

FEE \$ 10.-
TCP \$

BLDG PERMIT NO. 102644

SIF - 292

PLANNING CLEARANCE

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 728 MONUMENT VIEW DR TAX SCHEDULE NO. 2701-334-27-004

SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1711

FILING 3 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 40592 G.J. 81504 NO. OF BLDGS ON PARCEL
BEFORE: - 0 - AFTER: ONE THIS CONSTRUCTION

(1) TELEPHONE 243-1250

(2) APPLICANT VERNON PACE USE OF EXISTING BLDGS SINGLE FAMILY RESIDENCE

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

(2) TELEPHONE _____ NEW HOME

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-3.8 Maximum coverage of lot by structures _____

SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
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 P. Pace Date 10-27-97

Department Approval Antonio Castella Date 10-30-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10665

Utility Accounting J. Adams Date 10-30-97

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)

75'

5' IRRIGATION EASEMENT

Pace Enterprises, Inc.
Pace Enterprises, Site A
797. Arrow St, Suite 905
Grand Junction, CO 81505
970-243-2850 FAX
970-243-1252 FAX

ACCEPTED SLC 10-20-97
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.

← N

↑
31'
↓

←
54'
→

60'

5'

10'

106

30' wide
DRIVEWAY

14' UTILITY
EASEMENT

↑
21'
↓

DRIVENWAY
LOCATION O.K.
M. Osbeck

728 MONUMENT VIEW DR.

10/28/97