

DATE SUBMITTED: 10/5/91

PERMIT NO. 40301

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 522 1/2 Eastgate Cr., SQ. FT. OF BLDG: 1298 ^{sq}

SUBDIVISION: Eastgate Village SQ. FT. OF LOT: 3553 ^{sq}

FILING NO. 2 BLK NO. 2 LOT NO. 2 NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2943-073-29-002 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NA

OWNER: Robert L Dussay USE OF EXISTING BUILDINGS: NA

ADDRESS: 2706 H Rd, G5 DESCRIPTION OF WORK AND INTENDED USE: Res.

TELEPHONE: 242-2300

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE PR 42-91

FLOODPLAIN: YES ___ NO

SETBACKS: FRONT ___

GEOLOGIC HAZARD: YES ___ NO ___

SIDE ___ REAR as per plan

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT ___

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: as per file # 42-91

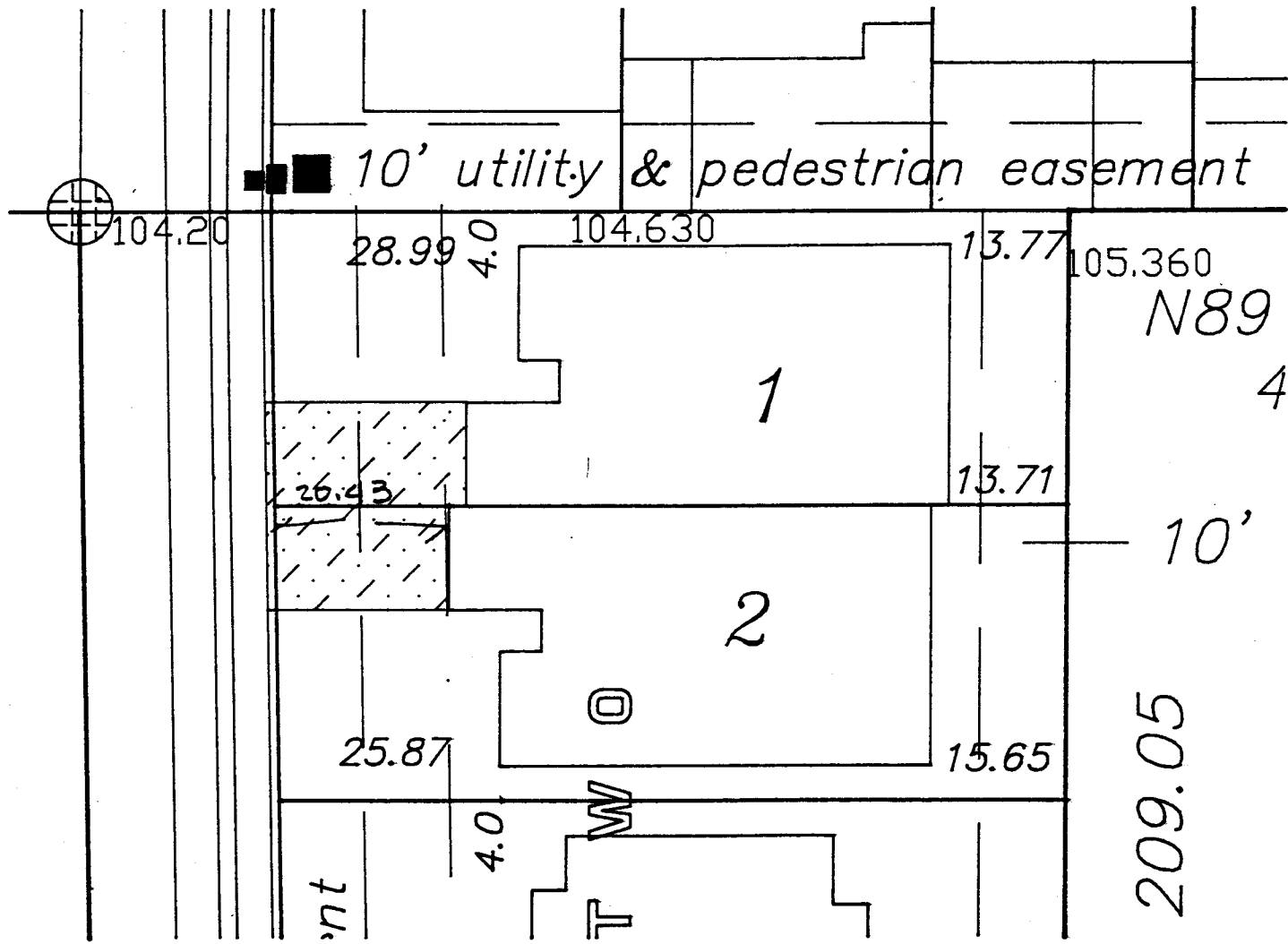
Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

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 shall be required.

