

FEE \$	10 ⁰⁰
TCP \$	0

BLDG PERMIT NO. 58036

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

✓

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 724.5 MONUMENT VIEW DR TAX SCHEDULE NO. 2701-334-19-010

SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1813'

FILING 2 BLK 3 LOT 6 SQ. FT. OF EXISTING BLDG(S) - 0 -

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

(1) ADDRESS P.O. BOX 40592
G.S. 81504 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION

(1) TELEPHONE 434-5430

(2) APPLICANT VERNON PACE USE OF EXISTING BLDGS —

(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____

(2) TELEPHONE 5419 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 35' 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 10-25-96

Department Approval Santa Costello Date 10/29/96

Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 9632

Utility Accounting Ruthie Wilson Date 10/29/96

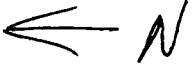
VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

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

5' UTILITY EASEMENT

80'

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



27'-4"

9'

54'

* 17'

105'

55'-8"

ACCEPTED SIC 10/29/96
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.

22'

30' wide DRIVEWAY

DRIVEWAY
LOCATION OK

A. [Signature]

10' UTILITY
EASEMENT

10-28-96

724.5 MONUMENT VIEW DR.