

DATE SUBMITTED: 5/13/92

PERMIT NO. 417066 ✓

FEE \$ 5⁰⁰

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

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BLDG ADDRESS 523 Eastgate Ct. SQ. FT. OF BLDG: 1188

SUBDIVISION Eastgate Village SQ. FT. OF LOT: 5000

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

TAX SCHEDULE # 2943-073-28-001 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: _____

OWNER Robert L. Dussay USE OF EXISTING BUILDINGS: _____

ADDRESS 2706 H Rd

TELEPHONE: 242-2300 DESCRIPTION OF WORK AND INTENDED USE: Townhomes

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 FLOODPLAIN: YES _____ NO

SETBACKS: FRONT _____ GEOLOGIC HAZARD: YES _____ NO

SIDE _____ REAR plan CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT _____ PARKING REQ'MT 2

LANDSCAPING/SCREENING REQUIRED: _____ SPECIAL CONDITIONS: _____

N/A

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.

Kurt Metzger
Department Approval

R. Dussay
Applicant Signature

5/13/92
Date Approved

May 13, 92
Date

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