

FEE \$	10.-
TCP \$	181 ⁰⁰
SIE \$	292 ⁰⁰



BLDG PERMIT NO. 67570

PLANNING CLEARANCE

(Single Family Residential and Accessory Structures)

Community Development Department



BLDG ADDRESS 54E Pagosa Nr. TAX SCHEDULE NO. 2943-063-28-002
 SUBDIVISION Grand View SQ. FT. OF PROPOSED BLDG(S)/ADDITION 2486
 FILING 3 BLK 5 LOT 1 SQ. FT. OF EXISTING BLDG(S) N/A
 (1) OWNER James Pasqua NO. OF DWELLING UNITS BEFORE: 0 AFTER: 1 THIS CONSTRUCTION None
 (1) ADDRESS 2655 Hemlock Ct. NO. OF BLDGS ON PARCEL BEFORE: 0 AFTER: 1 THIS CONSTRUCTION
 (1) TELEPHONE 242-6205 USE OF EXISTING BLDGS —
 (2) APPLICANT Same as above DESCRIPTION OF WORK AND INTENDED USE: DF
 (2) ADDRESS _____
 (2) TELEPHONE _____

REQUIRED: One plot plan, on 8 1/2" x 11" paper, showing all existing & proposed structure location(s), parking, setbacks to all roperty lines, ingress/egress to the property, driveway location & width & all easements & rights-of-way which abut the parcel.

THIS SECTION TO BE COMPLETED BY COMMUNITY DEVELOPMENT DEPARTMENT STAFF

ZONE RSF-5 Maximum coverage of lot by structures 3570
 SETBACKS: Front 20' from property line (PL) Parking Req'mt 2
 or 45' from center of ROW, whichever is greater Special Conditions _____
 Side 5' from PL Rear 25' from PL
 Maximum Height 32' CENSUS 10 TRAFFIC 22 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 James Pasqua Date 11/4/98
 Department Approval Antonia Castells Date 11-9-98

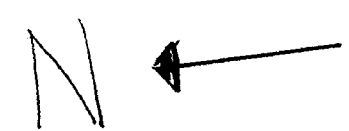
Additional water and/or sewer tap fee(s) are required: YES NO _____ W/O No. 11738
 Utility Accounting Kaurca Date 11/9/98

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)

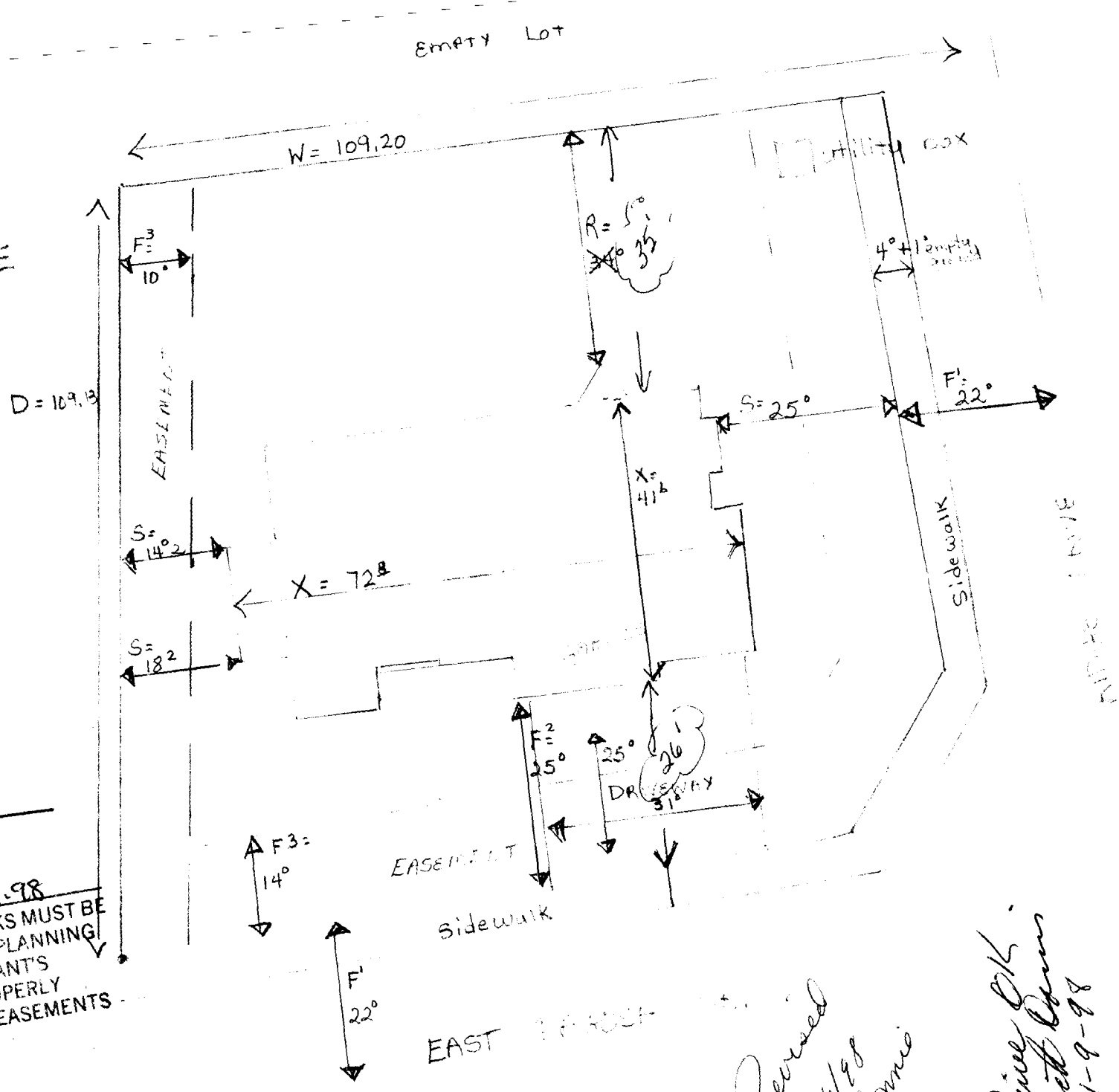
654 EAST PASQUA DRIVE
JIM & DIANNA PASQUA

height = 28 ft,
ground floor sq. footage = 1829



ACCEPTED SEC 11-9-98
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.

STREET CENTER



Revised
11/16/98
Romio

Drive Ok
Rick Brown
11-9-98