

FEE \$	10.00
TCP \$	0
SIF \$	0

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

BLDG PERMIT NO. _____

NO Sewer Connection Primary Street

Building Address 3077 D¹/₂ RD
 Parcel No. 2943-164-20-024
 Subdivision Pear Park Place
 Filing _____ Block _____ Lot 24

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed _____
 Sq. Ft. of Lot / Parcel _____
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface (Total Existing & Proposed) _____
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ashley Construction Inc
 Address 545 Grand Mesa Ave
 City / State / Zip Grand Jct. Co. 81503

DESCRIPTION OF WORK & INTENDED USE:

New Single Family Home (*check type below)
 Interior Remodel Addition
 Other (please specify): Temp office

APPLICANT INFORMATION:

Name Ashley Construction Inc
 Address 545 Grand Mesa Ave
 City / State / Zip Grand Jct. Co 81503
 Telephone 242-2633

***TYPE OF HOME PROPOSED:**

Site Built Manufactured Home (UBC)
 Manufactured Home (HUD)
 Other (please specify): Temp office

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 _____
 Voting District "C" Driveway Location Approval _____
 (Engineer's Initials) Special Conditions Temp office must be removed upon completion of sales of lots.
Daylen Horden

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).

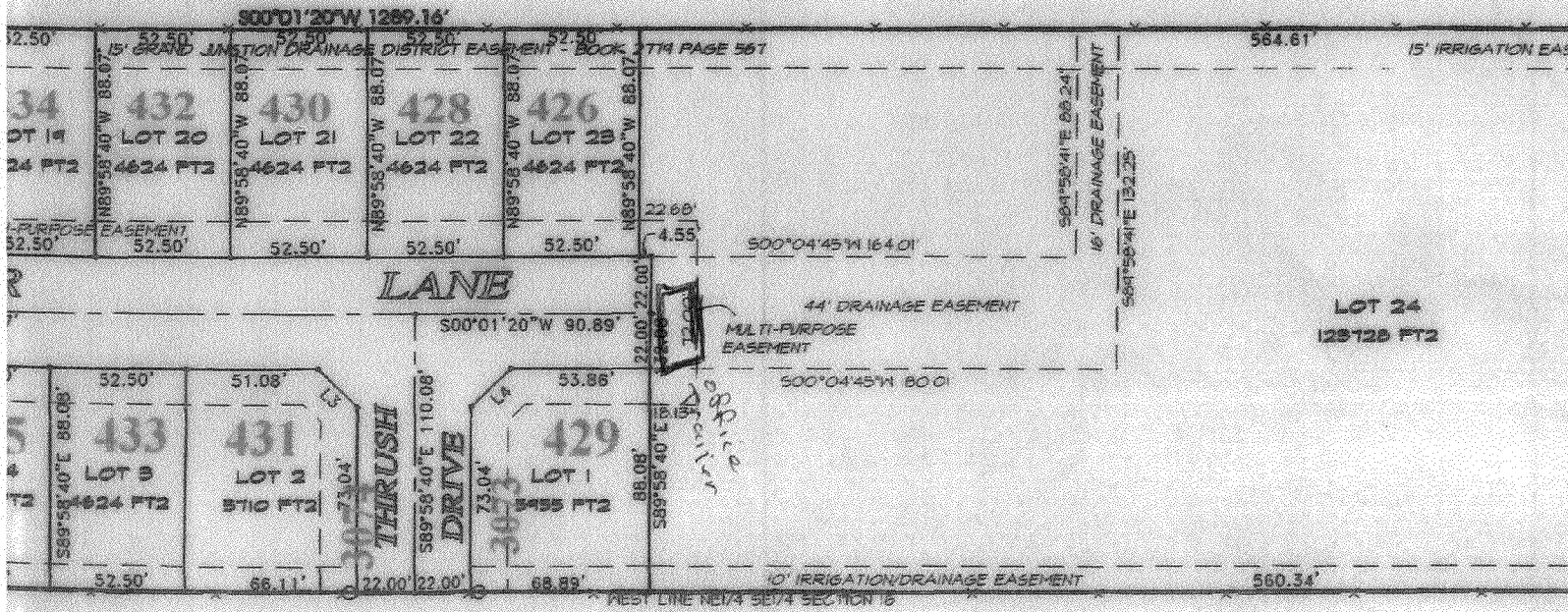
Applicant Signature [Signature] Date 10-8-08
 Planning Approval Daylen Horden Date 10-8-08

Additional water and/or sewer tap fee(s) are required:	YES	NO <input checked="" type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>10/8/08</u>		

ARK PLACE SUBDIVISION

ACCEPTED *Gayle Henderson*
 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.

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RAKWOOD ESTATES FILING NO. THREE
 RECEIPTION NO. 1272296

Bearing	CHORD
01°20' E	50.20'
30°03' W	7.18'
15°50' W	9.72'
00°18' E	37.24'