

DATE SUBMITTED 2/4/94

BUILDING PERMIT NO. 47561

FEE \$ 5.00

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

BLDG ADDRESS 309.5 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 9 NO. OF FAMILY UNITS 1  
OWNER R Daussey NO. OF BLDGS ON PARCEL BEFORE THIS CONSTRUCTION NA  
ADDRESS 3122 American 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-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 NA from property line PARKING REQ'MT NA  
Maximum Height \_\_\_\_\_ SPECIAL CONDITIONS: Must build within building envelope 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)