

DATE SUBMITTED: 3-24-93

PERMIT NO. 44439

FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2602 Cedar Mill Rd.

SQ. FT. OF BLDG: 1533 Sq. ft

SUBDIVISION Colony Park

SQ. FT. OF LOT: 3030 Sq. ft

FILING # 3 BLK # 2 LOT # 12

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945 101 29012

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: 2-Bldgs-8 units

OWNER Alco Joint Venture

USE OF EXISTING BUILDINGS: Townhome

ADDRESS 599 25 Rd, Grand Jet CO 81505

DESCRIPTION OF WORK AND INTENDED USE: Construction of (4) unit townhome Bldg

TELEPHONE: 303-242-1423

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

FOR OFFICE USE ONLY

ZONE _____

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR _____

CENSUS TRACT: 10 TRAFFIC ZONE: 24

MAXIMUM HEIGHT As Plat

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

3-24-93
Date Approved

3-22-93
Date

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