

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 443 Pear Lane TAX SCHEDULE NO. 2943-164-20-008

SUBDIVISION Pear Park ^{PLACE} Subdivision SQ. FT. OF PROPOSED BLDG(S)/ADDITION ~~1216~~ 5877

FILING BLK _____ LOT 8 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. DESCRIPTION OF WORK AND INTENDED USE: New

(2) ADDRESS 545 Grand Mesa Ave Single Family Home

(2) TELEPHONE 242-2633

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 7070

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 post *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 [Signature] Date 7-13-08

Department Approval [Signature] Date 7/16/08

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 21133

Utility Accounting [Signature] 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)

Lot 8 443 Pear Lane

52.50

18.55'

with 10' setback for

Irrigation Easement = 28.55'

ACCEPTED PD *S. L. Pugh*

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.

32'

House

44.7'

side 15' 5"

5.7'

Easement

20.7' setback

12.7'

Driveway

Driveway Easement
OK
Per 7/15/08

20.7'

52.50 Lot 8