

FEE \$	<u>10⁰⁰</u>
TCP \$	<u>0</u>

BLDG PERMIT NO. 58746

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 725 NORTH VALLEY DR. TAX SCHEDULE NO. 2701-334-19-007

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

FILING 2 BLK 3 LOT 3 SQ. FT. OF EXISTING BLDG(S) N/A

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

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

(1) TELEPHONE 243-1250 USE OF EXISTING BLDGS _____

(2) APPLICANT VERNON PACE DESCRIPTION OF WORK AND INTENDED USE: _____

(2) ADDRESS SAME _____

(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 PR4.1 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 P. Pace Date 1-8-97

Department Approval Scott J. Castello Date 1-13-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 9793

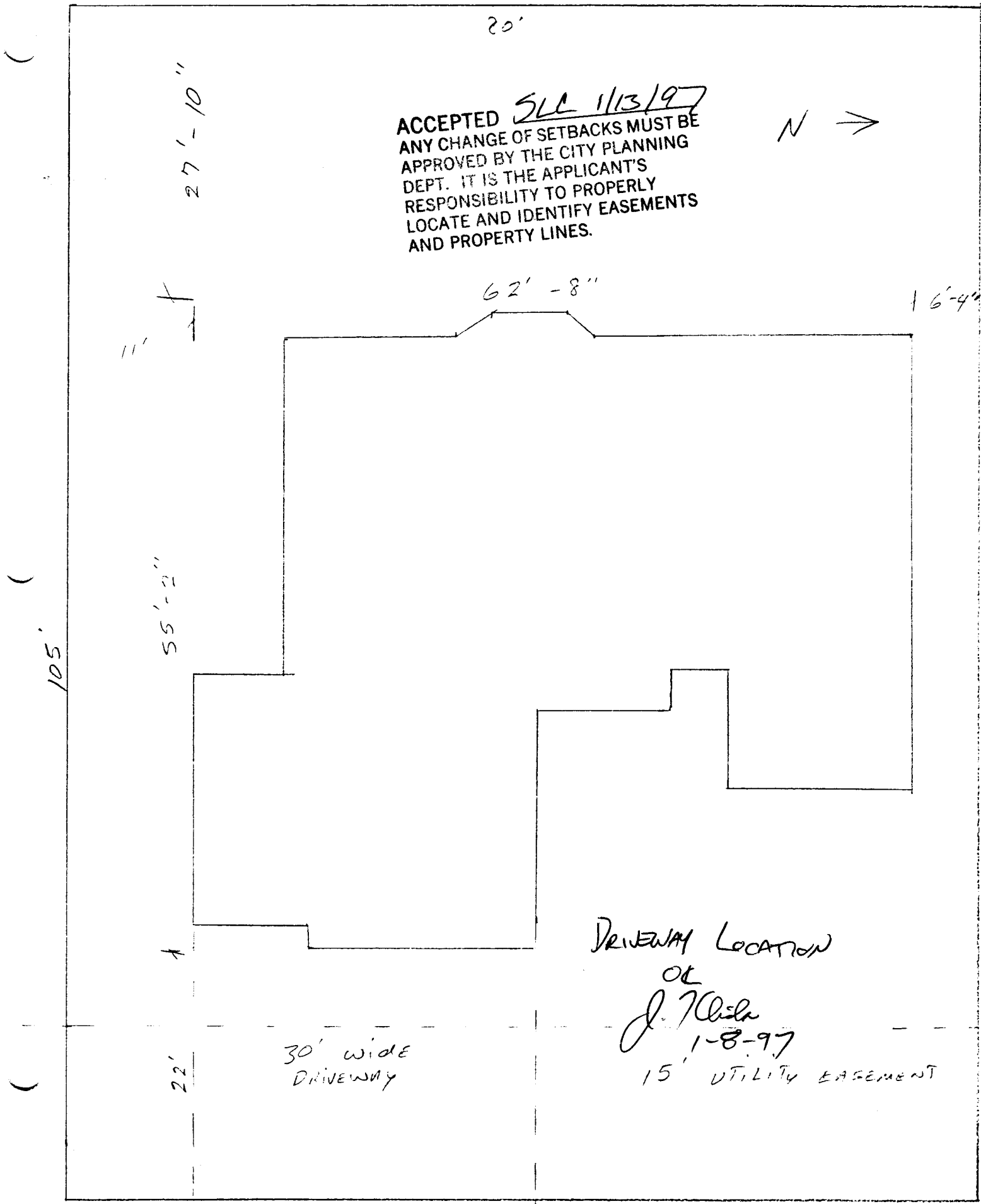
Utility Accounting Scott J. Castello Date 1/13/97

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)

RACE ENTERPRISES INC.
243-1250

725 NORTH VALLEY DR.



ACCEPTED SLC 1/13/97
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 →

DRIVEWAY LOCATION
OF
J. Wish
1-8-97
15' UTILITY EASEMENT

30' wide
DRIVEWAY