

FEE \$ 10.-
TCP \$ 0

BLDG PERMIT NO. 102936

SIF-292
TOTAL 302.-

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 729 1/2 NORTH VALLEY DR. TAX SCHEDULE NO. 2701-334-27-005
SUBDIVISION NORTH VALLEY SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1813
FILING 3 BLK 3 LOT 5 SQ. FT. OF EXISTING BLDG(S) N/A
(1) OWNER PACE ENTERPRISES INC NO. OF DWELLING UNITS
BEFORE: 0 AFTER: ONE THIS CONSTRUCTION
(1) ADDRESS P.O. Box 40592 NO. OF BLDGS ON PARCEL
G.J. 81504 BEFORE: 0 AFTER: ONE THIS CONSTRUCTION
(1) TELEPHONE 243-1250
(2) APPLICANT VERNON PACE USE OF EXISTING BLDGS N/A
(2) ADDRESS _____ DESCRIPTION OF WORK AND INTENDED USE: _____
(2) TELEPHONE _____ SINGLE FAMILY DWELLING

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 Special Conditions _____
Side 5' from PL Rear 20' 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 P. Pace Date 11-14-97
Department Approval Ronnie Edwards Date 11-24-97

Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 10733

Utility Accounting attached Date 11-24-97

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' EASEMENT

Pace Enterprises, Inc.
707 Arrowst Ct., Suite A
Grand Junction, CO 81505
970-243-1250
970-243-1252 FAX

N →

↑
28'
↓

ACCEPTED *Ronnie* 11/24/97
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.

← 8' →

54'

→ 13' →

105'

↑
56'
↓

↑ 30' WIDE DRIVEWAY

14' EASEMENT

↓
21'
↓

DRIVEWAY
LOCATION OK
J. Chiles
11-14-97

← 13' →

729 1/2 NORTH VALLEY