

FEE \$ <u>10.00</u>
TCP \$ <u>2554.00</u>
SIF \$ <u>460.00</u>

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

BLDG PERMIT NO. \_\_\_\_\_

Building Address 438 Pear Lane  
 Parcel No. 2943-164-20-017  
 Subdivision PearPark Place Subdivision  
 Filing \_\_\_\_\_ Block \_\_\_\_\_ Lot 17

No. of Existing Bldgs 0 No. Proposed 1  
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1121  
 Sq. Ft. of Lot / Parcel 4624  
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface  
 (Total Existing & Proposed) 1421 sq ft + 1516 <sup>3296</sup>  
 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>R8</u>	FEB 18 2009	Maximum coverage of lot by structures <u>70</u>	
SETBACKS: Front <u>20</u> from property line (PL)	REB	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>[Signature]</u> (Engineer's Initials)	Special Conditions <u>Certificate NOT required in Lewis Wash 50 yd floodplain</u>	

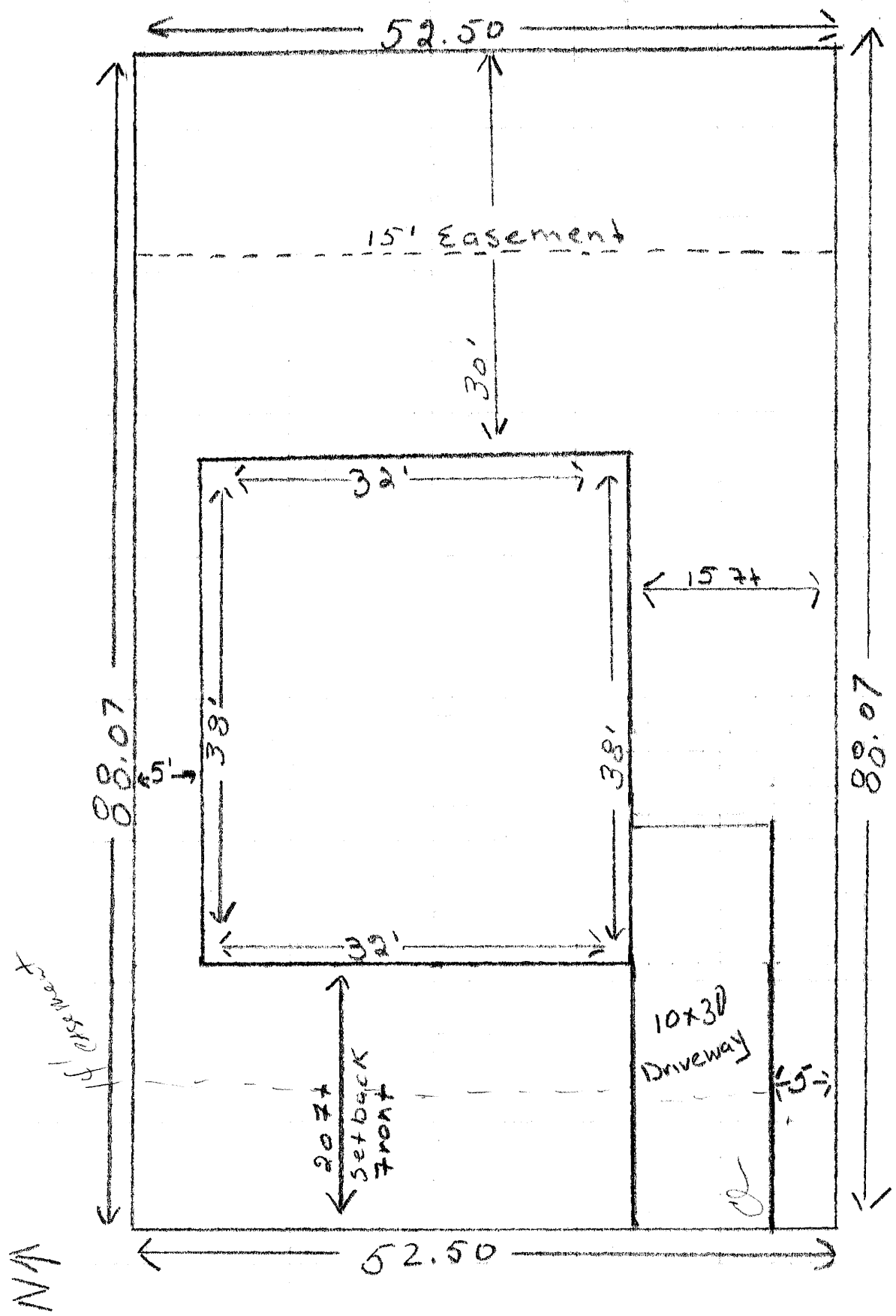
Modifications to this Planning Clearance must be approved, in writing, by the Public Works & Planning Department. The structure authorized by this application cannot be occupied until a final inspection has been completed and a Certificate of Occupancy has been issued, if applicable, by the Building 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 2-18-09  
 Planning Approval [Signature] Date \_\_\_\_\_

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21348</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/18/09</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)



ACCEPTED  
 2/18/09  
 Pat Burdette 2/18/09

438 Pear Lane Flipped AnJou II