

DATE SUBMITTED: 3-24-93

PERMIT NO. 4444
FEE \$ 5.00

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2610 Cider Mill Rd
SUBDIVISION Colony Park
FILING # 3 BLK # 2 LOT # 13
TAX SCHEDULE # 2945 10129013

SQ. FT. OF BLDG: 1200 sq ft
SQ. FT. OF LOT: 2520
NO. OF FAMILY UNITS: 1
NO. OF BUILDINGS ON PARCEL BEFORE THIS
PLANNED CONSTRUCTION: 2-bldg-8 units

OWNER Alco Joint Venture
ADDRESS 599 25 Rd. Grand Jct, CO 81505
TELEPHONE: 303-242-1473

USE OF EXISTING BUILDINGS: Townhome
DESCRIPTION OF WORK AND INTENDED USE:
Construction of (4) unit townhome Bldg.

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

FOR OFFICE USE ONLY

~~ZONE _____
SETBACKS: FRONT _____
SIDE _____ REAR _____
MAXIMUM HEIGHT _____
LANDSCAPING/SCREENING REQUIRED: _____~~

FLOODPLAIN: YES _____ NO _____
GEOLOGIC HAZARD: YES _____ NO _____
CENSUS TRACT: 10 TRAFFIC ZONE: 24
PARKING REQ'MT _____
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
3-24-93
Date Approved

[Signature]
Applicant Signature
3-22-93
Date

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