

DATE SUBMITTED 3-21-94

BUILDING PERMIT NO. 47972

FEE \$ 5.00

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

BLDG ADDRESS 526 Eastgate Ct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1288
SUBDIVISION Eastgate Village SQ. FT. OF EXISTING BLDG(S) NA
FILING 3 BLK 3 LOT 11 NO. OF FAMILY UNITS 1
TAX SCHEDULE NO. 2943 073 -30 011 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA
OWNER R. Dussay DESCRIPTION OF WORK AND INTENDED USE:
ADDRESS 3122 American Res.
TELEPHONE 242-2300

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: per approved 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 Pitz Applicant Signature R. Dussay
Date Approved 3-21-94 Date 3/21/94

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

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

