

DATE SUBMITTED: Jan 21 92

PERMIT NO. 40785986

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 519 1/2 Eastgate Ct.

SQ. FT. OF BLDG: 1298

SUBDIVISION Eastgate Village

SQ. FT. OF LOT: 4000

FILING # 2 BLK # 1 LOT # 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-073-28-004

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 0

OWNER Bob Daussey

USE OF EXISTING BUILDINGS: NA

ADDRESS 2706 H. Rd. GJ.

TELEPHONE: 242-2300

DESCRIPTION OF WORK AND INTENDED USE: Townhome

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-42-91

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR AS per PLAN

CENSUS TRACT: 6 TRAFFIC ZONE: 30

MAXIMUM HEIGHT \_\_\_\_\_

PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_

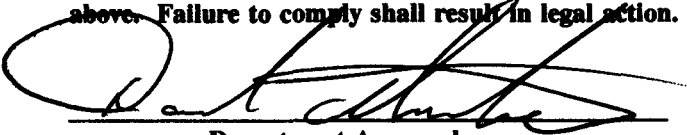
SPECIAL CONDITIONS:

File # 42-91

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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.



Department Approval



Applicant Signature

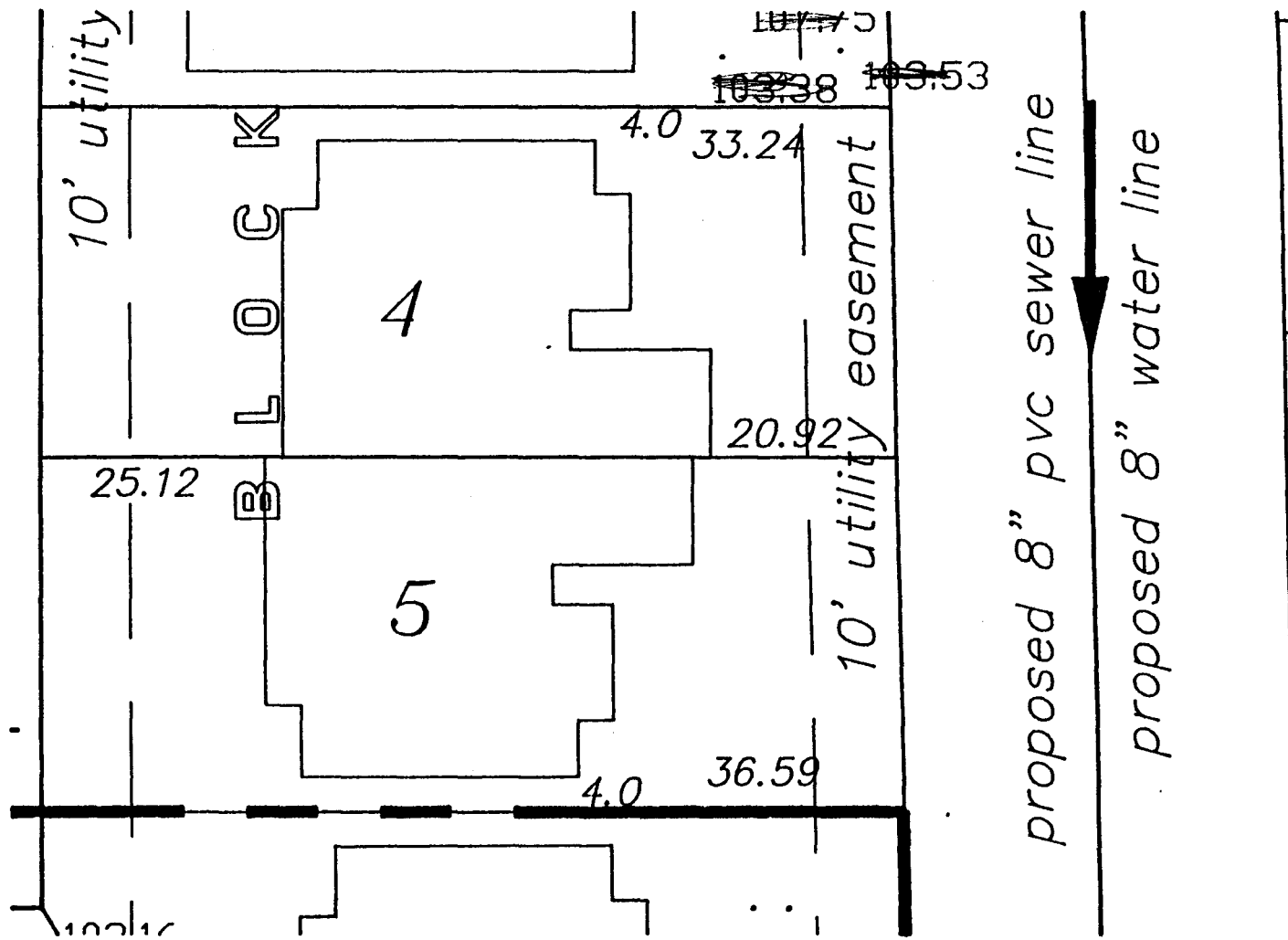
1-22-92

Date Approved

\_\_\_\_\_

Date

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



BUILDING LAYOUT

LOTS 4 & 5 Block 1, EASTGATE VILLAGE FILING 2

For:

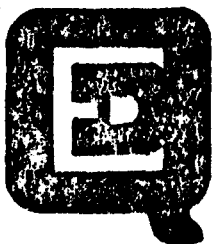
BOB DORSEY

Scale:

1" = 20'

Date:

1/21/92



Q.E.D.  
SURVEYING SYSTEMS  
P.O. Box 186  
Palisade, Colo.  
464-7568

Surveyed by: DMM MF

Drawn by: MEM

Approved by:

Sheet no.

File: 91017