

FEE \$ 10⁰⁰
TCP \$ 0

BLDG PERMIT NO. 58739

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 725 1/2 NORTH VALLEY DR. TAX SCHEDULE NO. 2701-334-19-009
SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1711
FILING 2 BLK 3 LOT 5 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
(2) APPLICANT VERNON PACE USE OF EXISTING BLDGS N/A
(2) ADDRESS SAME 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 Special Conditions _____
Side 5' from PL Rear 15' from PL
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 D. Pace Date 1-8-97

Department Approval _____ Date _____

Additional water and/or sewer tap fee(s) are required: YES X NO _____ W/O No. 9794

Utility Accounting Tracy Shupe 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)

725 1/2 NORTH VALLEY DR.

PACE ENTERPRISES INC
243-1250

