

DATE SUBMITTED: 4-12-91

PERMIT # 38426

FEE 5<sup>00</sup>

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 3969 So Piazza

SQ. FT. OF BLDG: 12 X 20

SUBDIVISION: Crown Heights

SQ. FT. OF LOT: \_\_\_\_\_

FILING # \_\_\_\_\_ 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:  
ONE

PROPERTY OWNER: James Pasqua

USE OF ALL EXISTING BUILDINGS:  
Residential

ADDRESS: 3969 So Piazza

PHONE: 242-6205

DESCRIPTION OF WORK AND INTENDED USE:  
Patio Cover

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

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### FOR OFFICE USE ONLY

ZONE: FR 8 File # 1679

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: F 15' S 1' R 10'

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

MAXIMUM HEIGHT: \_\_\_\_\_

CENSUS TRACT #: 10

PARKING SPACES REQ'D: \_\_\_\_\_

TRAFFIC ZONE: 21

LANDSCAPING/SCREENING: \_\_\_\_\_

SPECIAL CONDITIONS: Needs approval  
by Architectural Review Committee

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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.)

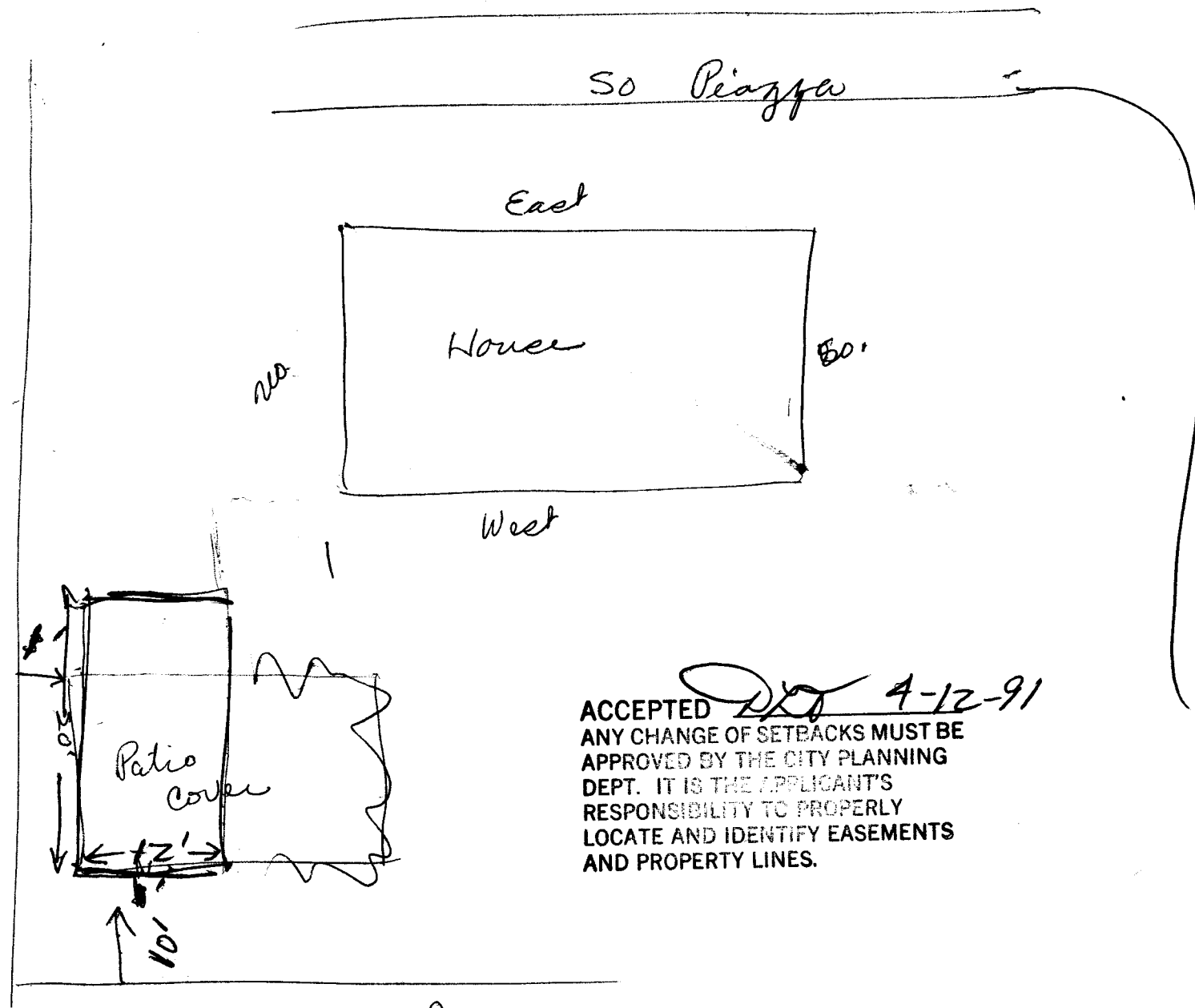
ANY LANDSCAPING REQUIRED BY THIS PERMIT SHALL BE MAINTAINED IN AN ACCEPTABLE AN HEALTHY CONDITION. THE REPLACEMENT OF ANY VEGETATION MATERIALS THAT DIE OR ARE IN AN UNHEALTHY CONDITION SHALL BE REQUIRED.

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: 4-12-91

APPROVED BY: [Signature]

James Pasqua  
SIGNATURE



ACCEPTED *[Signature]* 4-12-91  
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.

SEWER

Church Property

Crown Heights Homeowners Association  
3934 S. Seville Circle  
Grand Junction, CO 81506

April 14, 1991


Jim Pasqua  
3969 S. Piazza  
Grand Junction, CO 81506

Dear Jim:

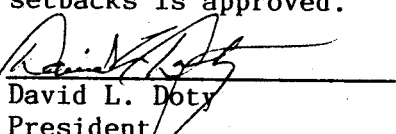
The Crown Heights Homeowners Association Board Of Directors met on April 13, 1991 to review your plans for constructing a patio cover in the NW corner of your lot. The proposed structure and planned landscaping would be an attractive addition to your home. However the proposal is not in compliance with the Crown Heights Homeowners Association Declaration of Covenants, Conditions & Restrictions, Article V Section 2 (f) which specifies that all structures must meet the following set back requirements, 10 ft. setback from rear lot line, 1 ft. setback from side or interior lot lines and a 15 ft. setback from front lot line. Your current proposal has only a 3 ft. setback from the rear (west) lot line and a 1 ft. setback from the side (north) lot line.

Since the initial proposal for constructing the patio cover does not meet the setback requirements the Crown Heights Homeowners Association Board Of Directors voted not to approve your improvement request.

In order to comply with the Declaration of Covenants, Conditions & Restrictions setback requirements we suggest that you consider submitting a revised plan that would allow installation of the patio cover by setting it on your lot so that the 20 ft. length runs north to south and the 12 ft. width runs east to west. This may allow the setback requirements to be met. A 10 ft. setback from the rear lot line and 1 ft. setback from the side lot line will need to be met before final approval can be granted.

  
\_\_\_\_\_  
David L. Doty  
President  
Crown Heights Homeowners Assn.

4/14/91 The relocation of the patio cover with the following setbacks of 10 ft. setback from rear lot line and 4 ft. setback from side lot line as discussed on this date adequately meets the requirements of the Covenants of the Crown Heights Homeowners Association. Your revised plan with the identified setbacks is approved.

  
\_\_\_\_\_  
David L. Doty  
President