

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

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

BLDG PERMIT NO. _____

Building Address 441 Pear Lane
 Parcel No. 2943-164-20-007
 Subdivision Pear Park Place Subdivision
 Filing _____ Block _____ Lot 7

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs ~~7000~~ Sq. Ft. Proposed 1026
 Sq. Ft. of Lot / Parcel 4624
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4624 - 1386 = 3238.5 Ft
 Height of Proposed Structure _____

OWNER INFORMATION:

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

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

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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 <input checked="" type="checkbox"/> NO _____		
Side <u>5</u> from PL Rear <u>10</u> from PL	Floodplain Certificate Required: YES _____ NO <input checked="" type="checkbox"/>		
Maximum Height of Structure(s) <u>35</u>	Parking Requirement <u>2</u>		
Voting District <u>C</u>	Driveway Location Approval <u>[Signature]</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.

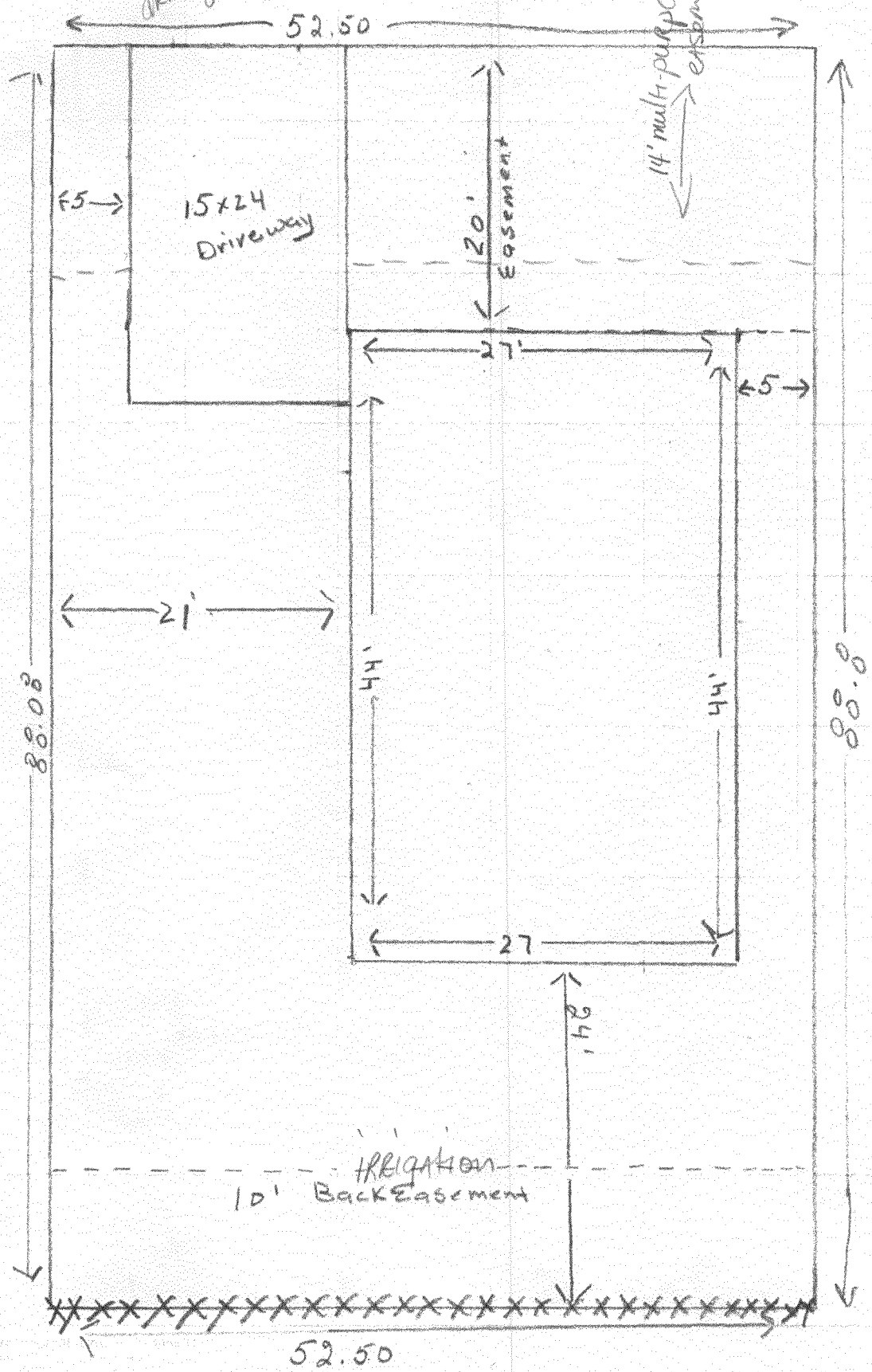
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily be limited to non-use of the building(s).

