

DATE SUBMITTED: 3-2-92

PERMIT NO. 41070

FEE \$ 500

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 520 1/2 Eastgate Ct SQ. FT. OF BLDG: 1298

SUBDIVISION Eastgate Village SQ. FT. OF LOT: 4020

FILING # 1 BLK # 2 LOT # 4 NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-073-29-004 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER Robert Dussay USE OF EXISTING BUILDINGS: VACANT

ADDRESS 2706 H Rd.

TELEPHONE: 243-2300 DESCRIPTION OF WORK AND INTENDED USE: NEW Home - 1/2 Duplex

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 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
3-2-92
Date Approved

[Signature]
Applicant Signature
3-2-92
Date

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