

DATE SUBMITTED 9-2-93

BUILDING PERMIT NO. 46157
FEE \$ 5.00

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

BLDG ADDRESS 513.5 Eastgate Ct SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1298
SUBDIVISION Eastgate Village SQ. FT. OF EXISTING BLDG(S) NA
FILING 3 BLK 3 LOT 5 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2943-073-30-005 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA
OWNER Dussey & Son Const. ADDRESS 2706 H. Rd. G.T.
TELEPHONE 242-2300 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 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 A from property line PARKING REQ'MT _____
Maximum Height _____ SPECIAL CONDITIONS: Place as per plan
Maximum coverage of lot by structures _____

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 Lutz Applicant Signature R. Dussey
Date Approved 9-2-93 Date 9-2-93

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

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

utility easement



