

FEE \$	10 ⁰⁰
TCP \$	2554 ⁰⁰
SIF \$	460 ⁰⁰



BLDG PERMIT NO. _____

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department

BLDG ADDRESS 433 Pear Lane TAX SCHEDULE NO. 2943-164-20-003
 SUBDIVISION Pear Park ^{RACE} Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1026 sq ft
 FILING BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) 0
 (1) OWNER Ashley Construction Inc. NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) ADDRESS 545 Grand Mesa Ave
 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-2633
 USE OF EXISTING BLDGS _____
 (2) APPLICANT Ashley Construction Inc.
 (2) ADDRESS 545 Grand Mesa Ave DESCRIPTION OF WORK AND INTENDED USE: New
 (2) TELEPHONE 242-2633 Single Family Home

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 R-8 Maximum coverage of lot by structures 70%
 SETBACKS: Front 20' from property line (PL) Parking Req't 2 / Permanent foundation required
 or _____ from center of ROW, whichever is greater Flood Plain Cert. Req. NO
 Side 5' from PL Rear 10' from PL Special Conditions _____
 Maximum Height 35'
Voting District C Driveway location ok GENSUS _____ 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 Kenneth Ashby Date 7-13-08

Department Approval PO [Signature] Date 7/16/08

Additional water and/or sewer tap fee(s) are required: YES _____ NO W/O No. 21134

Utility Accounting M Date 7/17/08

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

(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

433 Pear Lane

Lot 3

52.50

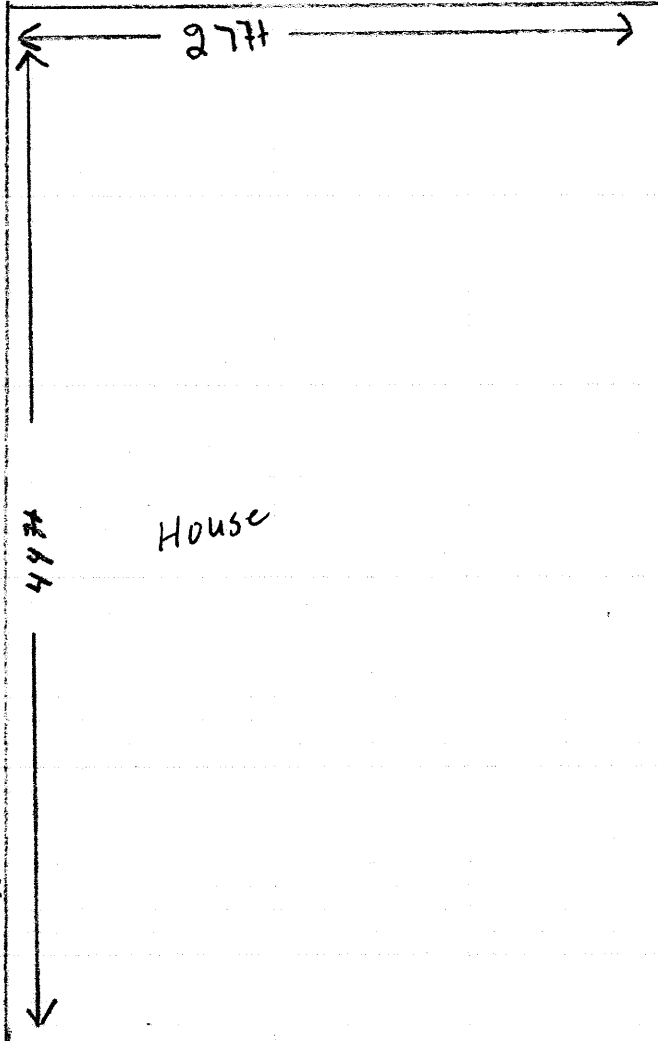
Property Line

Property Line

→

24.08 ft
Plus
10 ft setback
for
Irrigation Easement
= 34.08
Back

ACCEPTED *DR Tuli Reynolds*
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.



House

20.5 ft side

5 ft
setback
side

Easement.

20 ft
setback
front

12 ft

Driveway

20 ft

Easement

Driveway
OK
for 7/15/08

Property Line

52.50

Property Line

88.08

88.08