

FEE \$ 500
TCP \$ 0

BLDG PERMIT NO. 57368

PLANNING CLEARANCE
(Single Family Residential and Accessory Structures)
Grand Junction Community Development Department



3029-0519-02-2

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 707 ARROWEST CT. SUITE "A" TAX SCHEDULE NO. 2701-314-01-002

SUBDIVISION ARROWEST COMMERCIAL SUB SQ. FT. OF PROPOSED BLDG(S)/ADDITION _____

FILING 1 BLK 1 LOT 2 SQ. FT. OF EXISTING BLDG(S) _____

(1) OWNER VERNON PACE NO. OF DWELLING UNITS
BEFORE: _____ AFTER: _____ THIS CONSTRUCTION

(1) ADDRESS P.O. Box 40592 - G.J. 81504

(1) TELEPHONE 434-5430 NO. OF BLDGS ON PARCEL
BEFORE: 1 AFTER: 1 THIS CONSTRUCTION

(2) APPLICANT PACE ENTERPRISES INC USE OF EXISTING BLDGS Office

(2) ADDRESS P.O. Box 40592 - G.J. 81504 DESCRIPTION OF WORK AND INTENDED USE: INTERIOR

(2) TELEPHONE 434-5430 FINISH - Add Two OFFICES INSIDE UNIT "A"

REQUIRED: Two (2) plot plans, on 8 1/2" x 11" paper, showing all existing and proposed structure location(s), parking, setbacks to all property lines, ingress/egress to the property, and all easements and rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE I-1

Maximum coverage of lot by structures _____

SETBACKS: Front _____ from property line (PL)
or _____ from center of ROW, whichever is greater

Parking Req'mt _____

Side _____ from PL Rear _____ from PL

Special Conditions Interior Remodel
no change in use

Maximum Height _____

CENS.T. 9 T.ZONE 7 ANN# _____

Modifications to this Planning Clearance must be approved, in writing, by the Director of 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 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 Vernon P. Pace Date 8-29-96

Department Approval Santa Costello Date 8-29-96

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

Utility Accounting [Signature] Date 8/29/96

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)