

DATE SUBMITTED: 4-20-93

PERMIT NO. 44718 ✓

FEE \$ 5.00
rec #187

PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2611 Cider Mill Rd

SQ. FT. OF BLDG: 1200

SUBDIVISION Colony Park

SQ. FT. OF LOT: 2700

FILING # _____ BLK # 2 LOT # 10

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 2945-101-29-010

NO. OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: P.U.D.

OWNER ALCO Joint Venture

USE OF EXISTING BUILDINGS: Residence

ADDRESS 599 25 Rd. G.J.

TELEPHONE: 242-1423

DESCRIPTION OF WORK AND INTENDED USE: Construction of building.

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

FOR OFFICE USE ONLY

ZONE PR

FLOODPLAIN: YES _____ NO _____

SETBACKS: FRONT _____

GEOLOGIC HAZARD: YES _____ NO _____

SIDE _____ REAR plan

CENSUS TRACT: 4 TRAFFIC ZONE: 10

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
4/20/93
Date Approved

[Signature]
Applicant Signature
4-20-93
Date

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