

DATE SUBMITTED 10-15-93

BUILDING PERMIT NO. \_\_\_\_\_  
FEE \$ 5.00 *4660*

**PLANNING CLEARANCE**  
(Single Family Residential and Accessory Structures)  
Grand Junction Department of Community Development

BLDG ADDRESS 510 Eastgate Ct.  
SUBDIVISION Eastgate Village  
FILING 3 BLK 3 LOT 14  
TAX SCHEDULE NO. 2943-073-30-014  
OWNER R. Dancy  
ADDRESS 2706 W. Rd. GJ. 81506  
TELEPHONE 202-2800

SQ. FT. OF PROPOSED BLDG(S) ADDITION 1188  
SQ. FT. OF EXISTING BLDG(S) NA  
NO. OF FAMILY UNITS 1  
NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA

DESCRIPTION OF WORK AND INTENDED USE:  
Res.

**REQUIRED:** Two plot plans showing parking, setbacks to all property lines, and all rights-of-way which abut the parcel.

ZONE PR  
SETBACKS: Front \_\_\_\_\_ from property line or \_\_\_\_\_ from center of ROW, whichever is greater  
Side \_\_\_\_\_ from property line  
Rear \_\_\_\_\_ from property line  
Maximum Height \_\_\_\_\_  
Maximum coverage of lot by structures \_\_\_\_\_

DESIGNATED FLOODPLAIN: YES \_\_\_\_\_ NO   
GEOLOGIC HAZARD: YES \_\_\_\_\_ NO   
CENSUS TRACT 6 TRAFFIC ZONE 30  
PARKING REQ'MT \_\_\_\_\_  
SPECIAL CONDITIONS: Per approved  
Townhome plan

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a final inspection has been completed by the Building Department (Section 305, Uniform Building Code).

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. I understand that failure to comply shall result in legal action.

Department Approval *Marcia Pety*  
Date Approved 10-15-93

Applicant Signature *R. Dancy*  
Date 10-15-93

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

(White: Planning) (Yellow: Customer) (Pink: Building Department)