

FEE \$ 10<sup>00</sup>  
 TCP \$ -0-

BLDG PERMIT NO. 55771

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



THIS SECTION TO BE COMPLETED BY APPLICANT

BLDG ADDRESS 2655 Hemlock Ct TAX SCHEDULE NO. 2701-354-54-003  
 SUBDIVISION NORTH CREST SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2500  
 FILING \_\_\_\_\_ BLK \_\_\_\_\_ LOT 3 SQ. FT. OF EXISTING BLDG(S) None  
 (1) OWNER James + Dianna Pasqua NO. OF DWELLING UNITS  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (1) ADDRESS 3969 So Piazza Pl.  
 (1) TELEPHONE 242-6205 NO. OF BLDGS ON PARCEL  
 BEFORE: 0 AFTER: 1 THIS CONSTRUCTION  
 (2) APPLICANT James Pasqua USE OF EXISTING BLDGS N/A  
 (2) ADDRESS 3969 So Piazza Pl. DESCRIPTION OF WORK AND INTENDED USE: \_\_\_\_\_  
 (2) TELEPHONE 242-6205 Owner Residence

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 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 25' from PL Special Conditions \_\_\_\_\_  
 Maximum Height \_\_\_\_\_  
 CENS.T. 10 T.ZONE 20 ANN# \_\_\_\_\_

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 X James Pasqua Date 4/12/96  
 Department Approval Marcia Babineaux Date 4-12-96

Additional water and/or sewer tap fee(s) are required: YES X NO \_\_\_\_\_ W/O No. 9119

Utility Accounting [Signature] Date 4/12/96

VALID FOR SIX MONTHS FROM DATE OF ISSUANCE (Section 9-3-2C Grand Junction Zoning & Development Code)

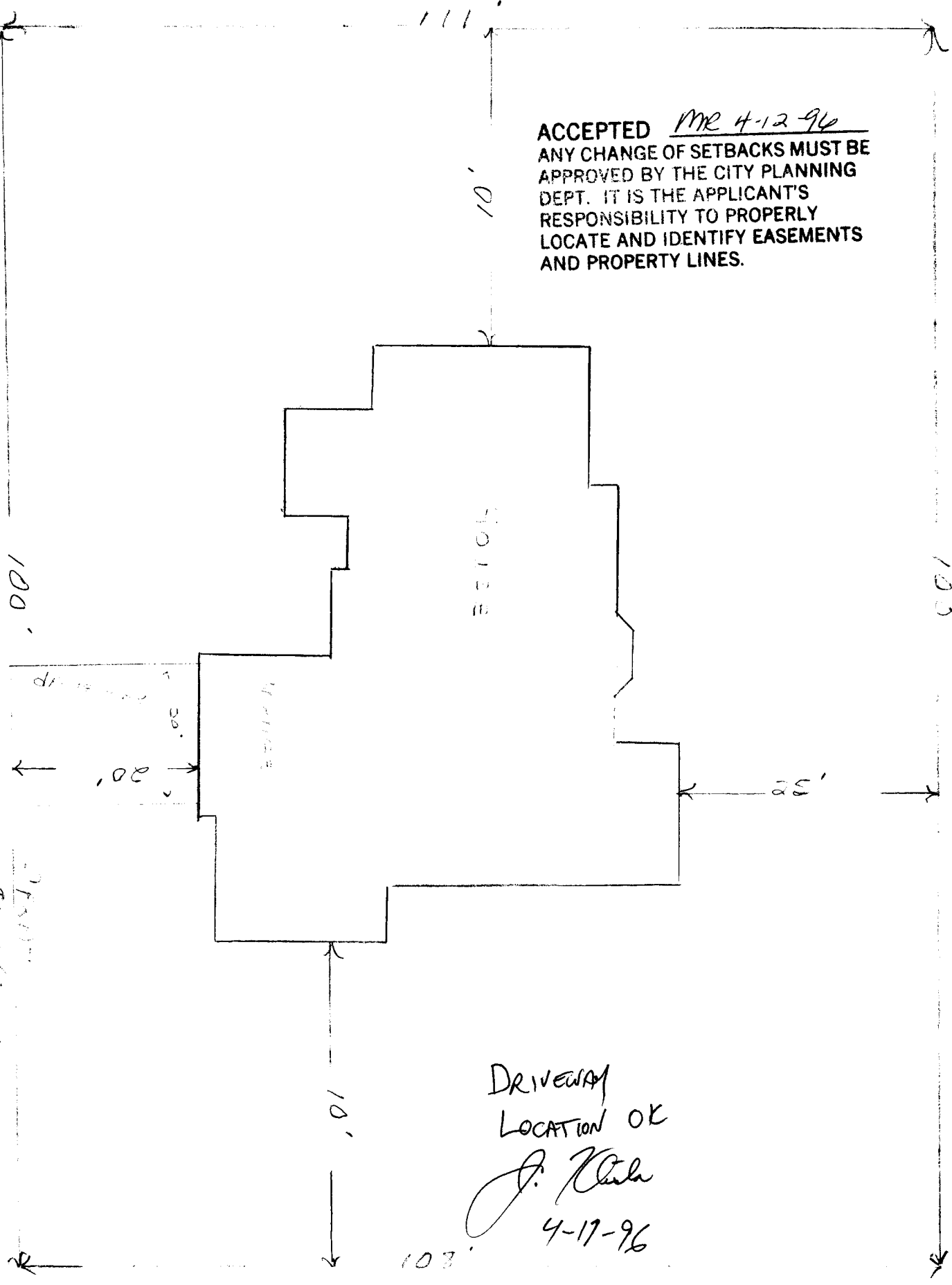
(White: Planning) (Yellow: Customer) (Pink: Building Department) (Goldenrod: Utility Accounting)

WEST

111'

ACCEPTED MR 4-12-96  
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.

WEST  
100'  
100'  
103'  
DRIVEWAY  
LOCATION OK  
J. K. Clark  
4-17-96



EAST