Inc.
 Contractor's Telephone: 242-2633
 Contractor's Address: 545 Grand Mesa ave
 Fence Material & Height: Vinyl + 6ft

Plot plan must show property lines and property dimensions, all easements, all rights-of-way, all structures, all setbacks from property lines, and fence height(s). NOTE: Property line is likely one foot or more behind the sidewalk.

THIS SECTION TO BE COMPLETED BY PLANNING STAFF

ZONE <u>R-8</u>	SETBACKS: Front <u>20</u> from property line (PL) or
SPECIAL CONDITIONS _____	_____ from center of ROW, whichever is greater.
_____	Side <u> </u> from PL Rear <u> </u> from PL

Fences exceeding six feet in height require a separate permit from the City/County Building Department. A fence constructed on a corner lot that extends past the rear of the house along the side yard or abuts an alley requires approval from the City Engineer (Section 4.1.J of the Grand Junction Zoning and Development Code).

The owner/applicant must correctly identify all property lines, easements, and rights-of-way and ensure the fence is located within the property's boundaries. Covenants, conditions, restrictions, easements and/or rights-of-way may restrict or prohibit the placement of fence(s). The owner/applicant is responsible for compliance with covenants, conditions, and restrictions which may apply. Fences built in easements may be subject to removal at the property owner's sole and absolute expense. Any modification of design and/or material as approved in this fence permit must be approved, in writing, by the Public Works & Planning Department Director.

I hereby acknowledge that I have read this application and the information and plot plan are correct; I agree to comply with any and all codes, ordinances, laws, regulations, or restrictions which apply. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to removal of the fence(s) at the owner's cost.

Applicant's Signature [Signature] Date 9-22-08
 Planning Approval [Signature] Date 9/22/08
 City Engineer's Approval (if required) _____ Date _____

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.E.1.d Grand Junction Zoning & Development Code)

(White: Planning)

(Yellow: Applicant)

(Pink: Neighborhood Services)

FEE \$ <u>10.00</u>
TCP \$ <u>2,554.00</u>
SIF \$ <u>460.00</u>

PLANNING CLEARANCE
 (Single Family Residential and Accessory Structures)
Public Works & Planning Department

BLDG PERMIT NO. _____

COPY

Building Address 444 Pear Ln
 Parcel No. 2943-164-20-014
 Subdivision Pear Park Place
 Filing _____ Block _____ Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 4 Sq. Ft. Proposed 1121
 Sq. Ft. of Lot / Parcel 5583
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4071 Sq Ft + 5583-52=4071
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ashley Construction
 Address 545 Grand mesa Av
 City / State / Zip Grand Jet Co 81503

DESCRIPTION OF WORK & INTENDED USE:
 New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): _____

APPLICANT INFORMATION:

Name Ashley Construction
 Address 545 Grand mesa Av
 City / State / Zip Grand Jet Co 81503
 Telephone 970-242-2633
 for 242-2680

*TYPE OF HOME PROPOSED:
 Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): _____

PAID

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 PLANNING STAFF

ZONE R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Permanent Foundation Required: YES NO _____
 Side 5' from PL Rear 10' from PL Floodplain Certificate Required: YES _____ NO
 Maximum Height of Structure(s) 35' Parking Requirement 4
 Voting District "C" Driveway Location Approval glt Special Conditions No access allowed from Bartlett Place; only allowed access is from Tract B
 (Engineer's Initials)

Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning 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.

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 Paul Ashley Date 8-28-08

Planning Approval Gayle Henderson Date 8-28-08

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 21180

Utility Accounting T. Bensley Date 8/28/08

444 Pear Ln
Lot 14

COPY

8-28-08
ACCEPTED: *Rayleen Henderson*
BY CHAIRMAN OF THE DISTRICT BOARD
AND BY THE CITY CLERK AND BY THE
YES TO THE APPLICANT'S RESPONSIBILITY TO
PROVIDE ALL NECESSARY
INFORMATION AND DOCUMENTATION

