

DATE SUBMITTED: 5-5-93

PERMIT NO. 4492/1

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 514 1/2 Eastgate Ct

SQ. FT. OF BLDG: 1298 ^{sq}

SUBDIVISION Eastgate Village

SQ. FT. OF LOT: 7087 ^{sq}

FILING # 3 BLK # _____ LOT # 19

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-073-30-019

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

OWNER Robert D. Daussey

USE OF EXISTING BUILDINGS: NA.

ADDRESS 2706 H. Rd. G.S. 6 81506

TELEPHONE: 242-2300

DESCRIPTION OF WORK AND INTENDED USE: Des.

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-4.1

FLOODPLAIN: Designated YES _____ NO

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE Per REAR Per

CENSUS TRACT: 4 TRAFFIC ZONE: 30

MAXIMUM HEIGHT _____

PARKING REQ'MT _____

LANDSCAPING/SCREENING REQUIRED: Per Plan

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.

M. Potey
Department Approval

R. Daussey
Applicant Signature

5-5-93
Date Approved

5/5/93
Date

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

N00°06'35"E 239.06

32.98

utility easement

104.58

18

19

20

514 1/2

516

17

Eastgate Ct.

ACCEPTED 5-5-93 MD
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.