

Planning \$ <u>10⁰⁰</u>	Drainage \$ <u>0</u>
TCP \$ <u>0</u>	School Impact \$ <u>0</u>

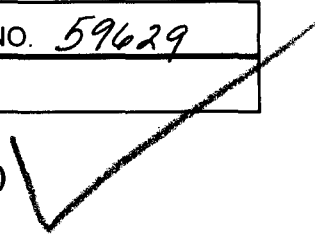
BLDG PERMIT NO. <u>59629</u>
FILE #

Jungle Family

PLANNING CLEARANCE

~~(site plan review, multi-family development, non-residential development)~~

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 2560
 FILING _____ BLK _____ LOT 3 SQ. FT. OF EXISTING BLDG(S) _____
 (1) OWNER Jim PASQUA NO. OF DWELLING UNITS
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) ADDRESS 2655 HEMLOCK CT NO. OF BLDGS ON PARCEL
 BEFORE: 1 AFTER: 1 CONSTRUCTION
 (1) TELEPHONE _____
 (2) APPLICANT DURA SYSTEMS INC USE OF ALL EXISTING BLDGS RESIDENCE
 (2) ADDRESS 269 VILLAGE LN DESCRIPTION OF WORK & INTENDED USE:
A.S., CO 8x32 PATIO COVER
 (2) TELEPHONE 245-6898

Submittal requirements are outlined in the SSID (Submittal Standards for Improvements and Development) document.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE PR-2 Landscaping / Screening Required: YES _____ NO _____
 SETBACKS: Front 20' from Property Line (PL) or _____ from center of ROW, whichever is greater
 Parking Req'mt _____
 Side 10' from PL Rear 25' from PL Special Conditions: _____
 Maximum Height _____
 Maximum coverage of lot by structures _____
 Census Tract 10 Traffic Zone 17 Annx # _____

Modifications to this Planning Clearance must be approved, in writing, by the Community Development Department Director. 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 307, Uniform Building Code). Required improvements in the public right-of-way must be guaranteed prior to issuance of a Planning Clearance. All other required site improvements must be completed or guaranteed prior to issuance of a Certificate of Occupancy. 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 is required by the G.J. Zoning and Development Code.

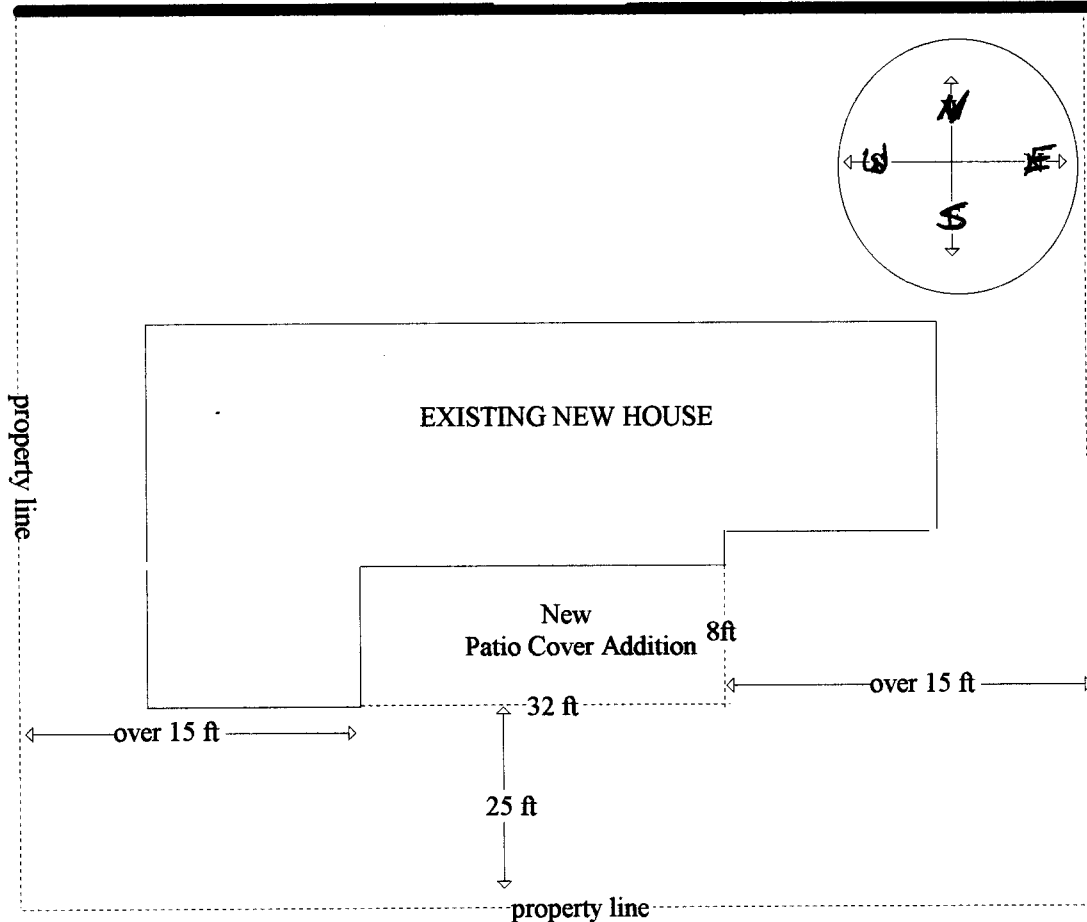
Four (4) sets of final construction drawings must be submitted and stamped by City Engineering prior to issuing the Planning Clearance. One stamped set must be available on the job site at all times.

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's Signature William Tiefenbach Date 3/21/97
 Department Approval Ante Costello Date 3/21/97
 Additional water and/or sewer tap fee(s) are required: YES _____ NO X W/O No. 3100-1050-01-2
 Utility Accounting Chickman Date 3-21-97

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)



ACCEPTED *SLC 3/21/97*
 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.

DURA-SYSTEMS INC.

269 VILLAGE LN. - GRAND JUNCTION, CO 81503

PH. **245-6898**

FAX 257-1729

Jim Pasqua
 2655 Hemlock Ct.
 Grand Junction, Co.
 Parcel # 2701-354-54-003