

FEE \$ 10⁰⁰
 TCP \$ 2554⁰⁰
 SIF \$ 460⁰⁰

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

BLDG PERMIT NO. _____

Building Address 446 Pear Lane No. of Existing Bldgs 0 No. Proposed 1
 Parcel No. 2943-164.20-013 Sq. Ft. of Existing Bldgs _____ Sq. Ft. Proposed 1121
 Subdivision Pear Park Place Subdivision Sq. Ft. of Lot / Parcel 4594.30 sq ft
 Filing _____ Block _____ Lot 13
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 4594.30 - 1845 = 2749.30
 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): _____

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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 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 [Signature] (Engineer's Initials) Special Conditions lot in 500 yr Floodplain

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).

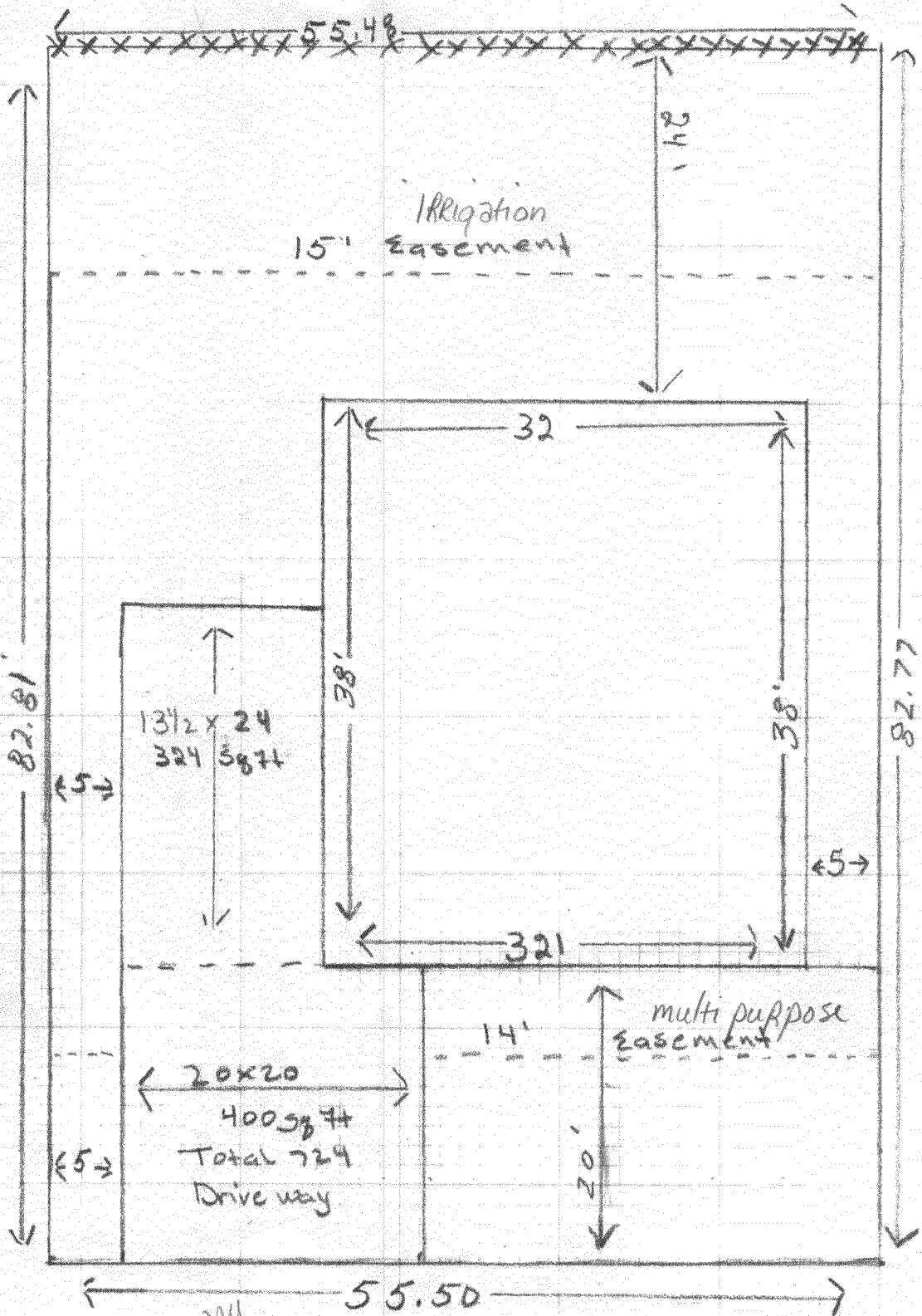
Applicant Signature [Signature] Date 11-5-08
 Planning Approval [Signature] Date 11/6/08

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 21271

Utility Accounting [Signature] Date 11/7/08

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)

446 Pear Lane Lot 13



ACCEPTED
 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

Sat Sunday 11/6/08

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