

FEE \$ 10.00
TCP \$ 2554.00
SIF \$ 460.80

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

BLDG PERMIT NO. m

Building Address 439 Pear Lane No. of Existing Bldgs 0 No. Proposed 1  
 Parcel No. 2943-164-20-006 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1121  
 Subdivision Pear Park Place Subdivision Sq. Ft. of Lot / Parcel 4624 ±  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 6 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 4624 - 1481 = 3143  
 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): \_\_\_\_\_

**APPLICANT INFORMATION:**

Name Ashley Construction, Inc.  
 Address 545 Grand Mesa Ave  
 City / State / Zip Grand Jct. Co. 81503  
 Telephone 970 242-2633

\*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 PLANNING STAFF			
ZONE <u>R-8</u>	Maximum coverage of lot by structures <u>70%</u>		
SETBACKS: Front <u>20'</u> from property line (PL)	Permanent Foundation Required: YES <u>X</u> NO _____		
Side <u>5'</u> from PL Rear <u>10'</u> from PL	Floodplain Certificate Required: YES _____ NO <u>X</u>		
Maximum Height of Structure(s) <u>35'</u>	Parking Requirement <u>2</u>		
Voting District <u>"C"</u> Driveway Location Approval <u>SH</u> (Engineer's Initials)	Special Conditions _____		

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).

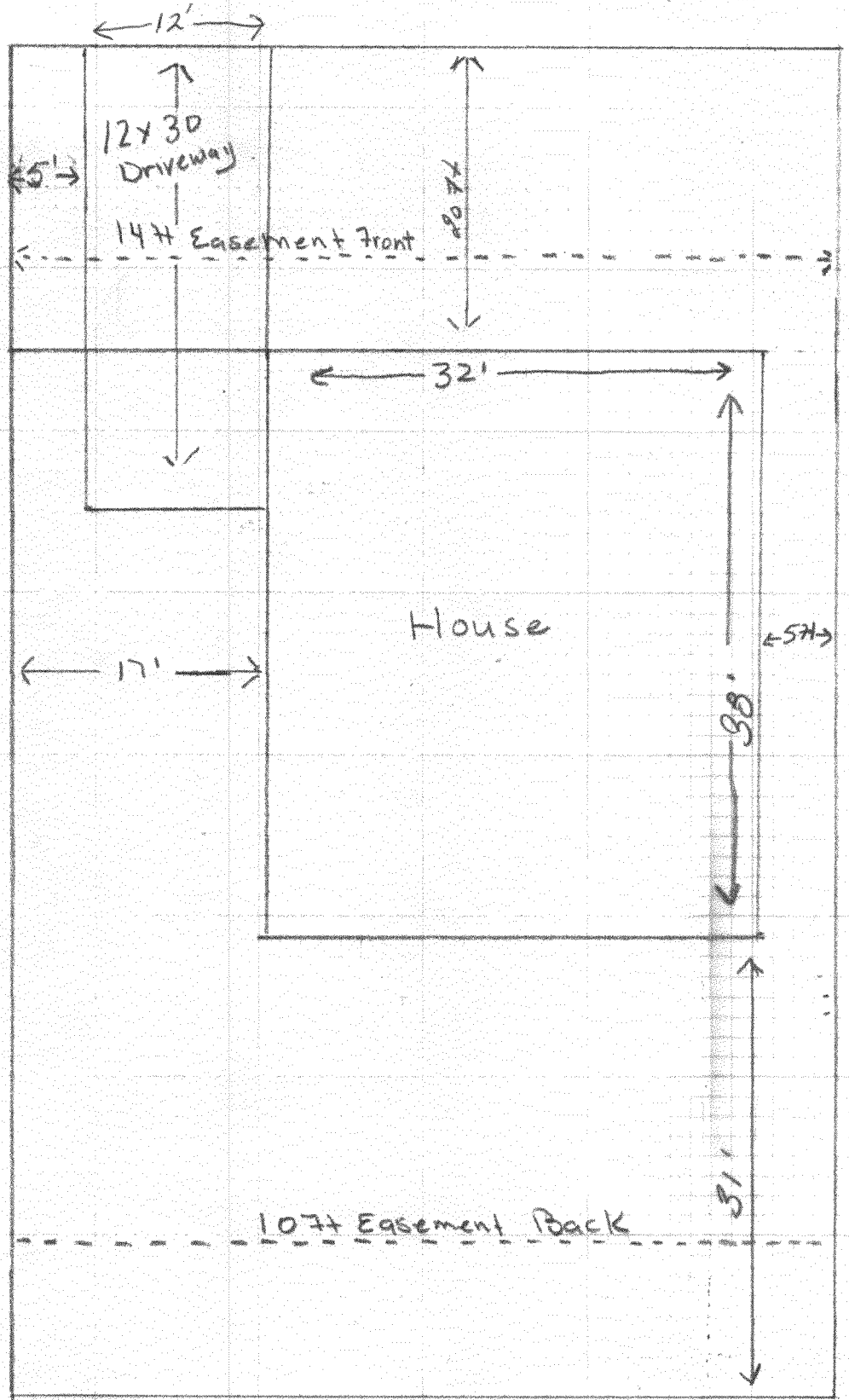
Applicant Signature [Signature] Date 9-17-08  
 Planning Approval [Signature] Date 9-23-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>	W/O No.
Utility Accounting <u>[Signature]</u>	Date <u>9-23-08</u>		

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 2.2.C.4 Grand Junction Zoning & Development Code)  
 (White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

439 Pear Lane #6

Driveway OK  
Gaylen Henderson



9-23-08

ACCEPTED *GH*  
 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.

*Gaylen Henderson*

NT 3/32