

DATE SUBMITTED: 7/8/93

PERMIT NO. 45562  
FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 512 Eastgate Ct,  
SUBDIVISION Eastgate Village  
FILING # 3 BLK # 3 LOT # 16  
TAX SCHEDULE # 2943-023-30-016  
OWNER Robert L. Dunsay  
ADDRESS 2706 H. Rd. GJ.  
TELEPHONE: 242-2300

SQ. FT. OF BLDG: 1298  
SQ. FT. OF LOT: 5393  
NO. OF FAMILY UNITS: 1  
NO. OF BUILDINGS ON PARCEL BEFORE THIS  
PLANNED CONSTRUCTION: NA  
USE OF EXISTING BUILDINGS:  
NA  
DESCRIPTION OF WORK AND INTENDED USE:  
Res.

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

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FOR OFFICE USE ONLY

ZONE PR  
SETBACKS: FRONT plan  
SIDE plan REAR plan  
MAXIMUM HEIGHT plan  
LANDSCAPING/SCREENING REQUIRED:

FLOODPLAIN: YES \_\_\_\_\_ NO ✓  
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO ✓  
CENSUS TRACT: 6 TRAFFIC ZONE: 30  
PARKING REQ'MT 2  
SPECIAL CONDITIONS:

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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.

[Signature]  
Department Approval  
7/8/93  
Date Approved

[Signature]  
Applicant Signature  
Date

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