

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 440 Pear Lane
 Parcel No. 2943-164-20-016
 Subdivision Pear Park Place Subdivision
 Filing _____ Block _____ Lot 16

No. of Existing Bldgs 0 No. Proposed 1
 Sq. Ft. of Existing Bldgs 0 Sq. Ft. Proposed 1216
 Sq. Ft. of Lot / Parcel 4624
 Sq. Ft. Coverage of Lot by Structures & Impervious Surface
 (Total Existing & Proposed) 1516
 Height of Proposed Structure _____

OWNER INFORMATION:

Name Ashley Construction Inc.
 Address 545 Grand Mesa Ave
 City / State / Zip Grand Jct, Co. 81502

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 Junction, Co. 81503
 Telephone 242-2633

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

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>	PAID FEB 18 2009 RB	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 _____	Floodplain Certificate Required: YES <input checked="" type="checkbox"/> NO <input checked="" type="checkbox"/>	
Side <u>5</u> from PL Rear <u>10</u> from PL	Parking Requirement <u>2</u>	Special Conditions <u>Certificate NOT required in Lewis Wash 500 yd floodplain</u>	
Maximum Height of Structure(s) <u>35</u>	Voting District <u>C</u> Driveway Location Approval <u>[Signature]</u> (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 [Signature] Date 2-18-09
 Planning Approval [Signature] Date 2/18/09

Additional water and/or sewer tap fee(s) are required:	YES	NO	W/O No. <u>21345</u>
Utility Accounting <u>[Signature]</u>	Date <u>2/18/09</u>		

