

DATE SUBMITTED 2/4/94

BUILDING PERMIT NO. 47560

FEE \$ 5.00

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

BLDG ADDRESS 509 Eastgate Ct. SQ. FT. OF PROPOSED BLDG(S)/ADDITION 1188^{sq}

SUBDIVISION Eastgate Village SQ. FT. OF EXISTING BLDG(S) NA

FILING 3 BLK 3 LOT 10 NO. OF FAMILY UNITS 1

TAX SCHEDULE NO. 2943-073-30-010 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA

OWNER R Daussey ADDRESS 3122 Americana Dr

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-41 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: Must build within building envelopes shown on plat

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 Angeline Barrett Applicant Signature R Daussey

Date Approved 2/4/94 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)