

FEE \$	10 ⁰⁰
TCP \$	500 ⁰⁰

BLDG PERMIT NO. 64505

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

THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 679 Moonridge Cr. TAX SCHEDULE NO. 2945-032-31-004
 SUBDIVISION MOONRIDGE FALLS SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2030
 FILING 2 BLK 1 LOT 4 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER Eddie L. Davis NO. OF DWELLING UNITS
 BEFORE: 0 AFTER: ONE THIS CONSTRUCTION
 (1) ADDRESS 3072 McKENNA CT. G.J.
 (1) TELEPHONE 243-4406 NO. OF BLDGS ON PARCEL
 BEFORE: 0 AFTER: ONE THIS CONSTRUCTION
 (2) APPLICANT PACE ENTERPRISES INC USE OF EXISTING BLDGS _____
 (2) ADDRESS 707 ARROWEST CT. G.J. DESCRIPTION OF WORK AND INTENDED USE: _____
 (2) TELEPHONE 243-1250 SINGLE FAMILY ~~COMMERCIAL~~ 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 2.3 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 10' from PL Rear 20' from PL Special Conditions _____
 Maximum Height _____ CENSUS TRACT 10 TRAFFIC ZONE 19

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 [Signature] Date MARCH 26, 1998
 Department Approval [Signature] Date 3-30-98

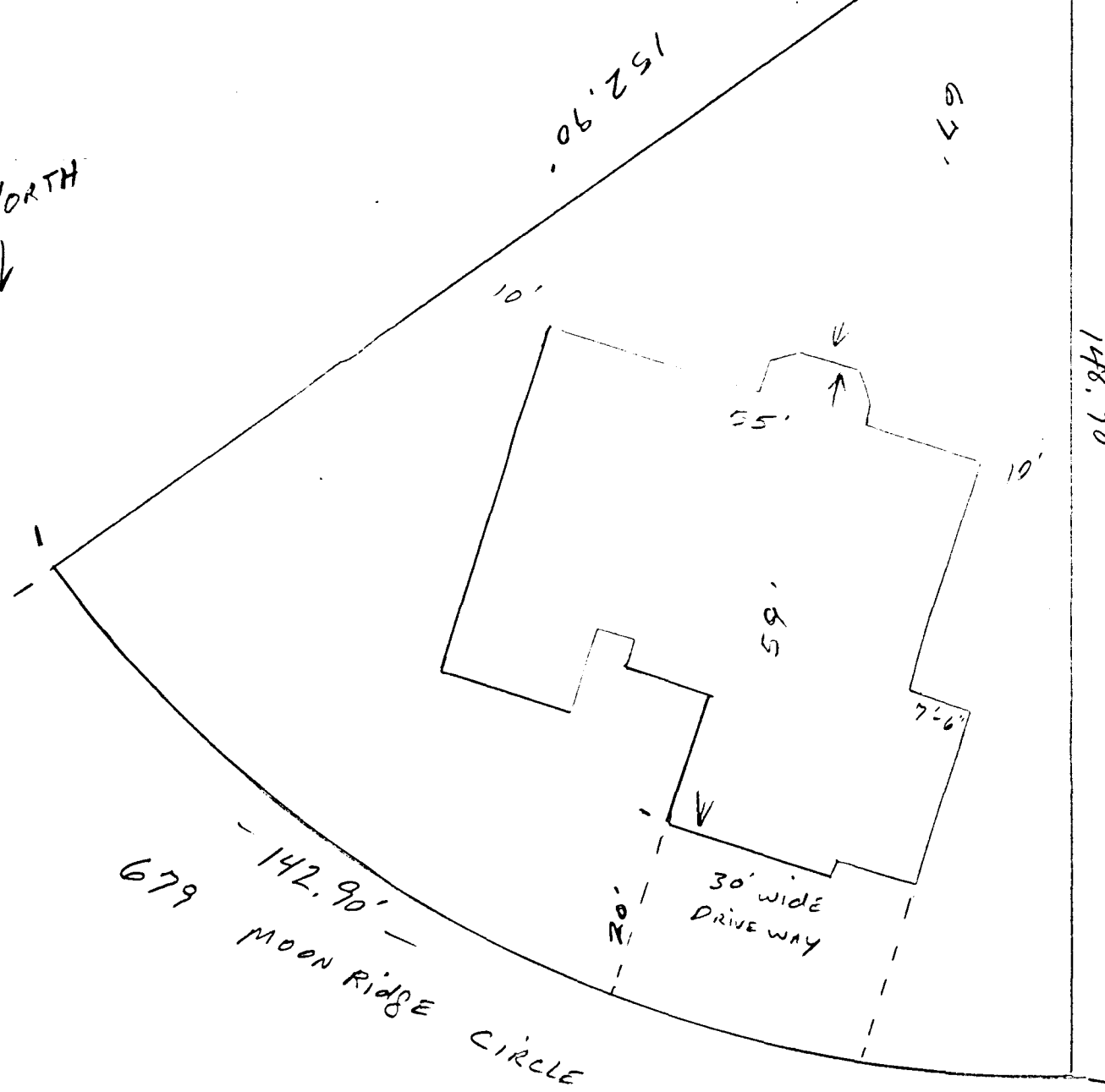
Additional water and/or sewer tap fee(s) are required: YES NO W/O No. 11107
 Utility Accounting [Signature] Date 3-30-98

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)

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

NORTH
↓



ACCEPTED SLC 3.30.98
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.

DRIVEWAY
LOCATION OK.
Bl Ashbed
3/27/98