Applicant Signature [Signature] Date 11-5-08
 Planning Approval [Signature] Date 11/6/08

Additional water and/or sewer tap fee(s) are required: YES <input checked="" type="checkbox"/> NO _____	W/O No. <u>21270</u>
Utility Accounting <u>[Signature]</u>	Date <u>11/7/08</u>

PEAR LANE

Driveway OK



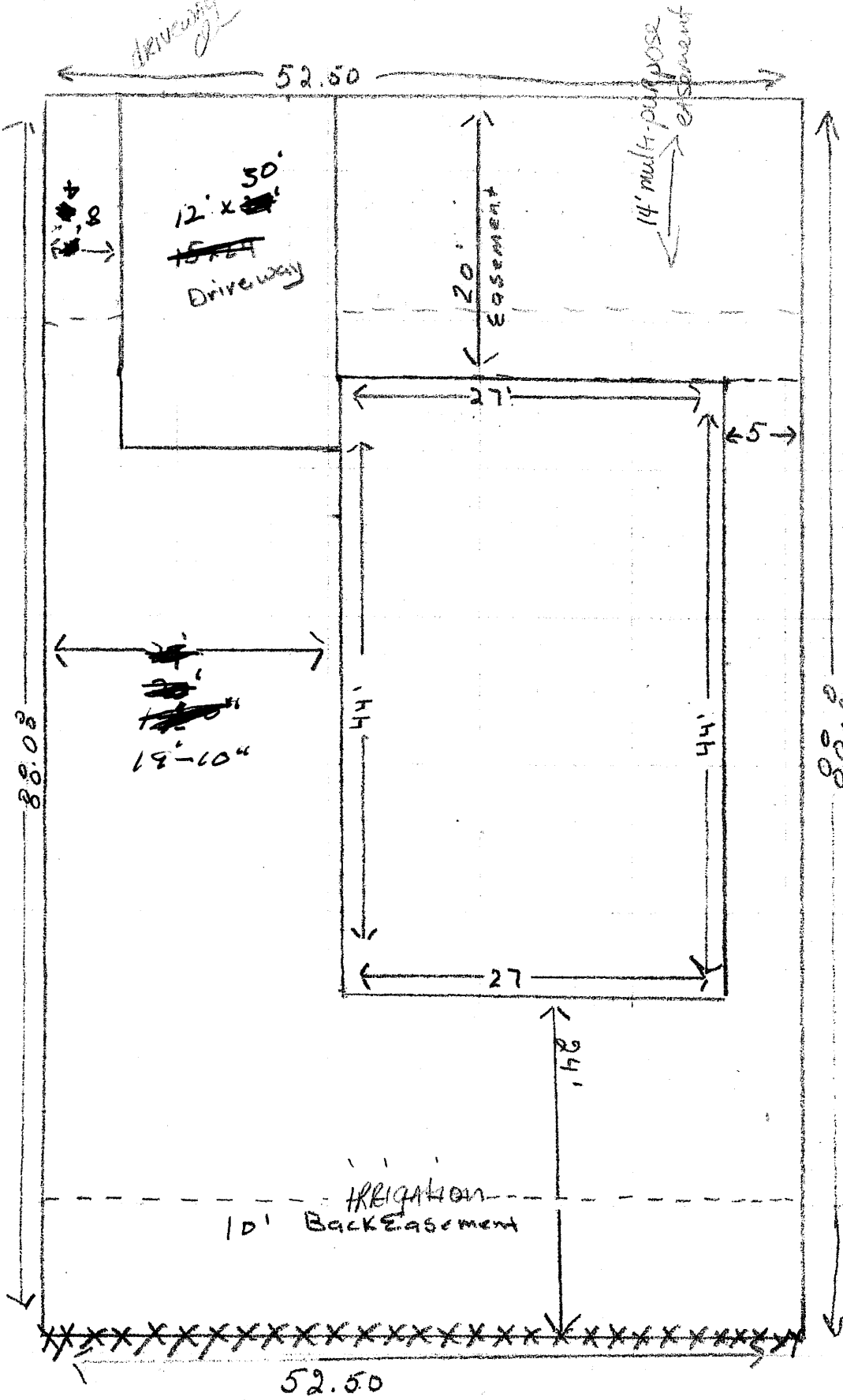
N

441 Pear Lane

ACCEPTED *[Signature]* 11/6/08
 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.

PEAR LANE

DRIVEWAY OK



ACCEPTED BY *W. Scott Overly* 11/6/08
 ANY CHANGE OF THE PLAN MUST BE REVIEWED BY THE CITY PLANNING DIVISION
 REVISION 1/15/09
 WENDY SPURR
 PLANNING DIVISION
 PLANNING DEPARTMENT
 PLANNING DIVISION
 PLANNING DEPARTMENT

441 Pear Lane