

DATE SUBMITTED: 5-2-88

PERMIT # 30125

FEE # 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3969 So. Piazza

SQ. FT. OF BLDG: 2270

SUBDIVISION: Cram Heights

SQ. FT. OF LOT: 9500

FILING # 1 BLK # 3 LOT # 1

NUMBER OF FAMILY UNITS: 1

TAX SCHEDULE NUMBER:  
2945-011-38-001

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:  
None

PROPERTY OWNER: James Pasqua

USE OF ALL EXISTING BUILDINGS:  
Residence

ADDRESS: 3919 Pleasant Run St.

PHONE: 242-6205

DESCRIPTION OF WORK AND INTENDED USE:

SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LANDSCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.

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### FOR OFFICE USE ONLY

ZONE: PR8

FLOODPLAIN: YES  NO

SETBACKS: F 20'15" S 3' R 10' (easement)

GEOLOGIC HAZARD: YES  NO

MAXIMUM HEIGHT: 32 (27')

CENSUS TRACT #: 10

PARKING SPACES REQ'D: w/a

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: w/a

SPECIAL CONDITIONS: \_\_\_\_\_

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ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THE DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AND HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

I HEREBY ACKNOWLEDGE THAT I HAVE READ THIS APPLICATION AND THE ABOVE IS CORRECT AND I AGREE TO COMPLY WITH THE REQUIREMENTS ABOVE. FAILURE TO COMPLY SHALL RESULT IN LEGAL ACTION.

DATE APPROVED: 5-2-88

APPROVED BY: Linda

James Pasqua  
SIGNATURE

SOUTH

83.57

15'

CONCRETE  
DRIVE WAY

COVERED PORCH  
STEP  
SIDE WALK

FRONT ELEVATION

EAST

88.47

20'

35' 4"

16' 4"

68' 4"

40'

95.00

NORTH