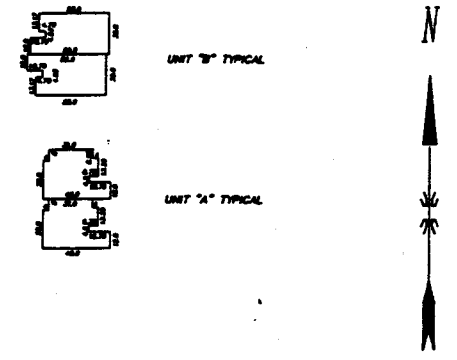
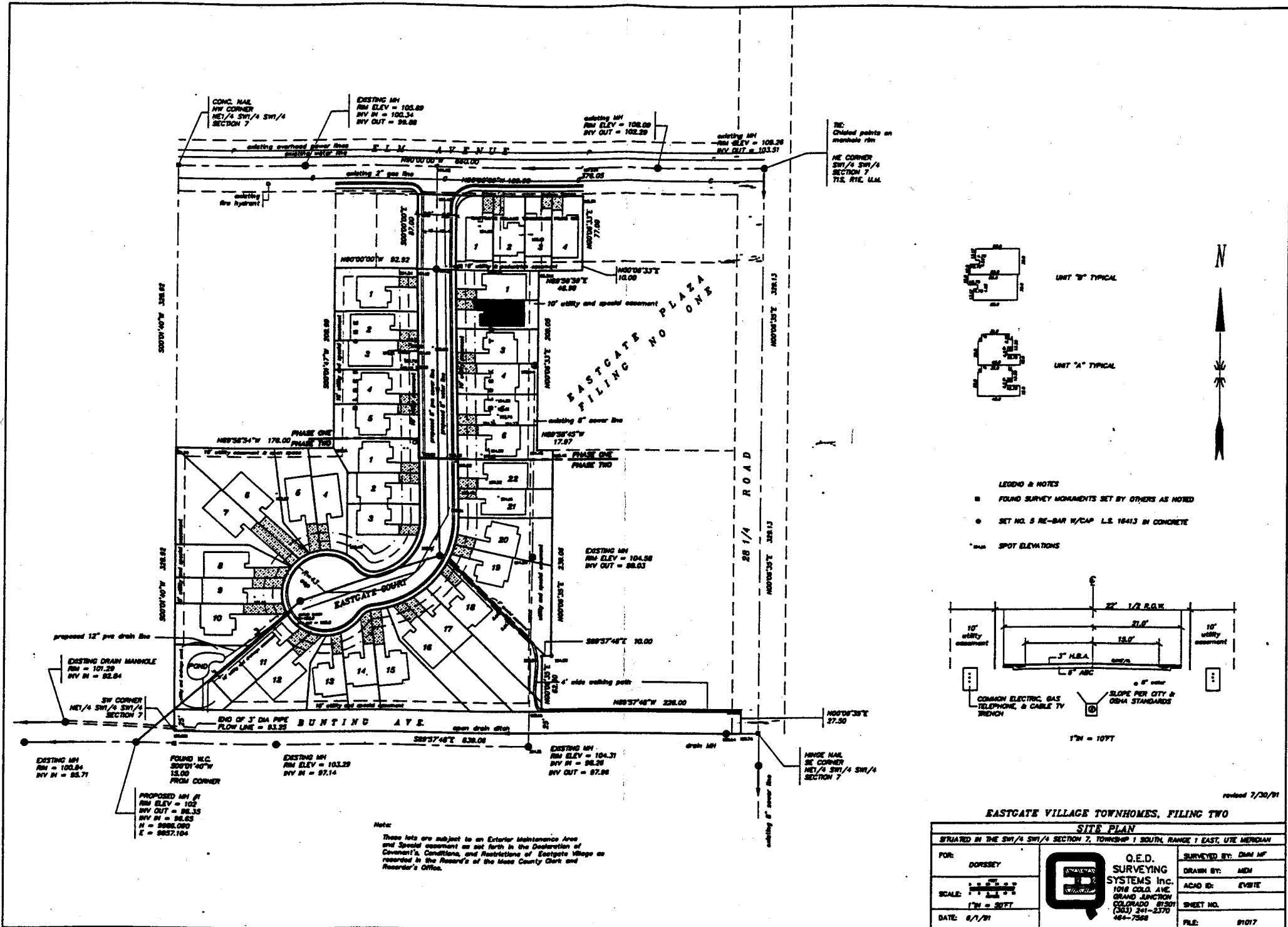
I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

Kathy Carter
Department Approval
11/5/91
Date Approved

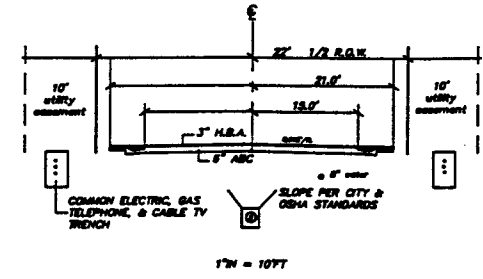
Robert L Dussay
Applicant Signature
Oct. 4 92
Date



ACCEPTED *KP 11/5/91*
 ANY CHANGE OF DIMENSIONS MUST BE
 APPROVED BY THE PLANNING
 DEPARTMENT
 SPONSOR MUST PROPERLY
 LOCATE AND IDENTIFY EASEMENTS
 AND PROPERTY LINES.



- LEGEND & NOTES**
- FOUND SURVEY MONUMENTS SET BY OTHERS AS NOTED
 - SET NO. 5 RE-BAR W/CAP L.S. 18413 IN CONCRETE
 - SPOT ELEVATIONS



EASTGATE VILLAGE TOWNHOMES, FILING TWO
SITE PLAN

SITuated IN THE SW 1/4 SW 1/4 SECTION 7, TOWNSHIP 1 SOUTH, RANGE 1 EAST, UTE MERIDIAN		
FOR: DORSEY		SURVEYED BY: DMH MP
SCALE: 1" = 30 FT		DRAWN BY: MEM
DATE: 6/1/91	Q.E.D. SURVEYING SYSTEMS Inc. 1016 COLO. AVE. GRAND JUNCTION COLORADO 81501 (970) 241-2370 464-7388	ACAD ID: EMBTE
		SHEET NO.
		FILE: 9107

Note:
These lots are subject to an Exterior Maintenance Area and Special easement as set forth in the Declaration of Condominium's Conditions, and Restrictions of Eastgate Village as recorded in the Recorder's of the Mesa County Clerk and Recorder's Office.

revised 7/30/91