

DATE SUBMITTED: 3-2-92

PERMIT NO. 41071

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 522 Eastgate Ct.

SQ. FT. OF BLDG: 1198

SUBDIVISION Eastgate Village

SQ. FT. OF LOT: 4020

FILING # 1 BLK # 2 LOT # 3

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-073-29-003

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Robert Dussan

USE OF EXISTING BUILDINGS: VACANT

ADDRESS 2706 H. Rd.

DESCRIPTION OF WORK AND INTENDED USE: NEW Home - 1/2 Duplex

TELEPHONE: 242-2300

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-41

FLOODPLAIN: YES NO

SETBACKS: FRONT AS per PLAN

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: 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.

[Signature]
Department Approval

[Signature]
Applicant Signature

3-2-91
Date Approved

3-2-92
Date

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