

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

BLDG ADDRESS 510 1/2 Eastgate Ct
SUBDIVISION Eastgate Village
FILING 3 BLK 3 LOT 15
TAX SCHEDULE NO. 2943-073-30-015
OWNER R. Dancy
ADDRESS 2706 H. Rd. 68. 81506
TELEPHONE 242-2300

SQ. FT. OF PROPOSED BLDG(S) ADDITION 1788
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

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

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