

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

BLDG ADDRESS 508 1/2 Eastgate Ct
SUBDIVISION Eastgate Village
FILING 3 BLK 3 LOT 13
TAX SCHEDULE NO. 2943 073-30-013
OWNER R. Dunsay
ADDRESS 2706 A. Rd. 81506
TELEPHONE 242-2800

SQ. FT. OF PROPOSED BLDG(S) 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 [Signature]
Date Approved 10-15-93

Applicant Signature [Signature]
Date 10-1-93

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

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