

DATE SUBMITTED: 11-16-92

PERMIT NO. 43555 ✓

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 516 1/2 Eastgate Ct SQ. FT. OF BLDG: 1188

SUBDIVISION Eastgate Village SQ. FT. OF LOT: 3560

FILING # 3 BLK # 1 LOT # 21 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2993-073-30-021 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: NA

OWNER Robert Dausy

USE OF EXISTING BUILDINGS:

ADDRESS 2706 H. Rd.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE: 242-2300

Res.

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

FOR OFFICE USE ONLY

ZONE RR-41

FLOODPLAIN: YES _____ NO ✓

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

REAR per plot # 2706

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT 12

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: _____

SPECIAL CONDITIONS: _____

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.

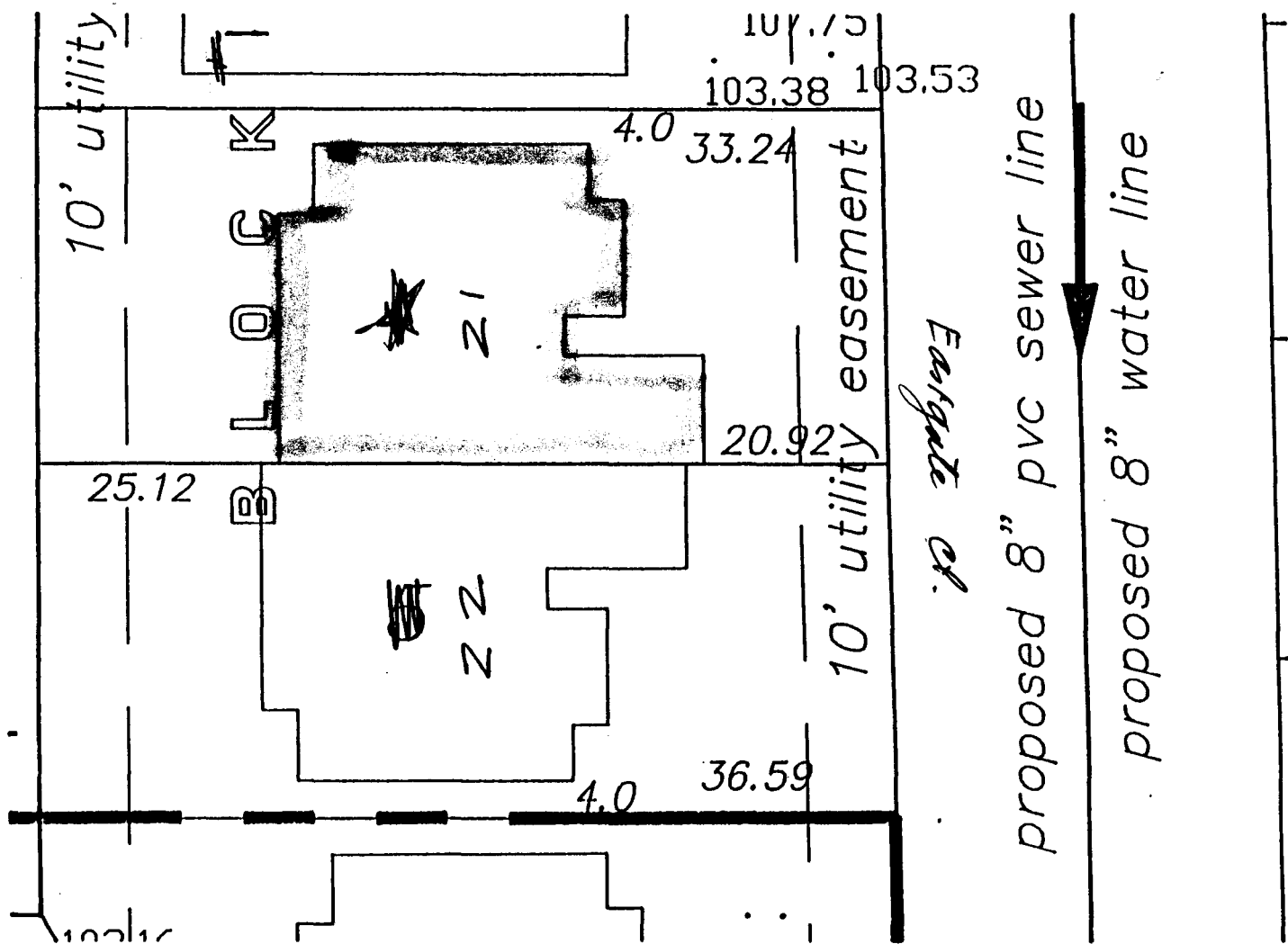
Angeline Barrett
Department Approval

R. Dausy
Applicant Signature

11/16/92
Date Approved

11-16-92
Date


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



ACCEPTED *A. Bassett*
 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.

BUILDING LAYOUT

21 22
 LOTS 21 & 22 Block 1, EASTGATE VILLAGE FILING 3

For: BOB DORSEY	 <p>Q.E.D. SURVEYING SYSTEMS P.O. Box 186 Palisade, Colo. 464-7568</p>	Surveyed by: DMM MF
Scale: 1" = 20'		Drawn by: MEM
Date: 1/21/92		Approved by:
		Sheet no.
		File: 91017