

DATE SUBMITTED 2/4/94

BUILDING PERMIT NO. ✓47562

FEE \$ 0.00

PLANNING CLEARANCE

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

BLDG ADDRESS 511 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 8 NO. OF FAMILY UNITS 1
 TAX SCHEDULE NO. 2945-013-30-008 NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA
 OWNER R. Dussay DESCRIPTION OF WORK AND INTENDED USE:
 ADDRESS 3122 Americas Dr. Residence
 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-41 DESIGNATED FLOODPLAIN: YES _____ NO _____
 SETBACKS: Front _____ from property line or _____ from center of ROW, whichever is greater GEOLOGIC HAZARD: YES _____ NO _____
 Side NA from property line CENSUS TRACT 6 TRAFFIC ZONE 30
 Rear _____ from property line PARKING REQ'MT NA
 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.

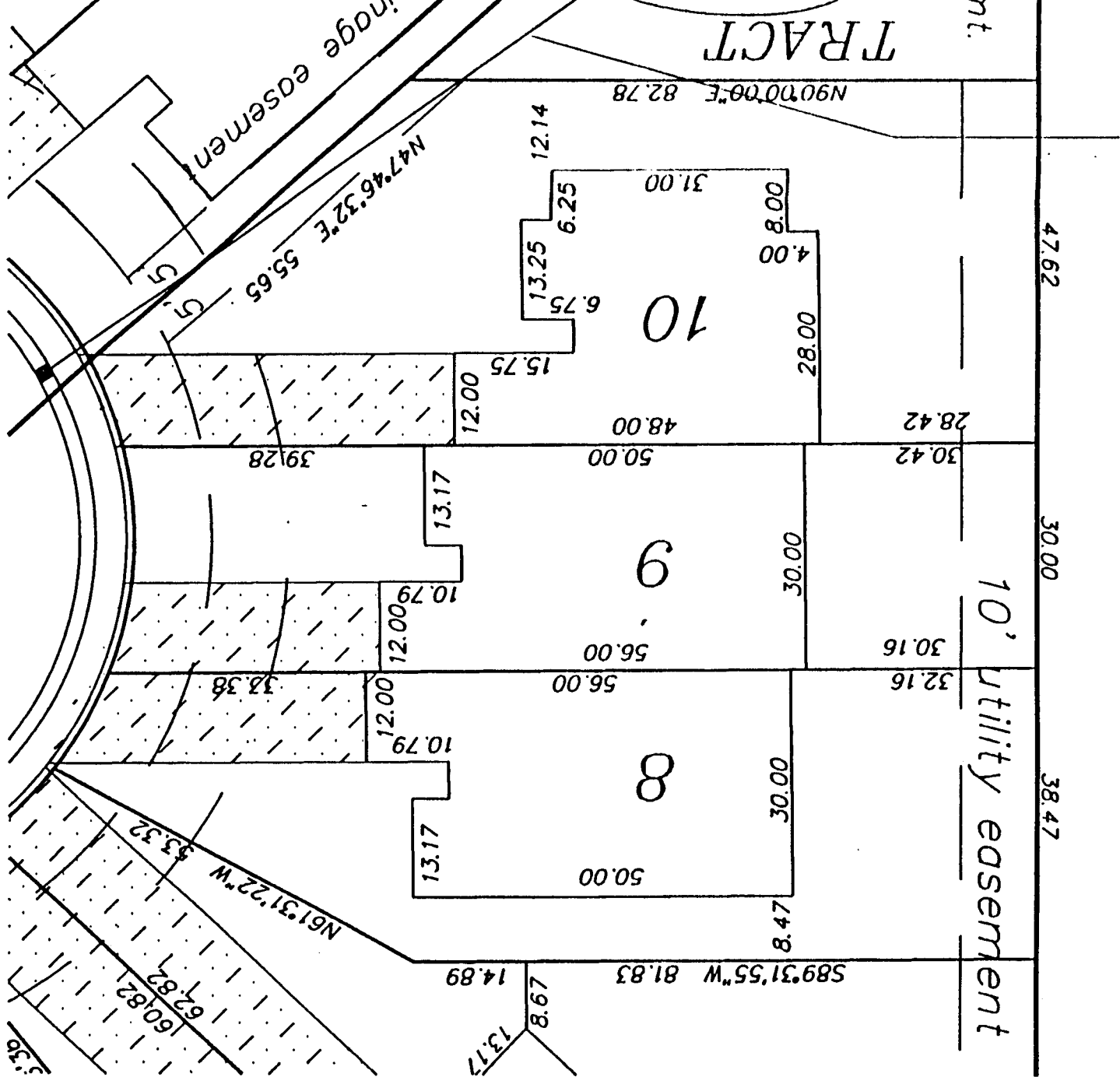
Department Approval Angeline Bassett Applicant Signature R. Dussay
 Date Approved 2/4/94 Date _____

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

(White: Planning)

(Yellow: Customer)

(Pink: Building Department)



ACCURATE
 RECORDS
 LOCKE SURVEYING & ENGINEERING
 AND PROPERTY LINES.
A. Bassett