

FEE \$ 10<sup>00</sup>  
 TCP \$ 0

BLDG PERMIT NO. 57342

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 722.5 MONUMENT VIEW DR, TAX SCHEDULE NO. 2701-334-19-006  
 SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1711'  
 FILING 2 BLK 3 LOT 2 SQ. FT. OF EXISTING BLDG(S) NONE  
 (1) OWNER PACE ENTERPRISES INC. NO. OF DWELLING UNITS  
 BEFORE: NONE AFTER: ONE THIS CONSTRUCTION  
 (1) ADDRESS P.O. BOX 40592 GJ, 81504  
 NO. OF BLDGS ON PARCEL  
 (1) TELEPHONE 434-5430 BEFORE: NONE AFTER: ONE THIS CONSTRUCTION  
 (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 \_\_\_\_\_  
 CENS.T. 9 T.ZONE 4 ANNEX# \_\_\_\_\_

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 8-27-96

Department Approval Scott J. Costello Date 8/29/96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9469

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)

80'

5' UTILITY EASEMENT

← NORTH

- 31.5' -

7'

60'

13'

53'-6"

105'

ACCEPTED SLC 8/29/96  
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.

20'

DRIVEWAY

10' UTILITY EASEMENT

DRIVEWAY LOCATION OK

722 1/2 MONUMENT VIEW DR.

*J-10/16/96*  
8-27-96

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