

DATE SUBMITTED: 3/31/92

PERMIT NO. 41386 ✓

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 518 1/2 Eastgate Ct.

SQ. FT. OF BLDG: 1298

SUBDIVISION Eastgate Village

SQ. FT. OF LOT: 4000 approx

FILING # 2 BLK # 2 LOT # 6

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-073-29-006

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 144

OWNER Robert L. Dunsy

USE OF EXISTING BUILDINGS:

ADDRESS 2706 H. Rd. SE 81506

DESCRIPTION OF WORK AND INTENDED USE: Residential

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 _____

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT _____

PARKING REQ'MT 2

LANDSCAPING SCREENING REQUIRED: as per plan # 42-91

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.

Kathleen Metzger
Department Approval
3/31/92
Date Approved

Robert L. Dunsy
Applicant Signature
3/30/92
Date

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