

DATE SUBMITTED: 3-24-93

PERMIT NO. 44440

FEE \$ 5.00

# PLANNING CLEARANCE

GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS 2614 Cider Mill Rd.

SQ. FT. OF BLDG: 1200 Sq ft

SUBDIVISION Colony Park

SQ. FT. OF LOT: 2520

FILING # 3 BLK # 2 LOT # 14

NO. OF FAMILY UNITS: 1

TAX SCHEDULE # 294510129014

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

OWNER Also Joint Venture

USE OF EXISTING BUILDINGS: Townhomes

ADDRESS 59925 Rd Grand Jct, CO 81565

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

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 \_\_\_\_\_

FLOODPLAIN: YES \_\_\_\_\_ NO \_\_\_\_\_

SETBACKS: FRONT \_\_\_\_\_

GEOLOGIC HAZARD: YES \_\_\_\_\_ NO \_\_\_\_\_

SIDE \_\_\_\_\_ REAR AS per plan

CENSUS TRACT: 10 TRAFFIC ZONE: 24

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.

Department Approval

Applicant Signature

3-24-93

3-22-93

Date Approved

Date

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