

FEE \$	10.00
TCP \$	2,554.00
SIF \$	460.00

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Public Works & Planning Department

BLDG PERMIT NO. _____

Building Address 444 Pear Ln
 Parcel No. 2943-164-20-014
 Subdivision Pear Park Place
 Filing _____ Block _____ Lot 14

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1121
 Sq. Ft. of Lot / Parcel 5583
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4071 Sq Ft + 5583 - 512 = 4071
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ashley Construction
 Address 545 Grand mesa Av
 City / State / Zip Grand Jet 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
 Address 545 Grand mesa Av
 City / State / Zip Grand Jet Co 81503

***TYPE OF HOME PROPOSED:**

- Site Built Manufactured Home (UBC)
- Manufactured Home (HUD)
- Other (please specify): _____

PAID

Telephone 970-242-2633
 fax 242-2680

NOTES: _____

PB

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 4
 Voting District "C" Driveway Location Approval glt Special Conditions No access allowed from Bartlett Place; only allowed access is from Tract B
 (Engineer's Initials)

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.

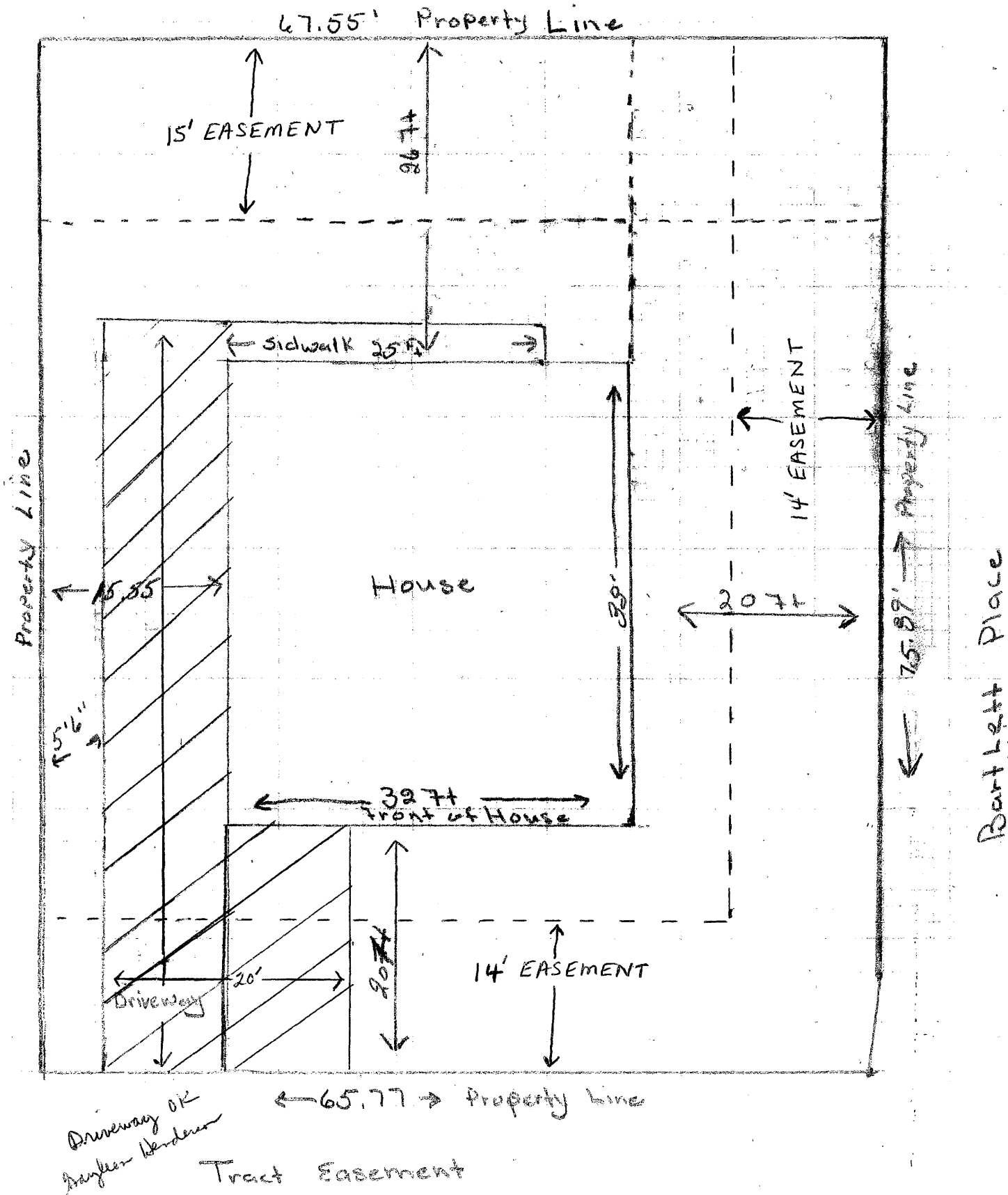
I hereby acknowledge that I have read this application and the information is correct; I agree to comply with any and all codes, ordinances, laws, regulations or restrictions which apply to the project. I understand that failure to comply shall result in legal action, which may include but not necessarily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

Applicant Signature Donal Ashley Date 8-28-08
 Planning Approval Gayles Henderson PD Date 8-28-08

Additional water and/or sewer tap fee(s) are required:	YES <input checked="" type="checkbox"/>	NO	W/O No. <u>21180</u>
Utility Accounting <u>T. Bensey</u>	Date <u>8/28/08</u>		

444 Pear Ln
Lot 14

8-28-08
ACCEPTED *Gayleen Henderson*
ANY CHANGE OF SETBACKS MUST BE
APPROVED BY THE CITY PLANNING DIVISION.
IT IS THE APPLICANT'S RESPONSIBILITY TO
PROPERLY LOCATE AND IDENTIFY
ALL SETBACKS, EASEMENTS AND PROPERTY LINES.



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