

DATE SUBMITTED 11-15-93

BUILDING PERMIT NO. 46958

FEE \$ 5.00

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

BLDG ADDRESS 511.5 Eastgate Ct.

SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1248

SUBDIVISION Eastgate Village

SQ. FT. OF EXISTING BLDG(S) NA

FILING 3 BLK 3 LOT 7

TAX SCHEDULE NO. 2943-073-30-007

NO. OF FAMILY UNITS 1

OWNER R. Dussing

NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA

ADDRESS 3122 America Dr.

DESCRIPTION OF WORK AND INTENDED USE:

TELEPHONE 242-2300

Res.

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

ZONE PR

DESIGNATED FLOODPLAIN: YES NO

SETBACKS: Front from property line or from center of ROW, whichever is greater

GEOLOGIC HAZARD: YES NO

Side from property line

CENSUS TRACT 6 TRAFFIC ZONE 30

Rear from property line

PARKING REQ'MT

Maximum Height

SPECIAL CONDITIONS:

Maximum coverage of lot by structures

As per approved plan -
See file # 62-91

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 11-15-93

Applicant Signature R. Dussing
Date 11-15-93

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)

ACCEPTED *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.

S89°58'54"E 109.12

10' utility easement

