

DATE SUBMITTED: 5/30/91

PERMIT # 38839-38842

FEE \$10.00

# PLANNING CLEARANCE

GRAND JUNCTION PLANNING DEPARTMENT

BLDG ADDRESS: 2821-2821 1/2 2823 2823 1/2 SQ. FT. OF BLDG: 1300 ea.

SUBDIVISION: Elm Eastgate Valley Town home SQ. FT. OF LOT: 2610

FILING # 1 BLK # --- LOT # 1-2-3-4 NUMBER OF FAMILY UNITS: 4

TAX SCHEDULE NUMBER: 2943-073-22-003  
004  
005  
006 NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NA Vacant

PROPERTY OWNER: R. Dancy

ADDRESS: 2706 H. Rd.

PHONE: 242-2300

USE OF ALL EXISTING BUILDINGS: Vacant

DESCRIPTION OF WORK AND INTENDED USE: 4 plex town home

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

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### FOR OFFICE USE ONLY

ZONE: PR

FLOODPLAIN: YES --- NO ✓

SETBACKS: F --- S --- R ---

GEOLOGIC HAZARD: YES --- NO ✓

MAXIMUM HEIGHT: ---

PARKING SPACES REQ'D: AS PER PHAW

CENSUS TRACT #: 6

LANDSCAPING/SCREENING: ---

TRAFFIC ZONE: 30

SPECIAL CONDITIONS: ✓

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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: 5/30/91

APPROVED BY: Karl Metzger

R. Dancy  
SIGNATURE

ACCEPTED *5/30/91 K6M*  
 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.

05.89  
 34  
 7.88

existing MH  
 RIM ELEV = 108.09  
 INV OUT = 102.29

existing MH  
 RIM ELEV = 109.26  
 INV OUT = 103.51

TIE:  
 Chisled points  
 manhole rim  
 NE CORNER  
 SW1/4 SW1/4  
 SECTION 7  
 T1S, R1E, U.M.

AVENUE

190'00"00"W 660.00

106.22

107.130  
 376.05

N90'00"00"W 186.00

87.00

22'  
 15'

EASTGATE VILLAGE TOWNHOMES PHASE ONE

1 2 3 4

N00'06'33"E  
 77.00

32

10' utility & pedestrian easement

N00'06'33"E  
 10.00

104.34 104.12 104.21 104.53

N89'59'59"E  
 48.99

33

10' utility & pedestrian easement

32

GATE NO PLAZA  
 ONE

N33'E 209.05

N00'06'35"E 329.13

103.83 104.00

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