

FEE \$ 10⁰⁰
TCP \$ 425⁰⁰

BLDG PERMIT NO. 55966

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

✓
TOP

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2716 EDEN CT. TAX SCHEDULE NO. 2701-253 07-018
SUBDIVISION PARADISE HILLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2432
FILING 7 BLK 3 LOT 18 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER PACE ENTERPRISES INC. NO. OF DWELLING UNITS
BEFORE: 0 AFTER: ONE THIS CONSTRUCTION
(1) ADDRESS P.O. Box 40592 G.J. Co 81504
NO. OF BLDGS ON PARCEL
(1) TELEPHONE 434-5430 BEFORE: 0 AFTER: ONE THIS CONSTRUCTION
(2) APPLICANT VERNON PACE USE OF EXISTING BLDGS N/A
(2) ADDRESS SAME DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ SINGLE FAMILY RESIDENCE

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 R5F-5 Maximum coverage of lot by structures 35%
SETBACKS: Front 20' from property line (PL) Parking Req't 2
or 45' from center of ROW, whichever is greater
Special Conditions _____
Side 5' from PL Rear 25' from PL
Maximum Height 32'
CENS.T. 16 T.ZONE 13 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 4-11-96
Department Approval Gonnie Edwards Date 4-26/96

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9162

Utility Accounting _____ Date 4/26/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

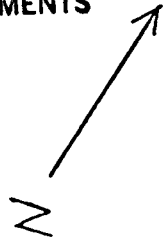
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

ACCEPTED

Ronnie 4/26/96

ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.

2716 EDEN CT.



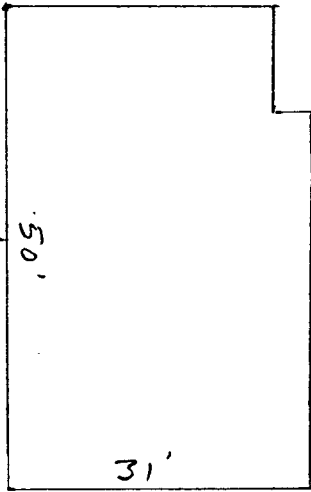
192.45'

174.41'

PAGE ENTERPRISES, INC.
406 30 Road P.O. Box 40592
GRAND JUNCTION COLORADO 81504
(303) 8430

6'

24' wide
DRIVEWAY



DRIVEWAY
LOCATION OK

40.29'

10' Utility
EASEMENT

29'

10'

108.36'

J. Kisha
4-11-96

Eden CT.