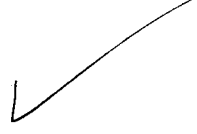


FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 57565

31 29-4160

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 724 MONUMENT VIEW DR TAX SCHEDULE NO. 2701-334-19-008

SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1854'

FILING 2 BLK 3 LOT 4 SQ. FT. OF EXISTING BLDG(S) - 0 -

(1) OWNER PACE ENTERPRISES INC NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: ONE THIS CONSTRUCTION

(1) ADDRESS P.O. BOX 40572 G.J. 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: ONE THIS CONSTRUCTION

(1) TELEPHONE 434-5430

(2) APPLICANT VERNON PACE USE OF EXISTING BLDGS _____

(2) ADDRESS _____ 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 PR 4.1 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt _____
 or _____ from center of ROW, whichever is greater

Side 5' from PL Rear 15' from PL Special Conditions _____

Maximum Height _____

CENSUS TRACT 9 TRAFFIC ZONE 4

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 O. Pace Date 9-11-96

Department Approval Antonia Costello Date 9/18/96

Additional water and/or sewer tap fee(s) are required: YES _____ NO / W/O No. 9523

Utility Accounting Doreen Hawkins Date 9-18-96

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)

5' UTILITY EASEMENT

80'

PACE ENTERPRISES, INC.
406 30 Road P.O. Box 40592
GRAND JUNCTION, COLORADO 81504
(303) 434-5430

← N

27'-10"

5'

105'

12'-4"

← 62'-8" →

55'-2"

ACCEPTED SLC-9/18/96
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.

30' DRIVEWAY

22'

10' UTILITY
EASEMENT

724 MONUMENT VIEW DR.

Driveway location
OK J.P. Newton

5' UTILITY EASEMENT

80'

PACE ENTERPRISES, INC.
406 30 Road P.O. Box 40592
GRAND JUNCTION, COLORADO 81504
(303) 434-5430

← N

29'-10"

5'-2"

105'

2'-2"

← 62'-8" →

55'-2"

Revised

ACCEPTED SLC 10/2/96
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.

30' DRIVEWAY

20'

10' UTILITY
EASEMENT

724 MONUMENT VIEW DR.