

DATE SUBMITTED: 4/19/93

PERMIT NO. #44700

FEE \$ 500

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 517 1/2 Eastgate Ct.

SQ. FT. OF BLDG: 1188

SUBDIVISION Eastgate Village

SQ. FT. OF LOT: 3651

FILING # 3 BLK # \_\_\_\_\_ LOT # 1

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2983-073-30-001

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

OWNER Robert L. Dancy

USE OF EXISTING BUILDINGS: NA

ADDRESS 2706 N. Rd. G.T. Co. 81506

TELEPHONE: 242-2300

DESCRIPTION OF WORK AND INTENDED USE: Ret.

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

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

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

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

SIDE \_\_\_\_\_ REAR plan

CENSUS TRACT: 6 TRAFFIC ZONE: 30

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

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

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

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.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

4/19/93  
Date Approved

4/19/93  
Date

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