

DATE SUBMITTED: 5-5-93

PERMIT NO. 44920

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 516 Eastgate Ct.

SQ. FT. OF BLDG: 1188

SUBDIVISION Eastgate Villages

SQ. FT. OF LOT: 4669

FILING # 3 BLK # \_\_\_\_\_ LOT # 20

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2943-073-30-020

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

OWNER Robert L. Daussey

USE OF EXISTING BUILDINGS: NA

ADDRESS 2706 H Rd. GS. 81506

DESCRIPTION OF WORK AND INTENDED USE: Rw.

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 RR-4.1

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

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

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

SIDE per REAR plan

CENSUS TRACT: 4 TRAFFIC ZONE: 30

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

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

LANDSCAPING/SCREENING REQUIRED: APPROVED

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.

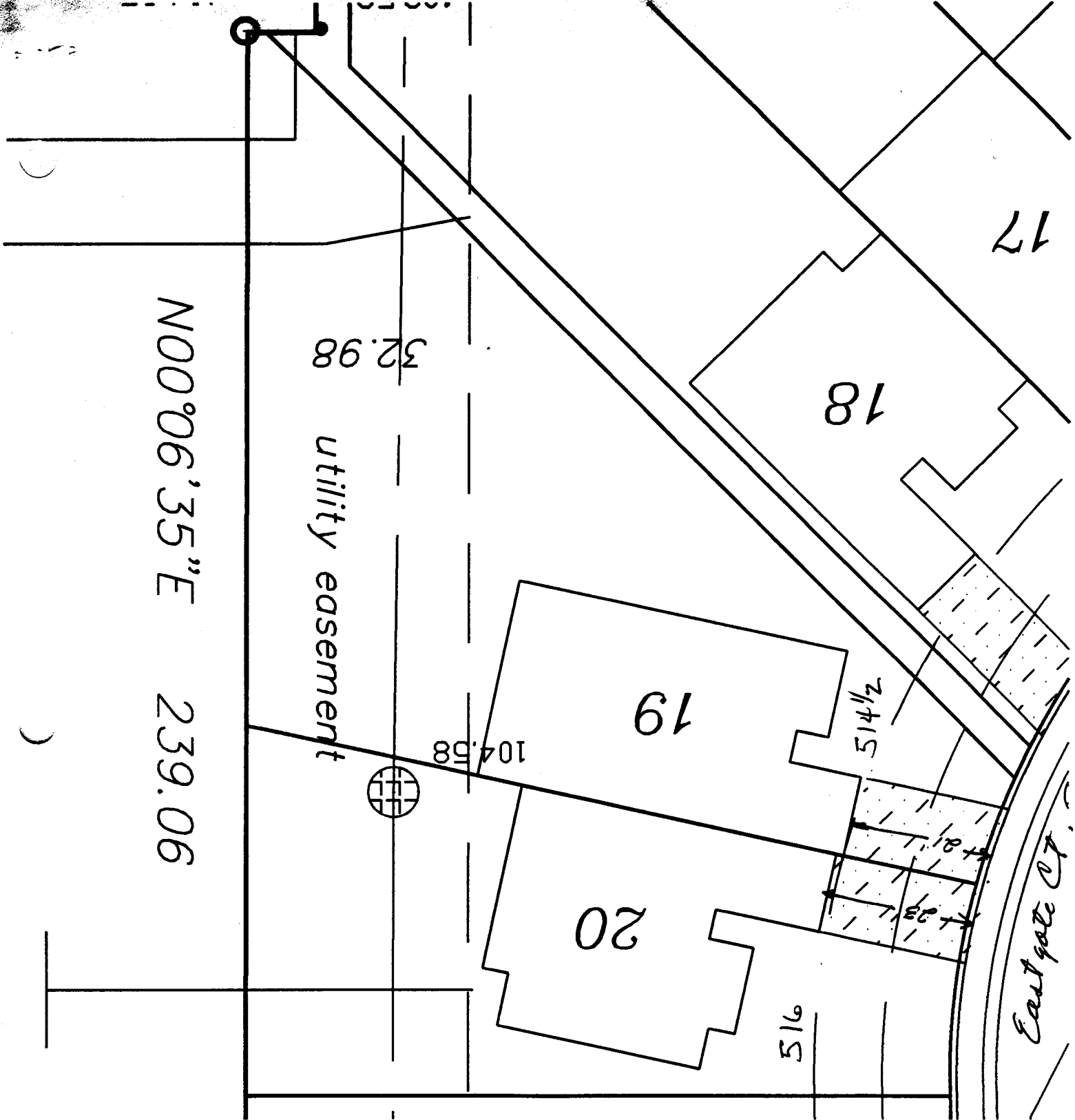
M. Pity  
Department Approval

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)



ACCEPTED 5-5-93 MP  
 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.