DATE SUBMITTED: 5-2 - 98	PERMIT # 30125 FEE #5 95	
PLANNING CLEARANCE GRAND JUNCTION PLANNING DEPARTMENT		
BLDG ADDRESS: 3969 So. Piazza	SQ. FT. OF BLDG: 2270	
subdivision: Crown Heights	SQ. FT. OF LOT: 9500	
FILING # 1 BLK # 3 LOT # 1	NUMBER OF FAMILY UNITS: _/	
7945 - 011 - 38 - 001	NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION:	
PROPERTY OWNER: James Pasqua ADDRESS: 3919 Pheasant Run St. PHONE: 342-6205 DESCRIPTION OF WORK AND INTENDED USE:	USE OF ALL EXISTING BUILDINGS: SUBMITTALS REQ'D: TWO (2) PLOT PLANS SHOWING PARKING, LAND-SCAPING, SETBACKS TO ALL PROPERTY LINES, AND ALL STREETS WHICH ABUT THE PARCEL.	
FOR OFFICE USB ONLY		
ZONE: PRO	FLOODPLAIN: YES NO	
SETBACKS: F 2015 S 3 R 10 (easemnt) MAXIMUM HEIGHT: 32 (23')	GEOLOGIC HAZARD: YES NO	
PARKING SPACES REQ'D: 11 /A	CENSUS TRACT #: 10	
	TRAFFIC ZONE: 2	
LANDSCAPING/SCREENING: N//	SPECIAL CONDITIONS:	

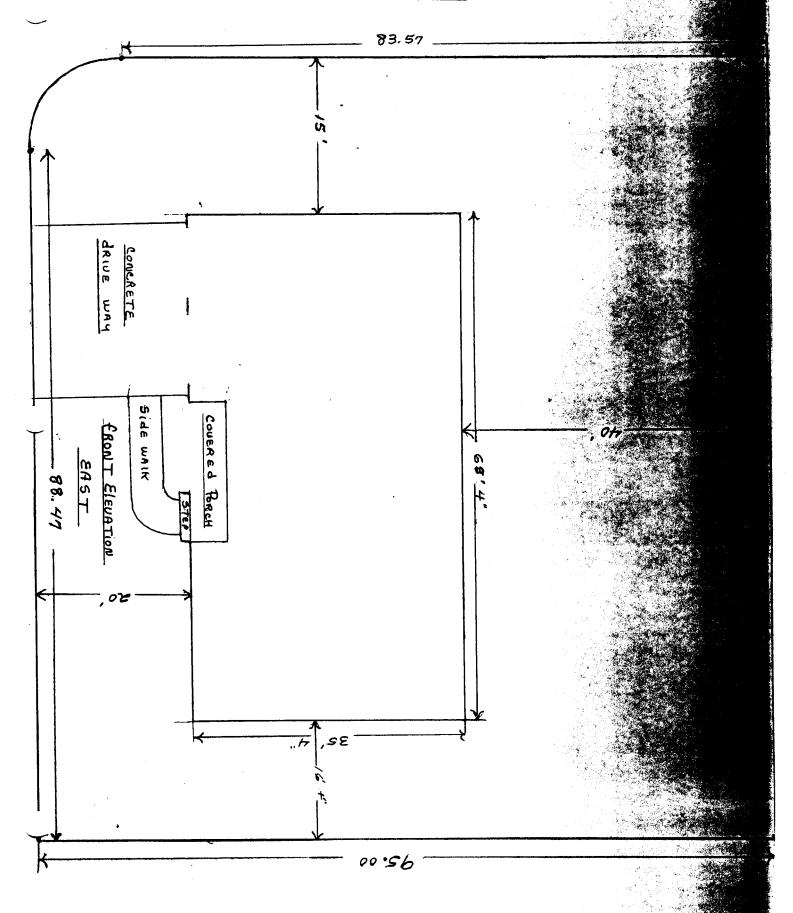
ANY MODIFICATION TO THIS APPROVED PLANNING CLEARANCE MUST BE APPROVED, IN WRITING, BY THS DEPARTMENT. THE STRUCTURE APPROVED BY THIS APPLICATION CANNOT BE OCCUPIED UNTIL A CERTIFICATE OF OCCUPANCY (C.O.) IS ISSUED BY THE BUILDING DEPARTMENT (SECTION 307, UNIFORM BUILDING CODE.)

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

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

DATE APPROVED:	5-2-88	
APPROVED BY:	Lina	

James Pasqua SIGNATURE



HTAON