

DATE SUBMITTED: 10/23/92

PERMIT NO. 286,287 ✓

FEE \$ 10.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2655, 2651, 2645, 2641 Cider Mill Rd. SQ. FT. OF BLDG: 5500<sup>sq ft</sup>

SUBDIVISION Colony Park SQ. FT. OF LOT: \_\_\_\_\_

FILING # 2 BLK # 1 LOT # 1,2,3,4 NO. OF FAMILY UNITS: 4

TAX SCHEDULE # 294310129002 NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 1

OWNER alco Joint Venture USE OF EXISTING BUILDINGS: Townhomes

ADDRESS 599 25 Rd, Grand Jct, 81505 DESCRIPTION OF WORK AND INTENDED USE: Residential Construction

TELEPHONE: 242-1423

REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

### FOR OFFICE USE ONLY

ZONE PR FLOODPLAIN: YES \_\_\_\_\_ NO

SETBACKS: FRONT \_\_\_\_\_ GEOLOGIC HAZARD: YES \_\_\_\_\_ NO

SIDE \_\_\_\_\_ REAR \_\_\_\_\_ CENSUS TRACT: 4 TRAFFIC ZONE: 1D

MAXIMUM HEIGHT \_\_\_\_\_ PARKING REQ'MT \_\_\_\_\_

LANDSCAPING/SCREENING REQUIRED: \_\_\_\_\_ SPECIAL CONDITIONS: \_\_\_\_\_

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

[Signature]  
Department Approval

[Signature]  
Applicant Signature

10/23/92  
Date Approved

10-23-92  
Date

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